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GRAND CITY PROPERTIES S.A. SUCCESSFUL RESULTS FOR 1-9/2015, A PERIOD OF SOLIDIFYING FUNDAMENTALS AND GROWTH

- **Rental and operating income increased to €235 million, up 55% YOY**
- **EBITDA at €354 million, up 62% YOY**
- **Adjusted EBITDA increased to €122 million, up 54% YOY**
- **FFO I rose to €88 million, up 65% YOY**
- **FFO I per share after Hybrid Notes attribution at €0.64, up 39% YOY**
- **FFO II at €119 million, up 114% YOY**
- **Net profit at €286 million, up 65% YOY; EPS at €2.07 +68% YOY**
- **Equity grew to €2.05 billion, up 97% YTD; Equity ratio up to 44% from 40% year-end 2014**
- **EPRA NAV climbed to €1.94 billion, up from €1.44 billion year-end 2014**
- **LTV down to 41%, compared to 45% year-end 2014**
- **LTV assuming conversion of the convertible bond is at 37%**
- **Strong financial structure resulting in ICR of 6.5 and DSCR of 4.6**
- **Cash and liquid assets at €609 million, supported by an aggregate of approx. €1.2 billion issued in the first 9 months of 2015, in several bond, equity and perpetual hybrid notes issuances**
- **The convertible bond: 54% was converted resulting in €125 million balance (share price is 90% premium to the conversion price)**
- **Like-for-like occupancy growth at 2.5% p.a., I-f-I in-place rent growth at 2.5% p.a.**

Luxembourg, November 18, 2015 – Grand City Properties S.A. (the "Company", "GCP") announces successful results for the third quarter of 2015. While the Company continued its strong acquisition and portfolio growth, GCP maintained value creation and strong operational performance.

Portfolio growth through numerous accretive deals and materialized value creation

Through numerous accretive deals GCP increased its portfolio from 43,000 units at year-end 2014 to 71,000 units as of October 2015. The value of the Company's investment property rose to €3.6 billion, both as a result of the Company's growth, and of the value creation of the existing portfolio. The newly acquired properties make a large contribution to the diversification and quality of the portfolio while maintaining high upside potential in terms of rent, occupancy and

efficiency improvements. The October 2015 portfolio generates on an annualized run rate basis, excluding any operational improvements or acquisitions, €380 million rental and operating income and an FFO I of €138m.

Maintaining outstanding operational performance on a larger scale

Successful operational turnaround of existing properties and lucrative integration of new acquisitions, supported by cost structure optimization are reflected in an adjusted EBITDA of €122 million, a 54% adjusted EBITDA year-over-year growth. FFO I further increased by 65% to €88 million, supported by lower financial cost and high amount of unencumbered assets.

Robust net asset value supported by high profitability and fruitful capital market activity

With a net profit of €286 million in the first 9 months of 2015, together with successful capital market activities, the equity has exceeded the €2 billion mark. As a result, the EPRA NAV climbed to €1.94 billion and the EPRA NAV including the hybrid notes is up to €2.43 billion.

Over the first 9 months of 2015, the Company raised €1.2 billion through several bond, equity and perpetual hybrid notes issuances. As investors' interest remained strong, GCP was able to continue the conversion of its acquisition pipeline and to build a substantial cash pool, with €609 million cash and liquid assets as of September 2015.

Christian Windfuhr, CEO of Grand City Properties, comments: "We have exceeded in the first 9 months of 2015 our internal targets. With abundant firepower and a strong operational platform, we enter into the final quarter of the year from a good standing point and with the expectation for a successful year."

The full Q3 2015 interim report is available on the Company's website:

<http://grandcityproperties.com/en/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 strategy is to improve its properties through targeted modernization and intensive tenant management, and then create value by subsequently raising occupancy and rental levels. Further information: www.grandcityproperties.com

Grand City Properties (ISIN: LU0775917882) is a public limited liability company (société anonyme) incorporated under the laws of the Grand Duchy of Luxembourg, having its registered office at 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.

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