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Grand City Properties S.A. continues its growth path in first quarter 2014 staying highly profitable with a well-balanced debt structure resulting in significant increases in all key metrics.

- Revenue increased to €60.2 million, up 280% yoy
- Rental and operating income increased to €45.7 million (188% yoy).
- Net profit is €70.3 million (€0.53 EPS), up 419 % yoy
- FFO of €16.4 million up 761 % yoy, FFO per share €0.14 up 342% yoy
- EBITDA of €81 million, up 313 % yoy
- Adjusted EBITDA of €23 million, up 260% yoy
- EPRA NAV improved to €941 million, 10 % increase from year end 2013
- LTV with 38.9% below the BOD policy of 50%, reflecting conservative capital structure
- High financial flexibility for upcoming growth plans with cash and liquid assets of €202 million as of March 31, 2014, where over 40% (€650 million) of the assets are unencumbered
- Further strengthening of the advisory board with the appointment of Mr Leininger

**Luxembourg, May 19, 2014** Grand City Properties S.A. (the “Company”, “GCP”) continues strongly into the year 2014 with its successful growth strategy and presents impressive results for the first quarter of 2014 with revenue up 280% and FFO per share up 342%.

GCP’s portfolio increased by 4,000 units in the first three months of 2014 to 30,000 units in total (31,000 as of May 2014).

Markus Leininger was appointed as a member of the Company’s Advisory Board. Formerly Head of Operations at Eurohypo AG and Rheinhyp AG (Commerzbank), he brings strong experience in financing, private equity and real estate.

Please find the full quarterly report on the Company’s website: <http://grandcityproperties.com/downloads.html>

**About the Company**

Grand City Properties is a specialist real estate company focused on investing in and managing turnaround opportunities in the real estate property market in Germany, primarily in densely populated areas. The Company's unique strategy is to improve its properties through targeted modernization and intensive tenant management, and then create value by subsequently raising occupancy and rental levels.

Grand City Properties is a public limited liability company (société anonyme) incorporated under the laws of the Grand Duchy of Luxembourg, registered office 24, Avenue Victor Hugo, L-1750 Luxembourg and being registered with the Luxembourg trade and companies register (Registre de Commerce et des Sociétés Luxembourg) under number B 165560. Since May 2012, Grand City Properties is listed on the Frankfurt Stock Exchange Entry Standard (**ISIN: LU0775917882**). Further information: [www.grandcityproperties.com](http://www.grandcityproperties.com)

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