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GRAND CITY PROPERTIES ANNOUNCES 9M 2019 RESULTS WITH STEADY OPERATIONAL GROWTH

- Rental and operating income for 9M 2019 increased by 4% to €418 million.
- Adjusted EBITDA for 9M 2019 was higher by 8% YOY, at €220 million.
- FFO I at €160 million for the first nine months of 2019, increased 7%.
- FFO I per share at €0.96, up 5%. FFO I per share after perpetual attribution also increased by 5% to €0.81.
- Profit for the period at €365 million, basic EPS at €1.80 and a diluted EPS of €1.70.
- Acquisitions for the period amounted to over €400 million, primarily in London. Acquisitions included over 1,000 units at an average multiple of 20x, with further 400 units in the pre-letting stage.
- Disposals (including signed deals) amounted to ca. €500 million, at 8% above book value, generating a profit margin over total cost of 53%.
- September 2019, EPRA NAV was €4 billion and €23.7 per share, increasing by 6% and 5% respectively in comparison to year-end 2018.
- EPRA NAV including perpetual notes grew to €5 billion and €29.8 per share.
- Total Equity increased by 4% since year end 2018 to €4.9 billion as of September 2019, resulting in a solid equity ratio of 50%.
- Secure financial base maintained with solid credit metrics such as a low LTV of 33%, a strong ICR of 6.5x, lower CoD at 1.3%, debt duration of 8.2 year and unencumbered ratio of 80% (€6.4 billion).
- Strong like-for-like rental growth of 3.6%; 3% attributable to in-place rent increases and 0.6% attributable to occupancy increases.
- Guidance for 2019 confirmed.

Luxembourg, November 18, 2019 – Grand City Properties S.A. ("GCP" or the "Company") presents its results for the nine-month period ended September 2019, with a like-for-like net rental growth of 3.6%. The Company's sustained growth in operational profitability was demonstrated in the 8% YOY increase in adjusted EBITDA to €220 million, as well as the 7% YOY increase in FFO I to €160 million for the current reporting period.

During the first nine months of 2019, GCP disposed over €250 million worth of assets that are mature and non-core in nature. The assets were disposed at a premium of 6% above their book value and generated a significant profit over total cost (including capex) of €96 million. Furthermore, funds were channeled into accretive acquisitions of over €400 million during the period which, coupled with the operational & repositioning improvements of the existing portfolio,

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have led to further improvement in GCP's asset quality. GCP further signed over €235 million of disposals, totaling to approx. €500 million disposals including signed deals.

As at the end of September 2019, GCP had a value per sqm of €1,474, up 17% from year-end 2018 and an average in-place per sqm of €6.6, increasing 10% from December 2018.

In line with GCP's conservative financial policy, the Company has further reduced its average cost of debt to 1.3%, compared to 1.6% as of December 2018. At the same time, it has maintained its long average debt maturity period of 8.2 years highlighting the robust & sustainable nature of its financing structure.

During the EPRA Conference in September 2019, GCP was awarded the EPRA BPR Gold Award and the EPRA sBPR Gold Award for its 2018 annual financial report and 2018 EPRA sBPR report respectively for the third consecutive year. This recognition underlines the Company's commitment to best practices in its reporting and high standards of transparency.

Christian Windfuhr, CEO of Grand City Properties: "Having completed the first nine months of 2019, GCP is well on-course for yet another accretive year. The portfolio's significant internal growth potential has been an important catalyst for the steady top-line development, which coupled with our excellent operational performance has resulted in consistently strong results"

Financial statements for 9M 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 9M 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_Q3_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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