



Hudson Pacific Properties Leases 75,000 Square Feet To Qualys At Metro Center In Foster City

Los Angeles, October 20, 2016 – Hudson Pacific Properties, Inc. (NYSE: HPP) today announced that [Qualys](#), Inc., a leading provider of cloud-based security and compliance solutions, has signed a lease for 75,000 square feet of office space at its [Metro Center](#) complex in Foster City, California.

The lease encompasses two full floors at 919 Hillsdale Drive in Metro Center, a four-building office and retail complex totaling 730,215 square feet. Under Hudson Pacific's ownership, Metro Center's leased square footage has increased by 35% and the property is now 77% leased.

The transaction is the largest signed lease in the past 18 months in Foster City.

"Hudson Pacific Properties is pleased to welcome Qualys to its Metro Center property," said Victor J. Coleman, Chairman and Chief Executive Officer of Hudson Pacific Properties. "This deal is another example of Hudson Pacific's ability to attract high-quality growth companies through proactive leasing and strategic capital investment. Leasing activity continues to be very strong in the Peninsula and Silicon Valley, as well as in our other West Coast markets."

The Qualys transaction is the second significant deal Hudson Pacific has signed at Metro Center as of late. Earlier this year, the company executed a 36,542-square-foot lease with BrightEdge Technologies at the property's 989 East Hillsdale Boulevard building.

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, 2015 filed with the Securities and Exchange Commission, or SEC, on February 26, 2016, and other risks described in documents subsequently filed by the company from time to time with the SEC.

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