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Grand City Properties S.A.

(a public limited liability company (*société anonyme*),
incorporated under 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 trade and companies register
(*Registre de commerce et des sociétés*) under number B 165560)

ISIN: LU0775917882

WKN: A1JXCV

Trading Symbol: GYC (XETRA)

ISIN LU2356307962 / WKN A3E 5CJ

(subscription rights and inseparably associated dividend rights – cash payment)

ISIN LU2356307889 / WKN A3E 5CH

(exercised subscription rights and inseparably associated dividend rights – share delivery)

Publication of Subscription Price and Subscription Ratio

We refer to the offer published on the website of Grand City Properties S.A. (“**GCP**” or “**Company**”) on 1 July 2021 (“**Subscription Offer**”). Dividend rights of EUR 0.8232 (gross) per share have arisen from the resolution on the distribution of a dividend by the ordinary general meeting of the shareholders of the Company on 30 June 2021. During the period from 1 July 2021 to 13 July 2021 (inclusive) shareholders of the Company are able to choose whether to have their dividend paid out (i) in cash, (ii) in the form of GCP shares (“**Scrip Dividend**”), or (iii) in cash for a portion of their shares and as Scrip Dividend for the other portion of their shares. Out of the dividend of EUR 0.8232 (gross) per share, an amount of approximately EUR 0.1235 per share (rounded to four decimal places) will be withheld by the Company to settle the applicable Luxembourg withholding tax. The remaining amount of EUR 0.6997 per share (rounded to four decimal places) (“**Dividend Right**”) is available for subscribing for GCP shares in the Scrip Dividend (“**Dividend Shares**”).

The Board of Directors of the Company resolved to utilize outstanding shares held in treasury by the Company for delivery of the Scrip Dividend but reserved the right to resolve on or around 16 July 2021 on the creation of new shares to the extent required for the implementation of the Scrip Dividend through partial use of the authorised share capital pursuant to Article 5.2 of the Company’s articles of association against a contribution in kind of Dividend Rights. The Dividend Shares are entitled to participate in any dividends as from 1 January 2021.

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In line with the principles for the determination of the subscription price and the subscription ratio as set out in the Subscription Offer, the Company on 8 July 2021 determined that:

The subscription price per Dividend Share shall be EUR 19.16.

The subscription ratio shall be 27.38 : 1.

Due to rounding effects the calculation of the number of Dividend Shares in the Scrip Dividend based on the subscription ratio may deviate from the calculation based on the subscription price. Only the subscription ratio will be decisive for determining the number of Dividend Shares in the Scrip Dividend.

Consequently, for the subscription for each Dividend Share 27.38 Dividend Rights shall be transferred and assigned (and, in the event of the issuance of New Shares, to the extent required, contributed).

The subscription period will continue up to and including 13 July 2021.

Sales restrictions

The Dividend Shares will be offered to the public exclusively in the Grand Duchy of Luxembourg and Germany. Neither the subscription rights nor the Dividend Shares have been, or will be, registered under the U.S. Securities Act of 1933 as amended ("**Securities Act**") or with the securities regulators of any state or other jurisdiction of the United States of America. At no time may the subscription rights and Dividend Shares be directly or indirectly offered, sold, exercised, pledged, transferred or delivered within or into the United States of America, except to "qualified institutional buyers" as defined in Rule 144A of the Securities Act, in accordance with Section 4(a)(2) of the Securities Act or on the basis of an applicable exemption, or in a transaction not subject to the registration requirements of the Securities Act, provided that there is no breach of applicable securities legislation in the individual states of the United States of America.

Luxembourg, 8 July 2021

Grand City Properties S.A.

The Board of Directors