**HUDSON PACIFIC PROPERTIES UNVEILS**
**ICON AT SUNSET BRONSON STUDIOS**

LOS ANGELES— April 21, 2014 – Hudson Pacific Properties, Inc. (NYSE: HPP) is setting the stage to start construction of Icon at Sunset Bronson Studios, a 14-story, 315,000-square-foot multi-dimensional, high-tech creative office building. Icon is the centerpiece of the approximately $150 million studio expansion that also includes a five-story, 90,000-square-foot production building and a 1,635-space parking structure.

"Icon evokes the spirit of the new Hollywood, an innovative environment that functions as a vertical campus built to the highest standards of quality in architectural design, technology and infrastructure," said Victor Coleman, Chairman, CEO and President of Hudson Pacific Properties. "This project will be an encore to our prior Technicolor studio development, the first new office building developed in Hollywood for decades, which realized tremendous success."

Hudson Pacific is enhancing the Sunset Bronson Studio campus to meet the changing needs of media and entertainment companies in the digital age and to accommodate related businesses that want to co-locate by providing state-of-the-art office and production buildings designed as flexible and efficient work spaces. Businesses located at the studio will have access to an array of amenities that are not available in a traditional office space.

"There is an inherent creative energy on a studio lot that cannot to be replicated. The expanded Sunset Bronson Studio campus will allow all types of media and technology businesses to interact, share ideas and potentially form new connections," noted Coleman.

New development on the 10.55-acre property, bounded by Bronson Street on the west, Sunset Blvd. on the north, and Van Ness Avenue on the east, is designed by

Gensler architects and will be built to LEED Gold standards. Icon's tiered, stacked design allows for the creation of landscaped outdoor terraces on several levels. Clad alternately in floor-to-ceiling glass and articulated window walls, it offers exceptional views and infuses the space with natural light. Large, approximately 25,000-square-foot floors, with enhanced ceiling heights, can be configured for the host of work environments sought by creative companies, from traditional offices and open collaborative working environments to customized game rooms and lounges.

Next to Icon, a five-story, approximately 90,000-square-foot production building will be developed to enhance capacity at the studio for post-production and ancillary work areas for stage clientele.

The expansion at Sunset Bronson – one of Hollywood's oldest studios – respects its rich history while building for the future. One of the most visible pieces of its history is the original Warner Bros. executive office building which is retained and rehabilitated as a centerpiece of the studio campus. Further maintaining the historic integrity of the studio, the broadcast antennae will be returned to its original location fronting the west wing of this historic building along Sunset Blvd. With the expansion, Sunset Bronson Studios will comprise more than 700,000 square feet, which includes offices, sound stages and other production-related facilities.

About Sunset Bronson Studios

Sunset Bronson Studios is a state-of-the-art video production facility on 10.55 acres in the heart of Hollywood. The property served as the original Warner Brothers Studios and was the site of the first talking film, *The Jazz Singer*. Today, Sunset Bronson is a multi-use property with11 soundstages and a full complement of production, post-production and support facilities that enable its media and entertainment-focused tenants to conduct their business in a collaborative and efficient setting. Sunset Bronson Studios has served as KTLA's only home for more than 50 years and is currently home to a number of television shows including *Judge Judy*, *Let's Make a Deal*, and *Arsenio Hall Show*. Hudson Pacific Properties acquired the property, previously known as Tribune Studios, in 2008.

**About Hudson Pacific Properties**

Hudson Pacific Properties, Inc. is a full-service, vertically integrated real estate company focused on owning, operating and acquiring high-quality office properties and state-of-the-art media and entertainment properties in select growth markets primarily in the Pacific Northwest and Northern and Southern California. The Company's strategic investment program targets high barrier-to-entry, in-fill locations with favorable, long-term supply-demand characteristics in select target markets, including Los Angeles, Orange County, San Diego, San Francisco and Seattle. The Company's portfolio currently consists of approximately 6.4 million square feet, not including undeveloped land that the Company believes can support an additional 1.9 million square feet. The Company has elected to be taxed as a real estate investment trust, or REIT, for federal income tax purposes. Hudson Pacific Properties is a component of the Russell 2000® and the Russell 3000® indices.

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