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GRAND CITY PROPERTIES ANNOUNCES SOLID H1 2019 RESULTS WITH STABLE GROWTH

- Rental and operating income at €278 million, up 4% compared to H1 2018.
- Adjusted EBITDA of €146 million for the first half of 2019 was up 7% YOY
- FFO I increased to €106 million, up 7% YOY, demonstrating the robust nature of business profitability.
- On a per share basis, FFO I during H1 2019 was €0.64, up 7% YOY. FFO I per share after perpetual attribution increased 4% to €0.54 for the H1 2019 period.
- Successful disposal of properties 7% over book value at the amount of €187 million pushed up the FFO II to €191 million
- The profit for the period amounted to €250 million, EPS basic at €1.28 and EPS diluted at €1.21
- EPRA NAV grew to €3.9 billion and €23.1 per share, at the end of the first half of 2019, increasing by 6% (dividend adjusted) since December 2018
- As of 30th June 2019, EPRA NAV including perpetual notes was €4.9 billion which was €29.2 per share.
- Total Equity was €4.7 billion as of June 2019, showing a 4% dividend adjusted increase compared to the end of December 2018. Equity ratio remains strong at 51%
- Strong credit metrics preserved with the low LTV of 34%
- Steady like-for-like rental growth of 3.8%, with 3.5% contributed from in-place rent increases and 0.3% contributed from occupancy increases.
- Guidance for 2019 confirmed

Luxembourg, August 19, 2019 – Grand City Properties S.A. ("GCP" or the "Company") witnessed another solid performance supported by strong like-for-like rental growth of 3.8% demonstrating the underlying potential of the portfolio. Adjusted EBITDA increased 7% to €146 million for the first half of 2019 over the corresponding period in 2018 and the FFO I also improved 7% YOY, highlighting the Company's scalable platform at marginal cost.

Capital recycling measures during the first half of 2019 included disposals of €187 million of mature and non-core assets, at a profit over cost (including capex) of €85 million reflecting a 7% gain over book values. In addition, the Company acquired assets worth approx. €300 million and continues to generate further improvements in the portfolio's asset quality demonstrated by the 8% growth in value to €1,359 per sqm since year-end 2018.

GCP's financing structure retains its conservative nature with an average cost of debt of 1.4% and a long average debt maturity of 8.4 years. Furthermore, the sustainable character of the financing structure is reflected in the strong ICR of 6.4x and the growing proportion of unencumbered assets as seen in the unencumbered assets ratio of 76% which amounts to €5.9 billion in value. As of

June 2019, GCP liquid assets stand on €769 million, providing the Company ample firepower to pursue attractive opportunities.

Christian Windfuhr, CEO of Grand City Properties: “GCP completed yet another successful quarter with a strong performing portfolio. At the halfway mark of the year, the Company is well placed and confident of meeting its guidance for the full year 2019.”

Financial statements for H1 2019 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 42 – 45 of the financial statements for H1 2019, 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/2019/GCP_H1_2019.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 by repositioning 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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