

This document dated 1 July 2021 is an update to the previous version with marked changes.
The changes relate in particular to the discount.

These materials are not an offer or the solicitation of an offer for the sale or subscription of the shares of Grand City Properties S.A. in the United States of America. The subscription rights and the shares referred to herein may not, at any time, be offered, sold, exercised, pledged, delivered or otherwise transferred within or into the United States of America except to “qualified institutional buyers” (as defined in Rule 144A under the U.S. Securities Act of 1933, as amended (“**Securities Act**”)) in accordance with Section 4(a)(2) of the Securities Act or another applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. Grand City Properties S.A. has not registered and does not intend to register the subscription rights and/or the shares under the Securities Act or publicly offer the subscription rights and/or shares in the United States of America.



Information on the Scrip Dividend dated 28 May 2021, amended on 1 July 2021 **(changes to the document from 28 May 2021 are highlighted)**

The board of directors (the “**Board of Directors**”) of Grand City Properties S.A., a public limited liability company (*société anonyme*), governed by the laws of the Grand Duchy of Luxembourg, with registered office at 1, Avenue du Bois, L-1251 Luxembourg, Grand Duchy of Luxembourg, registered with the Luxembourg Register of Commerce and Companies (R.C.S. Luxembourg) under number B 165560 (“**GCP**” or “**Company**”) ~~will propose~~ proposes to the annual general meeting of GCP ~~to be~~ held on 30 June 2021 to distribute a dividend in the amount of EUR 0.8232 (gross) per share. This dividend will, at the shareholders’ choice, be paid (i) in cash, (ii) in the form of shares of the Company (“**Scrip Dividend**”), or (iii) in cash for a portion of the shareholder’s shares and as Scrip Dividend for the remaining portion of the shareholder’s shares.

The document containing information about the number and type of the shares and outlining the reasons and details of the offer, which exempts the offer from the requirement to publish and authorise a prospectus for the public offer and the admission to trading pursuant to article 1 (4) lit. h) and (5) lit. g) of the Regulation (EU) 2017/1129 of the European Parliament and of the Council of 14 June 2017 on the prospectus to be published when securities are offered to the public or admitted to trading on a regulated market, and repealing Directive 2003/71/EC (“**Prospectus Regulation**”), ~~will be~~ is published on the GCP website at <https://www.grandcityproperties.com/investor-relations/general-meeting/agm-egm-2021/>. Any interested person should read thoroughly the abovementioned document as well as the other documents mentioned therein before making any investment decision or decision to participate in the Scrip Dividend.

Which options do I have as a shareholder?

Which options do I have?

You can elect to receive the dividend (1) in cash, (2) as Scrip Dividend (i.e., in the form of GCP shares) or (3) partly in cash and partly as Scrip Dividend. You may choose how many of your shares will receive the dividend in cash and how many of your shares will participate in the Scrip Dividend. If no choice is made, you will automatically receive the dividend in cash.

What do I have to do to receive my dividend in cash only?

If you wish to receive your dividend in cash, you do not need to do anything. You can expect to receive your cash dividend on 20 July 2021.

The information in this document is not intended for distribution in the USA, Australia, Canada or Japan, or for publication in the USA, Australia, Canada or Japan.

What do I have to do to receive my dividend as Scrip Dividend?

You must notify your depository bank (“**Depository Bank**”) within the subscription period specified by your Depository Bank, which ~~is expected to last~~ lasts from 1 July 2021 to 13 July 2021 (inclusive). Please be mindful of internal processing deadlines imposed by your Depository Bank. To do this, please use the form provided by your Depository Bank which you should ~~receive~~ have received at the beginning of the subscription period.

Whether you elect to receive your dividend in cash or as Scrip Dividend, GCP is obliged to deduct a portion of your dividend, amounting to 15% of the gross dividend per share or approximately EUR 0.1235 per share (rounded to four decimal places) (“**Luxembourg Withholding Amount**”), and to transfer such amount to the Luxembourg tax authorities in order to settle the applicable Luxembourg withholding tax. The remaining 85% of the gross dividend per share or EUR 0.6997 per share (rounded to four decimal places) (“**Dividend Right**”) can be used to subscribe for shares in the Scrip Dividend.

The total amount of Dividend Rights contributed and used to subscribe for shares in the Scrip Dividend will be equal to the number of shares which you elect to participate in the Scrip Dividend multiplied by the Dividend Right of EUR 0.6997 per share. Your contributed Dividend Rights will be used to subscribe for the largest whole number of shares possible based on the Subscription Ratio (as described below), and any unused Dividend Rights will be paid out to you in cash, rounded down to the nearest whole cent (“**Residual Balance**”).

Do I have to exercise my choice uniformly for all my shares?

No, you do not need to exercise your choice uniformly for all of your shares – even if they are held in a single depository account. You may choose how many of your shares will receive the dividend in cash and how many of your shares will participate in the Scrip Dividend. If no choice is made, you will automatically receive the dividend in cash.

Can I change my decision once it has been made?

No, your decision to exercise your option is irrevocable once it has been made.

Are there any costs relating to participation in the Scrip Dividend?

Please directly consult your Depository Bank in this respect.

You are responsible for any Depository Bank or other fees that may be incurred by participating in the Scrip Dividend. Neither the Company nor Berenberg (as settlement agent) will be responsible for any Depository Bank or other fees.

For shareholders with only a small number of GCP shares, the Scrip Dividend option may be uneconomical due to the individual Depository Bank fees which may be incurred, and/or depending on the Subscription Ratio (as described below) which is still to be determined.

What deadlines and significant dates must be observed?

30 June 2021	Annual general meeting
1 July 2021	Beginning of the subscription period with publication of the subscription offer and ex-dividend date
8 July 2021	Announcement of the Subscription Price and the Subscription Ratio
13 July 2021	End of the subscription period
20 July 2021	Payment of the cash dividend and Residual Balances
26 July 2021	Delivery of the Scrip Dividend shares *

* The actual crediting of the shares to the shareholder's account may be subject to delays.

How many GCP shares will I receive in the Scrip Dividend?

How many GCP shares will I receive for my dividend right?

The Subscription Ratio and total number of Dividend Rights that you contribute will determine how many GCP shares you receive in the Scrip Dividend. The Subscription Ratio (and the Subscription Price) are expected to be published on 8 July 2021 on the GCP website at <https://www.grandcityproperties.com/investor-relations/general-meeting/agm-egm-2021/>.

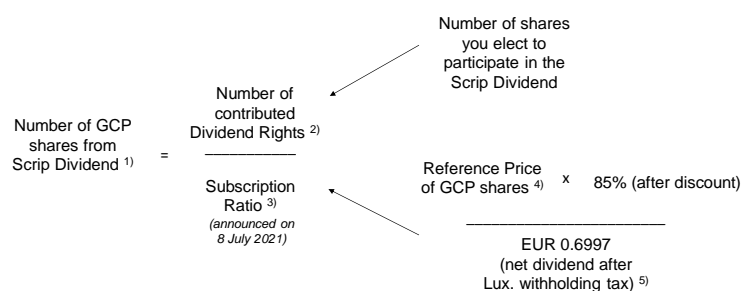
The number of GCP shares that you receive in the Scrip Dividend will be equal to the total number of Dividend Rights you contribute, divided by the Subscription Ratio, and rounded down to the nearest whole number of shares. Any unused contributed Dividend Rights will be paid out to you as Residual Balance (i.e., in cash).

The Subscription Ratio will be calculated by dividing the Subscription Price by the Dividend Rights of EUR 0.6997 and rounding to two decimal places.

The Subscription Price will be equal to the Reference Price of GCP shares, reduced by a discount of 15%, ~~which will be determined by the Board of Directors following the respective resolution on dividends of the Company's annual general meeting,~~ and rounded to two decimal places. The Reference Price for GCP shares will be equal to the average of the daily volume weighted average GCP share price in euros in the Xetra trading system of the Frankfurt Stock Exchange on each of the last four (4) trading days up to and including the day of the publication of the Subscription Price ("Reference Price"). The Reference Price is expected to be determined after the close of trading on 8 July 2021.

For the purpose of implementing the Scrip Dividend, the Company will use either existing shares of the Company held in treasury or issue new shares under the authorised capital of the Company.

[The following image summarize these calculations in graphical form:](#)



- 1) Rounded down to the nearest whole number of shares.
- 2) Any unused contributed Dividend Rights will be paid out as Residual Balance (i.e. cash).
- 3) Rounded to two decimal places.
- 4) Based on the average of the daily volume weighted average share price on each of the four trading days up to and including 8 July 2021, and rounded to two decimal places after application of a 15% discount.
- 5) Rounded to four decimal places.

How do I calculate the number of shares and any Residual Balance that I will receive in the Scrip Dividend?

~~A calculation example will be provided once the Board of Directors has fixed the actual discount after the annual general meeting.~~

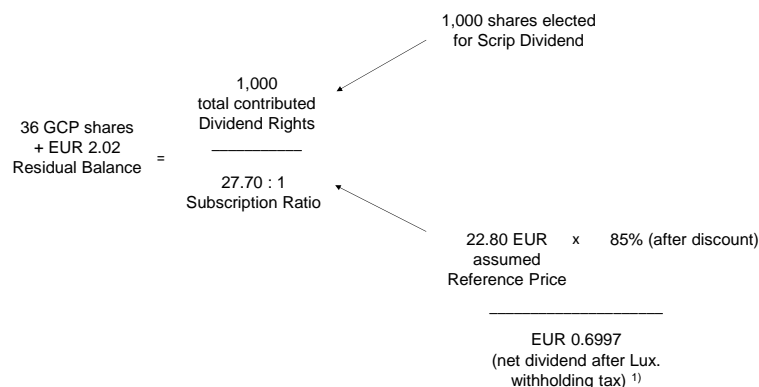
For example, using an assumed Reference Price of EUR 22.80 per share, the Subscription Price would be EUR 19.38, which represents the Reference Price of EUR 22.80, reduced by a discount of 15%, and rounded to two decimal places.

The corresponding Subscription Ratio would be 27.70 : 1, which represents the Subscription Price of EUR 19.38 divided by the Dividend Rights of EUR 0.6997 (rounded to four decimal places), and rounded to two decimal places.

In this example, the Scrip Dividend would need to be elected for at least 28 existing shares (i.e. at least 28 Dividend Rights would need to be contributed) in order to acquire one GCP share in the Scrip Dividend.

If, for example, a shareholder elects for 1,000 shares to participate in the Scrip Dividend, the total number of contributed Dividend Rights would be 1,000, in a total amount of EUR 699.70. Based on the example Subscription Ratio above of 27.70 : 1, the shareholder would receive 36 GCP shares, representing the total number of contributed Dividend Rights (1,000) divided by the Subscription Ratio of 27.70 : 1, and rounded down to the nearest whole share. The total Subscription Price for these GCP shares would be EUR 697.68 (representing 36 GCP shares multiplied by EUR 19.38), and the remaining EUR 2.02 of contributed Dividend Rights would be paid out as Residual Balance to the shareholder (representing EUR 699.70 less EUR 697.68).

The following image summarizes this example in graphical form:



1) Rounded to four decimal places.

Please note that the above calculation is only an example. The actual Subscription Ratio and Subscription Price are expected to be published on GCP's website on 8 July 2021 as described above.

What other aspects should be noted?

Can I sell my shares in the period between 1 July 2021 and 20 July 2021?

As from 1 July 2021, GCP shares ~~will be~~ were listed “**ex-dividend**” on the stock exchange and consequently also “**ex-subscription rights**”. You can sell your shares from this date on without losing your dividend and subscription rights.

What dividend rights and other features will the shares have?

The GCP shares delivered in the Scrip Dividend carry full dividend rights from 1 January 2021 and will be nominal value bearer shares just like the existing shares. All GCP shares are freely transferable.

How will the cash dividend and the Scrip Dividend be treated for tax purposes?

The following statement contains a general explanation of certain Luxembourg and German tax implications in relation to the distributions notified by the Company. The concise statement does not claim to provide comprehensive, definitive or complete description of Luxembourg and German tax aspects that could be relevant to shareholders. As a result, this

summarising overview is no substitute for the individual consultation of a tax advisor.

Withholding tax accrues for the cash dividends and for the Scrip Dividend, as well as for the alternative with partial cash payment and partial Scrip Dividend in the notification period for withholding tax in 2021. Luxembourg withholding tax is 15% of the entire dividend (Scrip Dividend and / or cash dividend). Shareholders from other jurisdictions, e.g. Germany, may be subject to other withholding tax their depository banks are obliged to withhold and transfer, or which the shareholders are obliged to transfer, to the relevant tax authorities. In order to settle the applicable Luxembourg withholding tax, the Company deducts the Luxembourg Withholding Amount of approximately EUR 0.1235 per share (rounded to four decimal places) and transfers such amount to the competent Luxembourg tax authority.

In Germany the domestic depot bank or other depot holding financial services institution withholds German tax of 26.375% including solidarity surcharge on the entire dividend (Scrip Dividend and / or cash dividend), whereas any tax already withheld in Luxembourg will fully be credited to this amount and not additionally deducted. If the shareholder is subject to church tax, the tax liability is increased accordingly. The church tax is also withheld, unless the shareholder has objected to his/her data being passed on to the German Federal Central Tax Office (*Bundeszentralamt für Steuern*) (blocking notice). The amount of church tax withheld depends on the shareholder's religion and his/her place of residence. Shareholders that are subject to German withholding tax and that are opting for the Scrip Dividend are requested to consult their depository bank on the process of settlement of the applicable German withholding tax.

Such explanations apply to shareholders, who are German tax resident individuals. German tax resident individuals are exempt from German withholding tax in accordance with the foregoing, if they hold their shares as business assets and this has been notified to their domestic depository bank with official form.

Since the information given here is subject to changes, we would like to encourage you to keep up to date about the current state of affairs on the GCP website at <https://www.grandcityproperties.com/investor-relations/general-meeting/agm-egm-2021/>.

This document is neither a prospectus nor does it constitute an offer to sell or the solicitation of an offer to purchase the shares or other securities of GCP. The document which, according to article 1 (4) lit. h) and (5) lit. g) of the Prospectus Regulation, exempts the offer from the obligation to publish a prospectus is available on the website of GCP (<https://www.grandcityproperties.com/investor-relations/general-meeting/agm-egm-2021/>). The shares will be offered to the public exclusively in the Grand Duchy of Luxembourg and Germany on the basis of the above mentioned document.