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**GRAND CITY PROPERTIES S.A. ANNOUNCES 9M 2018 RESULTS:
WELL ON TRACK TO A PROFITABLE YEAR**

- Rental and operating income of €404 million, up by 10% YOY from €366 million in 9M 2017
- Adjusted EBITDA of €204 million, up 11% YOY from €183 million in 9M 2017
- FFO I increased to €150 million, a growth of 15% YOY from €130 million
- FFO I per share grew by 10% YOY to €0.91, (€1.21 annualized), reflecting a yield of 5.6%. FFO I per share after perpetual notes attribution up by 8% YOY to €0.77
- Net profit grew by 9% YOY to €441 million; EPS (basic) grew 8% YOY to €2.31
- EPRA NAV increased by 10% to €3.7 billion and €22 per share, up from €20.2 per share at year-end 2017
- EPRA NAV incl. perpetual notes grew 17% to €4.7 billion and €28 per share, from €4.0 billion and €24.2 per share at year-end 2017
- Equity of €4.5 billion, up by 16% since year-end 2017; reflecting an equity ratio of 50%
- Conservative financial profile reinforced; low leverage maintained with 35% LTV, solid credit profile evident in high ICR of 6.0x in 9M 2018, long debt maturity of 8.2 years, low fixed cost of debt of 1.6% and high unencumbered assets ratio of 66% (€4.7 billion)
- Organic growth is sustained at high levels, reflected in like-for-like net rents growth of 3.3% as of September 2018, with 2.9% from in-place rents growth and 0.4% from occupancy growth

Luxembourg, November 19, 2018 – Grand City Properties S.A. (“**GCP**” or the “**Company**”) presents its first nine months of 2018 results with achievements in both top and bottom-line. Robust growth in the top-line is driven by high like-for-like performance and accretive acquisitions. This is further refined by strong operational performance, leading to a significant FFO I growth of 15% YOY to €150 million (€0.91 per share), which supports the solid value creation in the portfolio, evident in 10% growth in EPRA NAV to €3.7 billion.

Enhanced asset quality through accretive capital recycling program

During the course of 2018, GCP has been pursuing an accretive capital recycling program where the disposals of non-core assets are channeled into attractive acquisitions in high quality locations, especially in London and Berlin. These assets, consisting of non-core and mature properties, were sold for an amount of over €400 million, generating a 6% profit over net book value. The profit over total cost of €115 million (profit margin of 40%) lifted the FFO II by 72% to €265 million.

Strong ESG standards, reflected by EPRA awards

In September 2018, GCP received the EPRA BPR Gold Award for the second consecutive year for its 2017 annual financial report, as well as the EPRA sBPR Gold Award for its EPRA sBPR reporting, highlighting GCP's commitment to the highest standards of transparency and reporting.

Christian Windfuhr, CEO of Grand City Properties: "During the first nine months of 2018, we continued on our success path by lifting the internal growth potential in our portfolio and demonstrated high operational performance, leading to strong value creation, which is further underlined by the exceptional profits recorded by our capital recycling program. Our results show that we are in a firm position to end 2018 successfully."

The financial statements for 9M 2018 are available on the Company's website:

<https://www.grandcityproperties.com/investor-relations/publications/financial-reports/>

For definitions of the alternative performance measures please see the relevant section in the pages 44-48 of the financial statements for 9M 2018 which you can find on the website under investor relations > publications > financial reports or follow this link:

https://www.grandcityproperties.com/fileadmin/user_upload/03_investor_relations/Downloads/2018/GCP_Q3_2018.pdf

About the Company

The Company is a specialist in residential real estate, value-add opportunities in densely populated areas primarily in Germany. 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 S.A. (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 1, Avenue du Bois, L-1251 Luxembourg, Grand Duchy of Luxembourg and being registered with the Luxembourg trade and companies register (*Registre de Commerce et des Sociétés Luxembourg*) under number B 165 560. The shares of the Company are listed on the Prime Standard segment of Frankfurt Stock Exchange.

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