

Hudson Pacific Properties Signs Lease with Company 3 at Harlow Office Building in Hollywood

The 70,000-square-foot lease further highlights resilient tenant demand for premier creative workspace and studio-adjacent locations

LOS ANGELES (April 12, 2021)—Hudson Pacific Properties, Inc. (“Hudson Pacific”) (NYSE: HPP) today announced it has leased 70,285 square feet at Harlow, its recently completed Class A office development at Sunset Las Palmas Studios in Hollywood, to global post-production company Company 3. The 11-year lease commences in the second quarter of 2022, and significantly grows Company 3’s real estate footprint in Los Angeles, where they already occupy the entirety of Hudson Pacific’s 3401 Exposition office property in Santa Monica.

“We are thrilled to significantly expand our relationship with Company 3 and welcome them to Harlow, a shining example of what we deliver for our tenants—stunning architecture; sustainable, wellness-centric and tech-forward design and operations; and a unique on-studio lot location,” said Victor Coleman, Chairman and Chief Executive Officer of Hudson Pacific Properties. “Harlow is now over 50% leased and we have strong interest in the balance of the building. This underscores the resiliency of demand particularly for our assets and locations as companies plan for and commence a return to the office and productions run full-steam ahead.”

Situated between Sunset Las Palmas’ historic stages and production offices, Harlow is a four-story, 130,000-square-foot newly constructed and state-of-the-art Class A office building. Expertly designed by Rios Clementi Hale, Harlow’s striking greenhouse-inspired architecture harkens back to the lots’ original stages that relied on natural light for filming. The property features large, flexible 26,000-square-foot floorplates, a double-story mezzanine with 28-foot ceiling heights, and expansive terraces on every floor that afford 16,000 square feet of high-function outdoor workspace with views of the Hollywood Hills.

As part of Hudson Pacific’s office platform, Harlow’s operations are 100% carbon neutral and certified by Fitwel Viral Response. Its design is LEED Gold, Platinum Wired and Fitwel certified.

Both Harlow and Sunset Las Palmas are jointly owned by Hudson Pacific and Blackstone, following Hudson Pacific’s sale of a 49% stake in its Hollywood Media portfolio to Blackstone last summer.

About Hudson Pacific Properties

Hudson Pacific is a real estate investment trust with a portfolio of office and studio properties totaling nearly 20 million square feet, including land for development. Focused on premier West Coast epicenters of innovation, media and technology, its anchor tenants include Fortune 500 and leading growth companies such as Google, Netflix, Riot Games, Square, Uber and more. Hudson Pacific is publicly traded on the NYSE under the symbol HPP and listed as a component of the S&P MidCap 400 Index. For more information visit [HudsonPacificProperties.com](https://www.HudsonPacificProperties.com).

Forward-Looking Statements Regarding Hudson Pacific Properties

This press release may contain forward-looking statements within the meaning of the federal securities laws. Forward-looking statements relate to expectations, beliefs, projections, future

plans and strategies, anticipated events or trends and similar expressions concerning matters that are not historical facts. In some cases, you can identify forward-looking statements by the use of forward-looking terminology such as “may,” “will,” “should,” “expects,” “intends,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” or “potential” or the negative of these words and phrases or similar words or phrases that are predictions of or indicate future events or trends and that do not relate solely to historical matters. Forward-looking statements involve known and unknown risks, uncertainties, assumptions and contingencies, many of which are beyond Hudson Pacific’s control, which may cause actual results to differ significantly from those expressed in any forward-looking statement. All forward-looking statements reflect Hudson Pacific’s good faith beliefs, assumptions and expectations, but they are not guarantees of future performance. Furthermore, Hudson Pacific disclaims any obligation to publicly update or revise any forward-looking statement to reflect changes in underlying assumptions or factors, of new information, data or methods, future events or other changes. For a further discussion of these and other factors that could cause Hudson Pacific’s future results to differ materially from any forward-looking statements, see the section entitled “Risk Factors” in Hudson Pacific’s Annual Report on Form 10-K filed with the Securities and Exchange Commission, or SEC, and other risks described in documents subsequently filed by Hudson Pacific from time to time with the SEC.

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