# Hudson Pacific Properties Signs Lease with Google at Rincon Center in San Francisco

**Los Angeles, March 23, 2017 – Hudson Pacific Properties, Inc. (NYSE: HPP)** today announced that Google, Inc. has signed a 10-year lease for 166,460 square feet at the company's Rincon Center II office tower in San Francisco.

The lease is anticipated to commence in March 2018 and will backfill two of Hudson Pacific's significant 2017 expirations: a 132,600-square-foot lease with AIG and a 22,000-square-foot lease with global law firm Dentons.

"Hudson Pacific Properties is pleased to further expand its relationship with Google and support the growth of its urban campus in downtown San Francisco," said Victor Coleman, Chairman and Chief Executive Officer of Hudson Pacific Properties. "This deal exemplifies the continued strong demand from top-tier tenants for big blocks of space in the city, as well as our team's ability to proactively address expirations and capture the mark-to-market on rents to the benefit of our shareholders."

Located on Spear Street in San Francisco's Financial District, Rincon Center consists of two, five- and six-story Class-A office towers with marquee, ground-floor retail space. Rincon Center is one of the city's landmark mixed-use properties, with excellent access to public transit.

Hudson Pacific's office portfolio in downtown San Francisco consists of six properties and 2.2 million square feet. The company is also the largest publicly-traded, institutional owner of office property in Silicon Valley, with 7.3 million square feet in that market.

**About Hudson Pacific Properties**

Hudson Pacific Properties is a vertically integrated real estate company focused on acquiring, repositioning, developing and operating high quality office and state-of-the-art media and entertainment properties in select West Coast markets. Hudson Pacific invests across the risk-return spectrum, favoring opportunities where it can employ leasing, capital investment and management expertise to create additional value. Founded in 2006 as Hudson Capital, the company went public in 2010, electing to be taxed as a real estate investment trust. Through the years, Hudson Pacific has strategically assembled a portfolio totaling over 17 million square feet, including land for development, in high growth, high-barrier-to-entry submarkets throughout Northern and Southern California and the Pacific Northwest. The company is a leading provider of design-forward, next-generation workspaces for a variety of tenants, with a focus on Fortune 500 and leading growth companies, many in the technology, media and entertainment sectors. As a long-term owner, Hudson Pacific prioritizes tenant satisfaction and retention, providing highly customized build-outs and working proactively to accommodate tenants' growth. Hudson Pacific trades as a component of the Russell 2000® and the Russell 3000® indices. For more

information visit HudsonPacificProperties.com.

**Forward-Looking Statements**

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 the company’s control, which may cause actual results to differ significantly from those expressed in any forward-looking statement. All forward-looking statements reflect the company’s good faith beliefs, assumptions and expectations, but they are not guarantees of future performance. Furthermore, the company 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 the company’s future results to differ materially from any forward-looking statements, see the section entitled “Risk Factors” in the company’s Annual Report on Form 10-K for the year ended December 31, 2016 filed with the Securities and Exchange Commission, or SEC, on February 21, 2017 and other risks described in documents subsequently filed by the company from time to time with the SEC.

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