



Cologne



Mannheim



Duisburg

GRAND CITY

Properties S.A.

PRESENTATION OF THE FINANCIAL RESULTS FOR THE YEAR 2017

MARCH 2018



Essen



Berlin



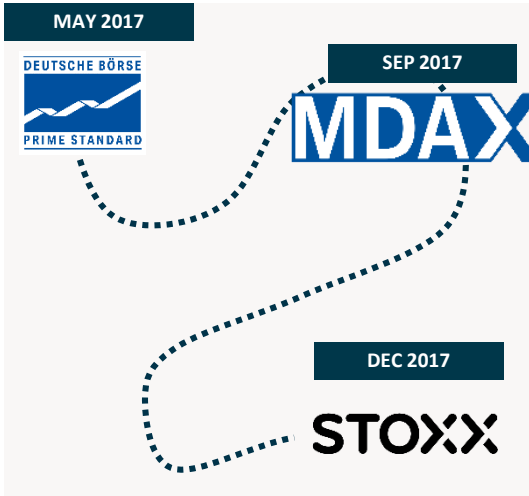
Bremen



Hannover

- 1 Highlights**
- 2 Financial and Portfolio performance**
- 3 ESG Outperformer**
- 4 Guidance**
- 5 Appendix**

STRENGTHENED MARKET POSITION



GCP's up-listing to the Prime Standard in May 2017 resulted in inclusion in key market indices such as the **MDAX** and the **STOXX** family, solidifying the Company's position among the largest and most traded stocks in the market and expanding the investor base.

CREDIT RATING UPGRADE

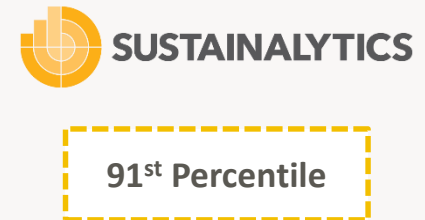


MOST AWARDED COMPANY BY EPRA



At the EPRA Conference in September 2017, GCP's accomplishments were recognized and rewarded with a total of **5 awards**, including two **Gold** awards, two **Most Improved** awards, as well as **1st place for Outstanding Contribution to Society**.

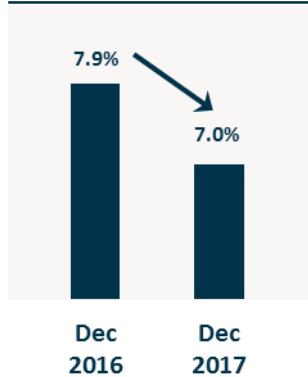
HIGH SUSTAINALYTICS SCORE



In November 2017 GCP's ESG measures were assessed by Sustainalytics, a leading sustainability rating agency, who ranked the Company in the **91st percentile** among over 300 peers worldwide, noting GCP as **Outperformer**

HIGHLIGHTS – CONTINUED PORTFOLIO GROWTH INTERNALLY AND EXTERNALLY

VACANCY REDUCTION



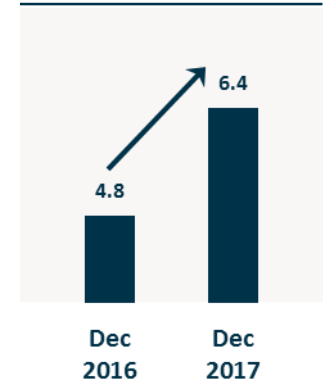
RENT PER SQM (IN €)



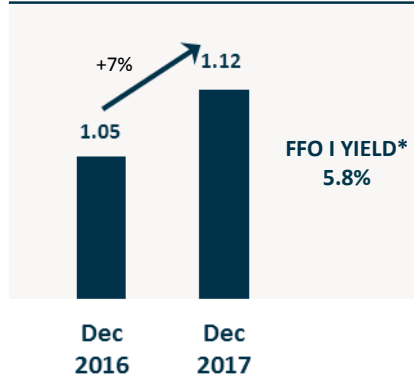
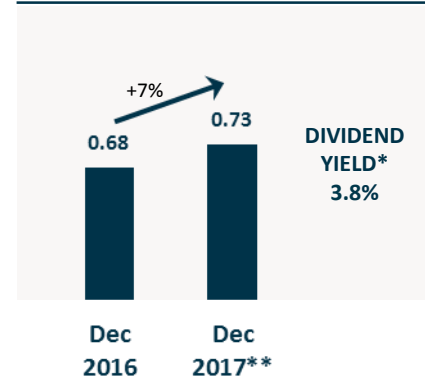
VALUE PER SQM (IN €)



INVESTMENT PROPERTY (€BN)

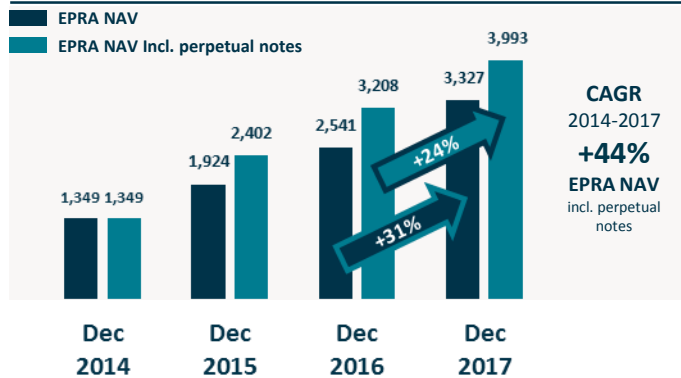
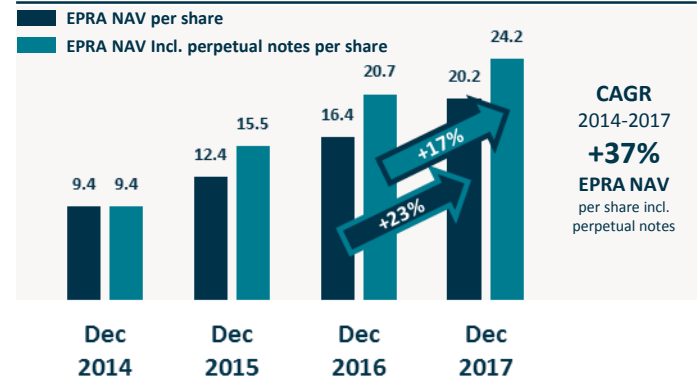


Continued internal and external **growth** through acquisitions and by continuously improving upon key operational metrics, with Like-for-Like rental growth of 3.5%, resulting from 2.3% Like-for-Like in-place rent growth and 1.2% Like-for-Like occupancy growth, further **increasing** the **value** of the portfolio

FFO I PER SHARE (IN €)

DIVIDEND PER SHARE (IN €)


*Based on a share price of €19.2

** 2017 dividend subject to AGM approval

EPRA NAV (IN €MILLIONS)

EPRA NAV PER SHARE (IN €)


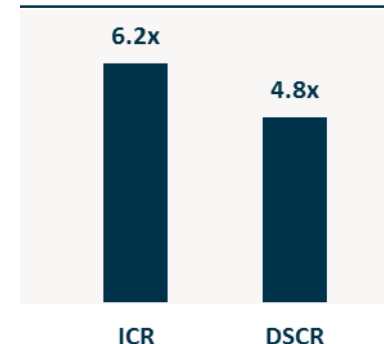
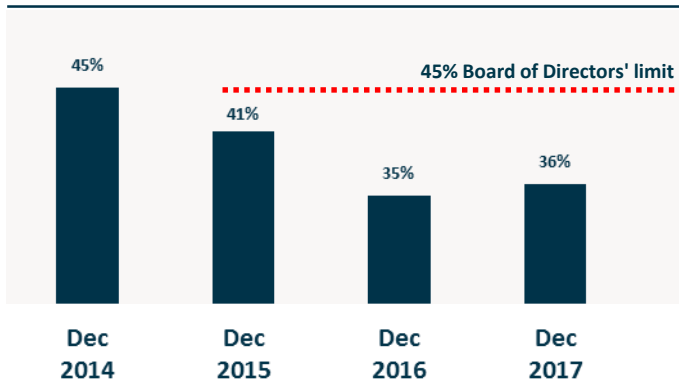
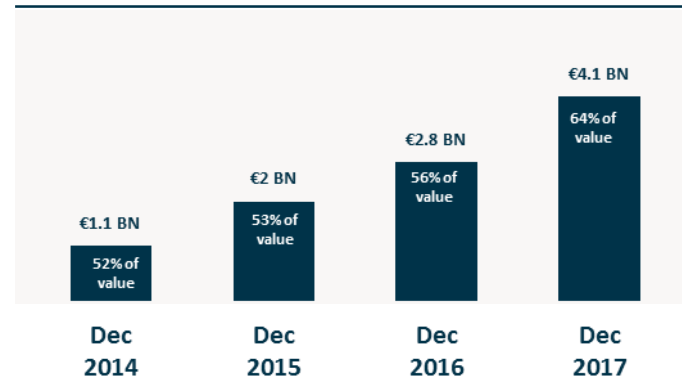
CAPITAL MARKET ACTIVITY SUPPORTING EFFECTIVE DEBT MANAGEMENT
**PRO-ACTIVE DEBT REDEMPTION
MANAGEMENT:**

EXTENSION OF AVERAGE DEBT
MATURITIES BY 2.5 YEARS TO:
8.5 YEARS

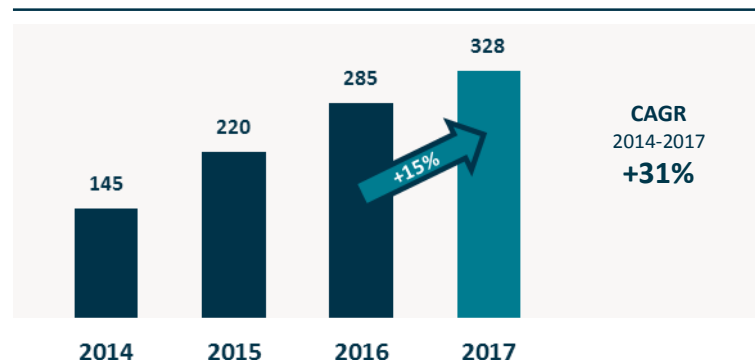
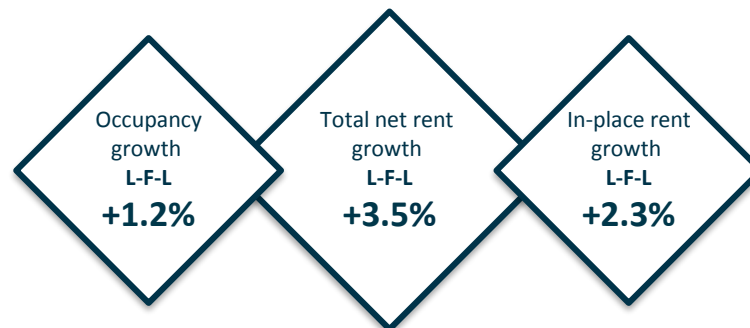
MAINTAINING LOW COST OF
DEBT OF:
1.6%

Continues strong access to capital markets with
€1.8 billion raised since January 2017:

- **€200 million** equity capital increase in June 2017
- EMTN Programme established
 - ➔ Issuance of **€600 million** Series G due 2026, coupon 1.375% in July 2017, buy-back of €321 million of the 2% Series D due 2021
 - ➔ Aggregate issuances of **€255 million** of 15-year Series H due 2032, coupon of 2% in October 2017 and tap up in February 2018
 - ➔ Issuance of Hong Kong dollar (HKD) 900 million (**€93 million**), 10-year Series I in January 2018 with full currency hedge to maturity
 - ➔ Issuance of **€500 million** Series J due 2027, coupon of 1.5% in February 2018, buy-back of €41 million of the 2% Series D due 2021 and €170 million of the Series F convertible due 2022
 - ➔ Issuance of CHF 125 million (**€108 million**) Series K due 2026, coupon of 0.96% in February 2018, full currency hedge of notional amount to maturity

STRONG DEBT COVER RATIOS (1-12/2017)

MAINTAINING LOW LEVERAGE (LOAN-TO-VALUE)

CONTINUOUS GROWTH OF UNENCUMBERED ASSETS


For the 12 months ended December 31 st	2017	2016
	€ million	
Revenue	497	443
Rental and operating income	495	436
Net rent	328	285
Capital gains, property revaluations and other income	616	598
Property operating expenses	(239)	(204)
Administrative & other expenses	(11)	(10)
Share in profit from investment in equity-accounted investees	6	1
EBITDA	871	825
Adjusted EBITDA	248	225
Finance expenses	(40)	(36)
Other financial results	(43)	(11)
Current tax expenses	(28)	(27)
Deferred tax expenses	(118)	(96)
Profit for the period	639	653
Earnings per share (basic)	3.35	3.56
Earnings per share (diluted)	3.06	3.25

NET RENTAL INCOME (IN € MILLIONS)

2017 L-F-L NET RENTAL INCOME DEVELOPMENT


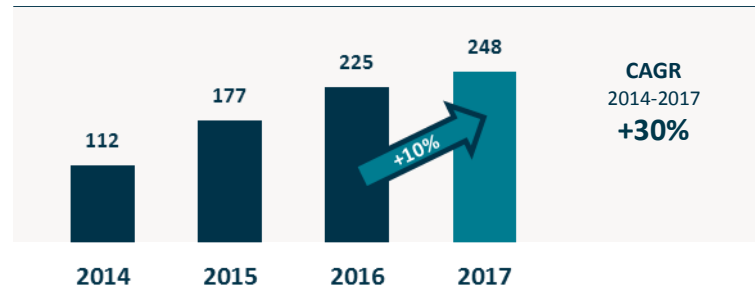
1 ADJUSTED EBITDA & FFO

For the 12 months ended December 31 st	2017	2016
	€ million	
Adjusted EBITDA	248	225
Finance expenses	(40)	(36)
Current tax expenses	(28)	(27)
Contribution to minorities	(1.7)	(1.5)
FFO I	178	160
Total result from disposal of properties	26	69
FFO II	204	229
FFO I	178	160
Repositioning capex	(67)	(56)
AFFO	111	104
FFO I per share in €	1.12	1.05
FFO I yield*	5.8%	
Dividend per share in €, payout ratio of 65%**	0.73	0.68
Dividend yield*	3.8%	
FFO I per share in € after perpetual notes attribution	0.96	0.92

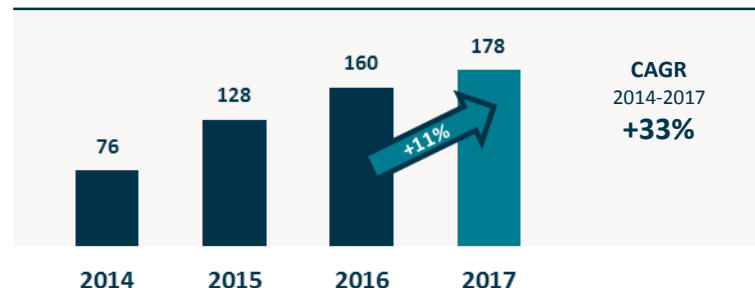
*Based on a share price of €19.2

**2017 dividend subject to AGM approval

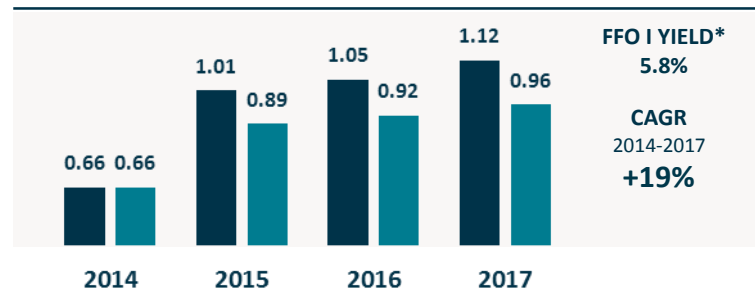
ADJUSTED EBITDA (IN € MILLIONS)



FFO I (IN € MILLIONS)



FFO I PER SHARE (IN €)

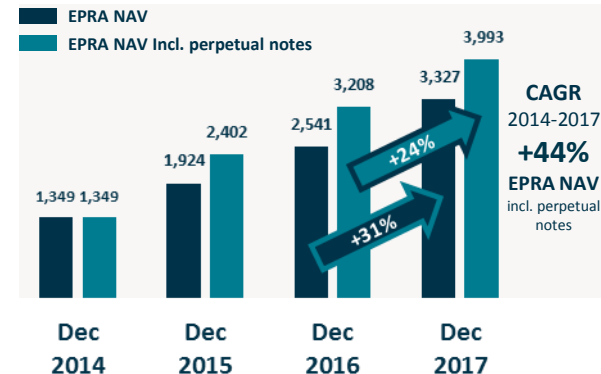
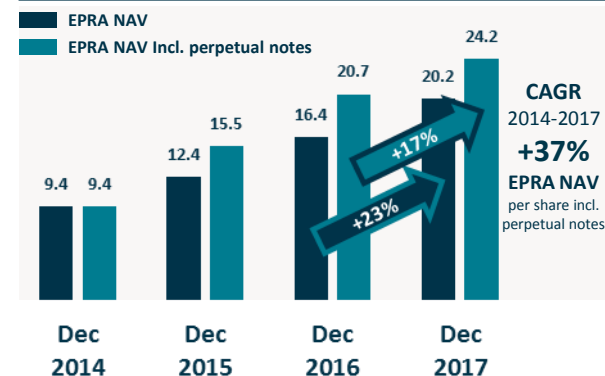


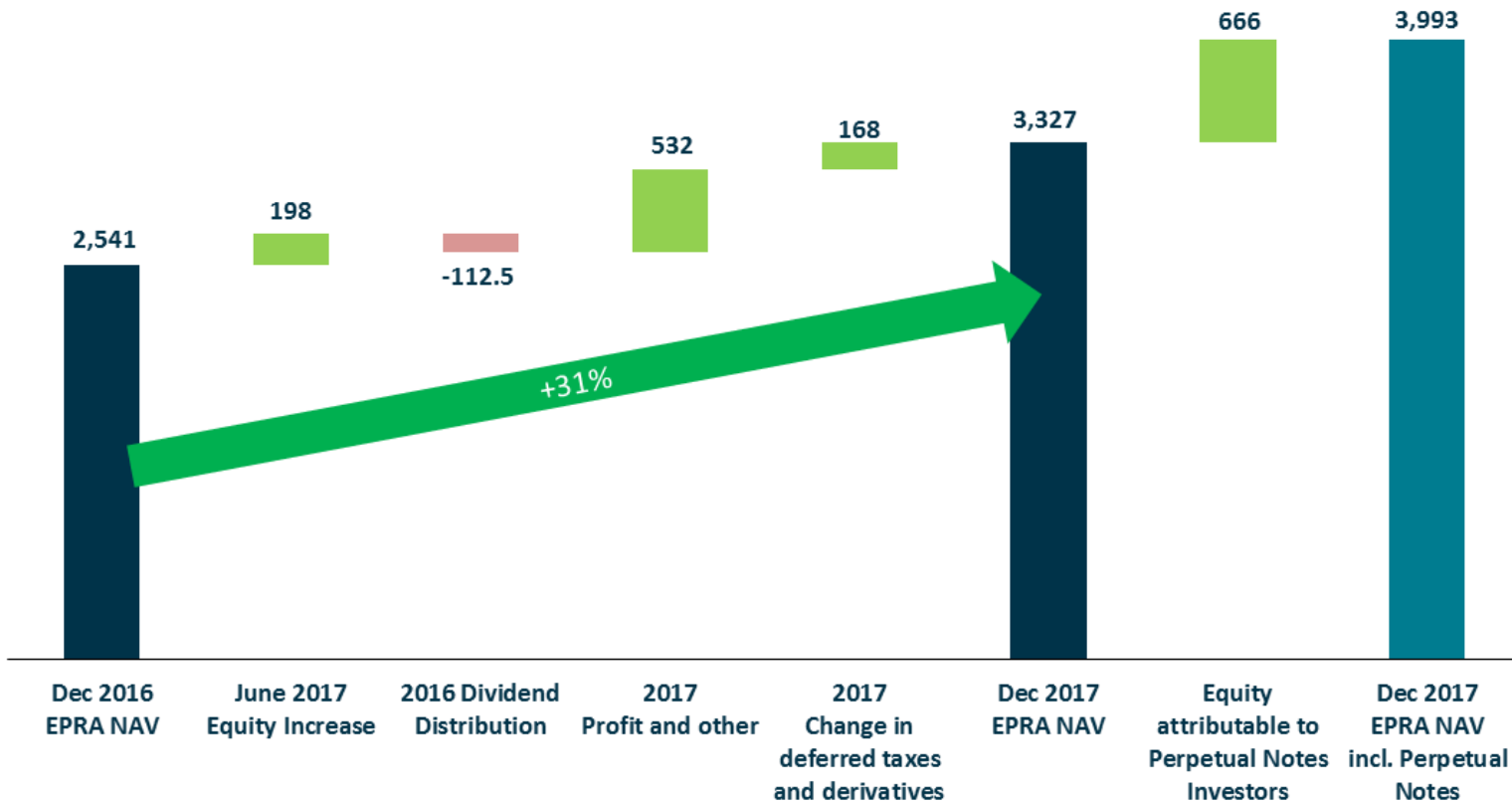
DIVIDEND PER SHARE

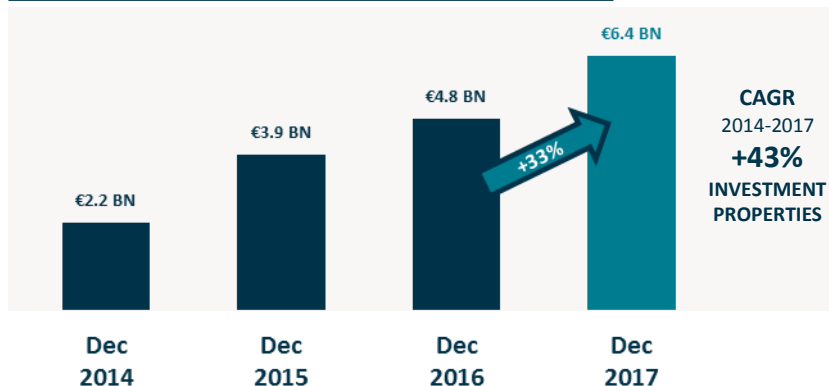


	Dec 2017		Dec 2016	
	€ million	Per share	€ million	Per share
Equity per the financial statements	3,850		3,065	
Equity attributable to perpetual notes investors	(666)		(667)	
Equity excluding perpetual notes	3,184		2,398	
Effect of derivative financial instruments	6		12	
Deferred tax liabilities	502		329	
NAV	3,692	€22.4	2,738	€17.7
Non-controlling interests	(365)		(197)	
EPRA NAV	3,327	€20.2	2,541	€16.4
Equity attributable to perpetual notes investors	666		667	
EPRA NAV including perpetual notes	3,993	€24.2	3,208	€20.7
Basic amount of shares, including in-the-money dilution effects in thousands	165,004		154,910	
Total Assets	7,508		6,154	
Equity Ratio	51%		50%	

€ million	NAV	EPRA NAV	EPRA NAV including perpetual notes	EPRA NNAV
Dec 17	3,692	3,327	3,993	3,207
Dec 17 per share €	22.4	20.2	24.2	19.4
Per share growth	+27%	+23%	+17%	+24%
Dec 16	2,738	2,541	3,208	2,432
Dec 16 per share €	17.7	16.4	20.7	15.7

EPRA NAV (IN € MILLIONS)

EPRA NAV (IN € PER SHARE)




INVESTMENT PROPERTIES (IN € BN)


Valuation parameters*	2017	2016
Rental multiple	18.2	15.6
Value per sqm	1,155	924
Valuators assumptions set by independent valutors:		
Market rental growth p.a.	1.5%	1.4%
Management cost per unit	262	265
Ongoing maintenance cost per sqm	8.3	7.5
Average discount rate	5.5%	5.9%
Average cap rate	4.7%	5.0%

ACQUISITIONS

Acquisitions across strategic portfolio locations such as Berlin, NRW, Hamburg, Hannover and London, at an average multiple of 23x following our acquisition criteria.

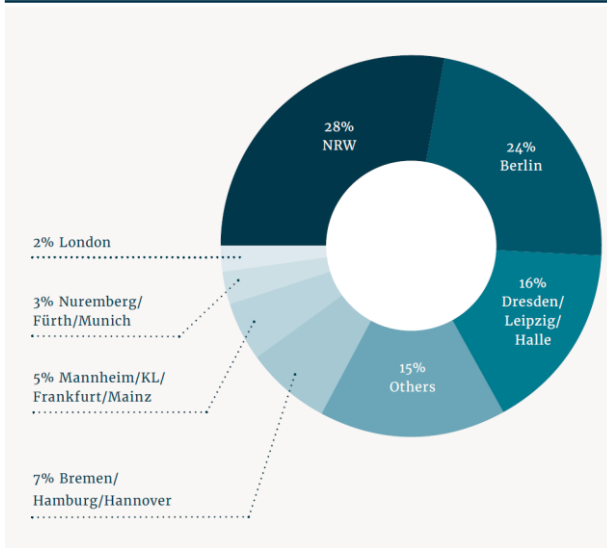
GCP has set acquisition guidelines based on asset quality and value uplift potential rather than broad volume targets.

ACQUISITION CRITERIA

- Acquisition in densely populated areas and major cities
- High cash flow generating assets
- Vacancy reduction potential
- Rent level per sqm is below market level (under-rented), upside potential and low downside risk
- Purchase price below replacement costs and below market values
- Potential to reduce the operating cost per sqm

2 PORTFOLIO DISTRIBUTION

DISTRIBUTION BY VALUE DECEMBER 2017



Focus on value-add opportunities in densely populated areas in Germany



2 PORTFOLIO OVERVIEW

Diversification among areas of sustainable economic fundamentals and demographic prospects

PORTFOLIO OVERVIEW DECEMBER 2017

	Value (in €M)	Area (in k sqm)	EPRA vacancy	Annualized net rent (in €M)	In-place rent per sqm (in €)	Number of units	Value per sqm (in €)	Rental yield
NRW	1,792	1,825	7.7%	111	5.4	27,294	982	6.2%
Berlin	1,502	639	5.2%	53	7.2	8,276	2,351	3.5%
Dresden/Leipzig/Halle	1,049	1,143	8.8%	61	4.9	19,888	918	5.8%
Mannheim/KL/Frankfurt/Mainz	312	242	4.3%	17	6.1	4,011	1,288	5.5%
Nuremberg/Fürth/Munich	197	102	3.4%	10	7.7	1,471	1,925	4.9%
Bremen/Hamburg/Hannover	440	364	4.0%	25	6.0	5,445	1,210	5.6%
Others	1,096	1,217	7.8%	74	5.7	20,395	901	6.7%
Total	6,388	5,532	7.0%	351	5.65	86,780	1,155	5.5%

Portfolio benefiting from high geographical diversification...

...with Berlin as the single largest city in the portfolio...

PORTFOLIO OVERVIEW BERLIN



QUALITY LOCATIONS IN TOP TIER NEIGHBORHOODS OF BERLIN*

70% of the Berlin portfolio is located in top tier neighborhoods:

Charlottenburg, Wilmersdorf, Mitte, Kreuzberg, Lichtenberg, Schöneberg, Neukölln, Steglitz and Potsdam.

30% is in affordable locations located primarily in Reinickendorf, Treptow, Köpenick and Marzahn-Hellersdorf.

Berlin - Friedrichshain



Berlin - Mitte



Berlin - Charlottenburg



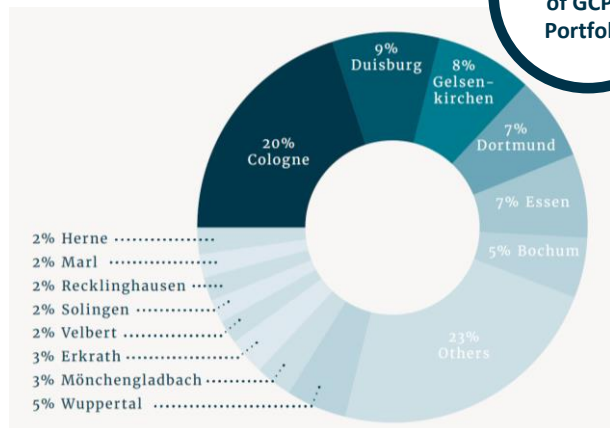
Berlin - Prenzlauerberg



...and well positioned in Germany's largest metropolitan area...

PORTFOLIO DISTRIBUTION*

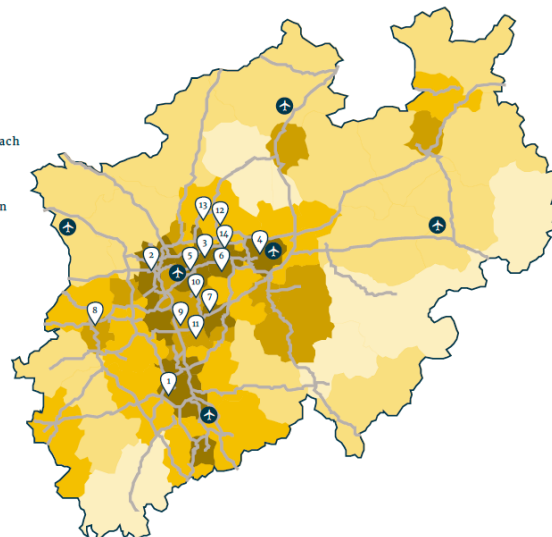
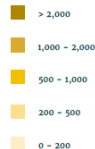
28%
of GCP's
Portfolio



POPULATION DENSITY IN NRW

1. Cologne
2. Duisburg
3. Gelsenkirchen
4. Dortmund
5. Essen
6. Bochum
7. Wuppertal
8. Mönchengladbach
9. Erkrath
10. Velbert
11. Solingen
12. Recklinghausen
13. Marl
14. Herne

Inhabitants per sqkm (2015)



Essen



Cologne



Gelsenkirchen



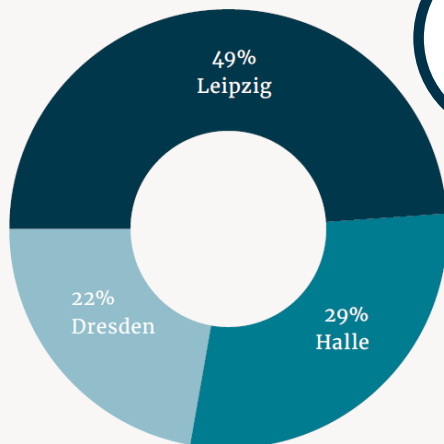
Dortmund



Duisburg

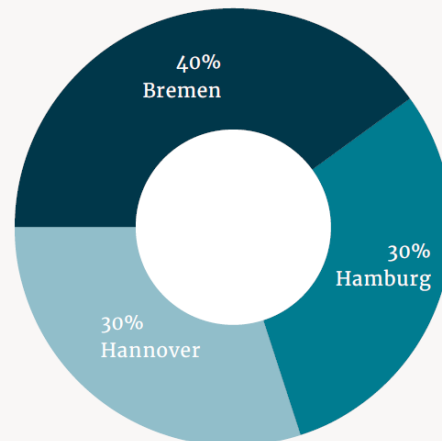
...with further diversification in Germany's fast growing Eastern and largest Northern cities

EAST PORTFOLIO*



16%
of GCP's
Portfolio

NORTH PORTFOLIO*



7%
of GCP's
Portfolio



Dresden



Leipzig



Halle



Hamburg



Hannover



Bremen

GCP financial policy**Strive to achieve A- global rating in the long term**

LTV limit at 45%

Debt to debt plus equity ratio at 45% (or lower) on a sustainable basis

Maintaining conservative financial ratios with a strong ICR

Unencumbered assets above 50% of total assets

Long debt maturity profile

Good mix of long term unsecured bonds & non-recourse bank loans

Maintaining credit lines from several banks which are not subject to Material Adverse Effect

Dividend of 65% of FFO I per share

	Dec 2017	Dec 2016
	€ million	
Investment property	6,426	4,851
Assets held for sale	117	146
Equity accounted investees	37	118
Total value	6,580	5,114
Total Debt	2,796	2,415
Cash and liquid assets	402	632
Net debt	2,394	1,783
LTV	36%	35%

Significant headroom and low cost of debt provide GCP flexibility to quickly act upon attractive opportunities

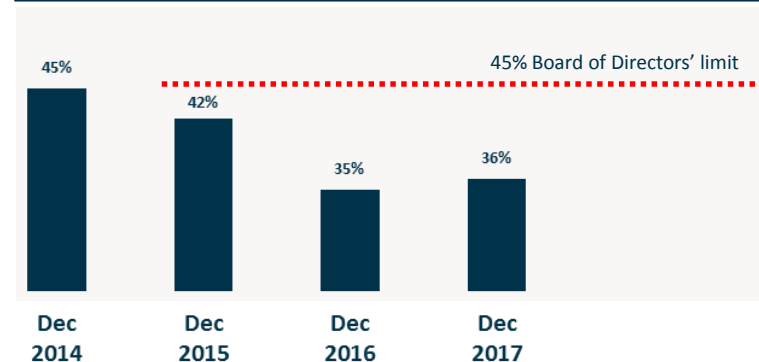
COST OF DEBT



All-time low spreads

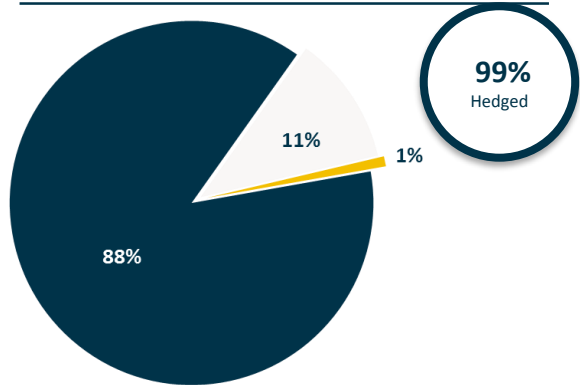
Series D 2021	0.21%
Series E 2025	0.76%
Perpetual notes	1.79%

LOAN-TO-VALUE (LTV)



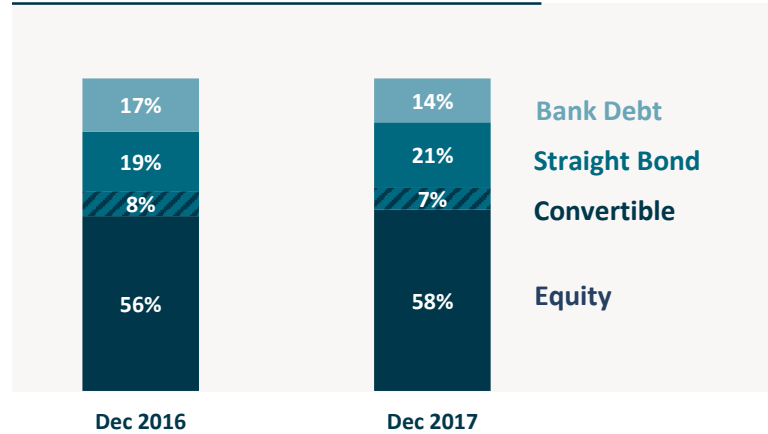
2 CAPITAL STRUCTURE

HEDGING STRUCTURE

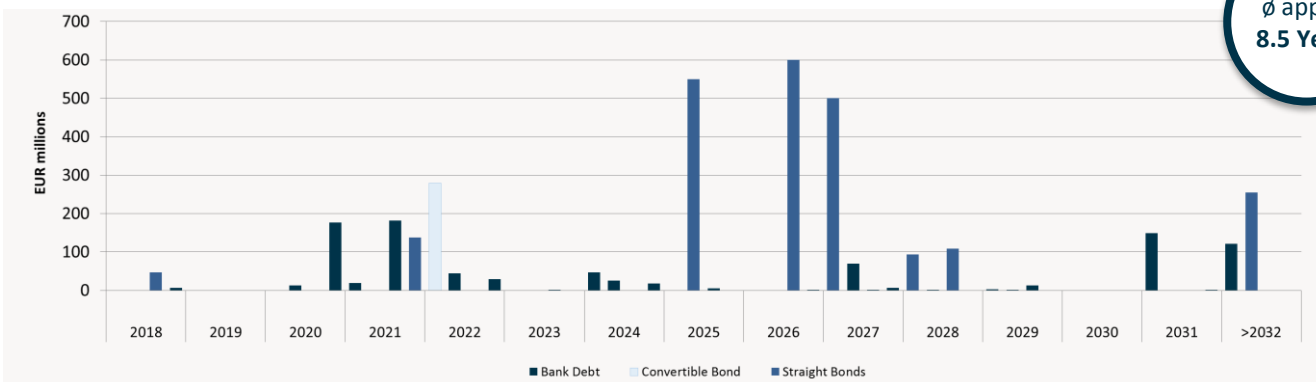


■ fixed & swapped □ capped ■ variable

FINANCING SOURCE MIX



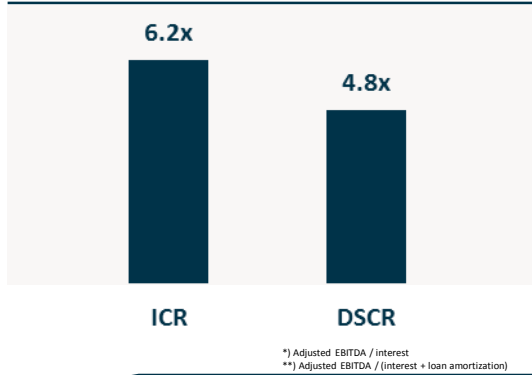
MATURITY SCHEDULE



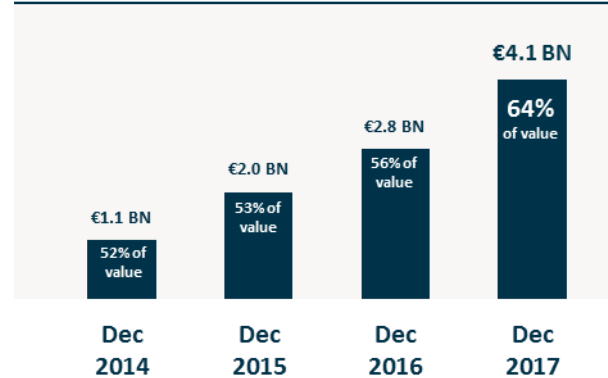
Ø approx
8.5 Years

2 DEBT COVERAGE AND CREDIT RATING

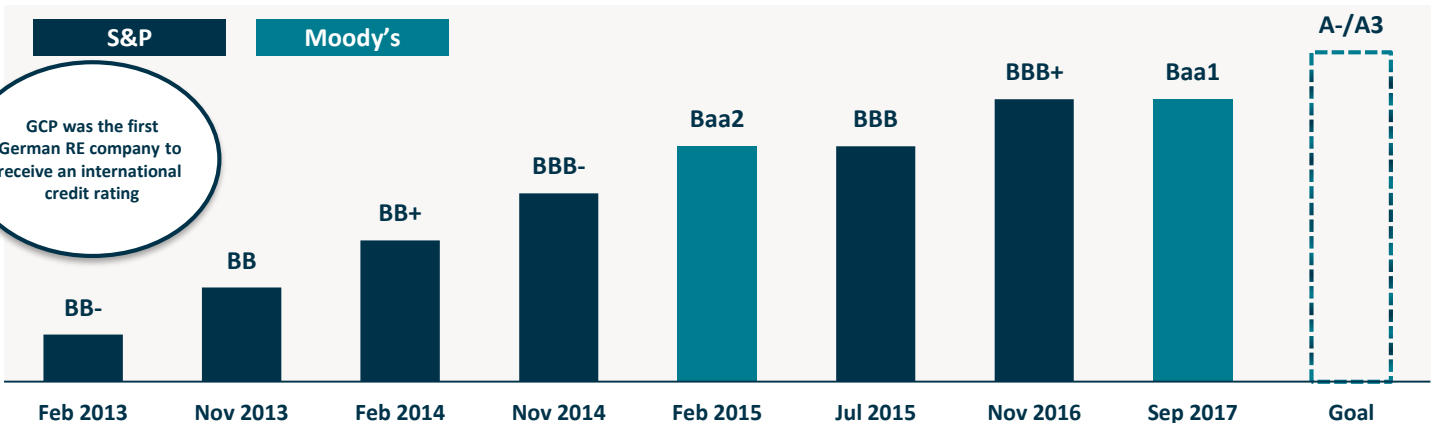
COVER RATIOS



UNENCUMBERED ASSETS



CORPORATE CREDIT RATING

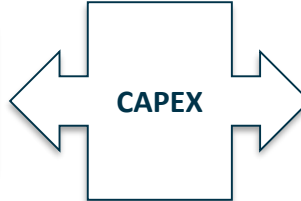


CAPEX STRATEGY

GCP invested 2.4€/sqm
 resulting in 0.5% L-F-L
 in-place rent growth



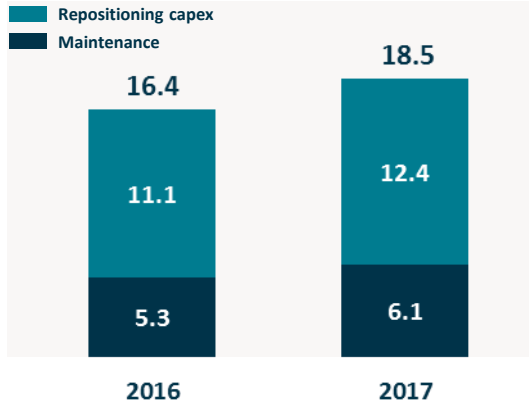
Repositioning capex:
 Aimed at increasing property quality and support value creation, includes upgrading apartments for new rentals, staircases and public areas, installing playground, installing elevators and ramps, and more.



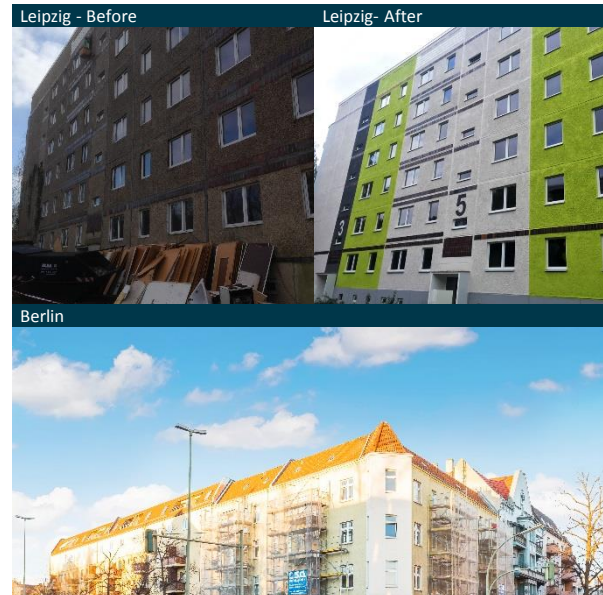
Modernization:
 Aimed at improving standards of the apartments and increasing energy saving levels. Targeted to increase rents and includes measures such as adding balconies, improving insulation and façade reconditioning.



CAPEX AND MAINTENANCE (IN € PER SQM)



	2017	2016
	€ million	
FFO I	178	160
Repositioning capex	(67)	(56)
AFFO	111	104





Overall score

November 2017

91st Percentile

GCP is ranked #30 among 311 Real Estate Peers

GCP's continuous ESG efforts have been recognized by Sustainalytics, one of the leading sustainability rating agencies, ranking the Company's performance in the top 10% among over 300 international real estate peers, and rates the company as a leader in social metrics



EPRA BPR GOLD + MOST IMPROVED for financial reporting standards

EPRA sBPR GOLD + MOST IMPROVED for sustainability reporting

1ST PLACE AWARD for outstanding contribution to society

	FY 2017	FY 2018e
FFO I (in € million)	178	196-201
FFO I per share (in €)	1.12	1.19-1.22
Dividend per share (in €)	0.73 ¹	0.77-0.79
Rent like for like growth	3.5%	Over 3%
LTV	36%	<40%

1) Subject to AGM approval

Continuous FFO I growth, should result in further value creation and in return in EPRA NAV growth

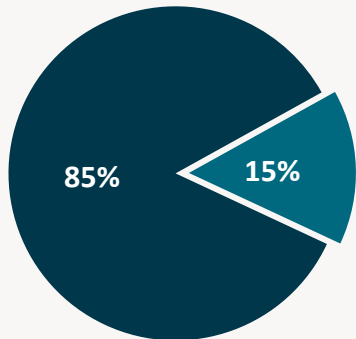
Operational profitability is expected to be translated into per share growth with increasing payout

Conservative financial position is expected to be maintained, remaining well below BoD LTV limit

5 APPENDIX

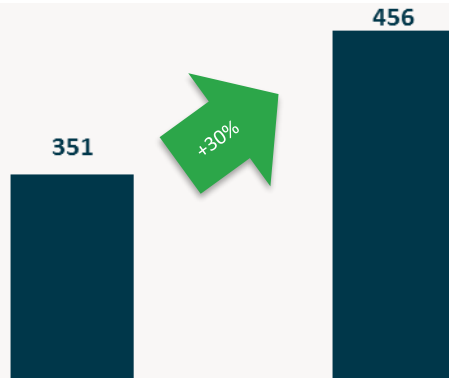
5 PORTFOLIO POTENTIAL

RESIDENTIAL IN-PLACE RENT COMPARED TO MARKET RENT



■ Below market level ■ at market level

CURRENT ANNUALIZED NET RENTAL INCOME VS MARKET POTENTIAL



Dec 2017 Run-Rate

Annualized market potential

* including vacancy reduction

11 years
Average tenancy length

6% of units
subject to rent
restrictions from
subsidization

Large upside potential with limited downside risk

Strong start in 2018, issuing
€850m so far

Feb-18

▶ Tap issuance of Series H, 2032 straight bonds of € 145m to an aggregate nominal amount of €255m

Feb-18

▶ Issuance of Series K, 2026 straight bonds of CHF 125m under the EMTN, currency hedge, coupon of 0.96% p.a.

Feb-18

▶ Issuance of Series J, 2027 straight bonds of € 500m under the EMTN, coupon of 1.5% p.a. and repayment of €170m of Series F Convertible bonds (4 year maturity) and €41m of Series D (3.5 year maturity) extending the average maturity

Feb-18

▶ Issuance of Series I, 2028 straight bonds of HKD 900m under the EMTN, currency hedge, effective € coupon of 1% p.a. until 2023

Over **€900m** issued in 2017

Oct-17

▶ Issuance of Series H, 2032 straight bonds of € 110m under the EMTN, coupon of 2.00% p.a

Jul-17

▶ Issuance of Series G 2026, 9-year straight bonds €600 million under the EMTN, coupon of 1.375% p.a. and repayment of €321m of Series D (2% coupon, 4 years to maturity) extending maturity and reducing cost of debt

Jul-17

▶ Established Euro Medium Term Note (EMTN) Programme

Jun-17

▶ Equity capital increase of € 198m at €18 per share

Proven track record

GCP raised approx. **€5 billion** of capital since 2012, with proven track record in 4 different markets: Equity, Perpetual notes, Convertible bonds and Straight bonds

Sep-16

▶ Issuance of €200 million perpetual notes, bearing a coupon of 2.75% p.a.

Feb-16

▶ Issuance of Series F, 2022 convertible bonds of € 450m, coupon of 0.25% p.a

Jan-16

▶ Completion of the conversion of Series C convertible bonds (€275m)

Sep-15

▶ Tap issuance of € 150m of 10 year straight bond to an aggregate nominal amount of € 550m

Sep-15

▶ Equity capital increase of € 151m at €15.9 per share

Jul-15

▶ Tap issuance of perpetual notes, (coupon 3.75%), of additional € 100m

Apr-15

▶ Issuance of Series E (2025), 10 year straight bond of € 400m with a coupon of 1.5% p.a.

Mar-15

▶ Tap issuance of perpetual notes of additional € 250m

Feb-15

▶ Issuance of €150m perpetual notes, coupon 3.75%

Oct-14

▶ Redemption of straight bonds with nominal amount of € 350m. Issuance of 7 year (2017) bond of € 500m with a coupon of 2% p.a

Jun-14

▶ Tap issuance of convertible bonds with gross proceeds of € 140m

Apr-14

▶ Tap issuance of existing straight bonds with gross proceeds of € 160m

Feb-14

▶ Issuance of Series C, 5 year convertible bonds of € 150m and a coupon of 1.50% p.a

Dec-13

▶ Equity capital increase of € 176m at €6.5 per share

Oct-13

▶ Full conversion of € 100m Series A convertible bonds into equity

Jul-13

▶ Issuance of Series B, 7 year straight bonds of € 200m with a coupon of 6.25% p.a.

Feb-13

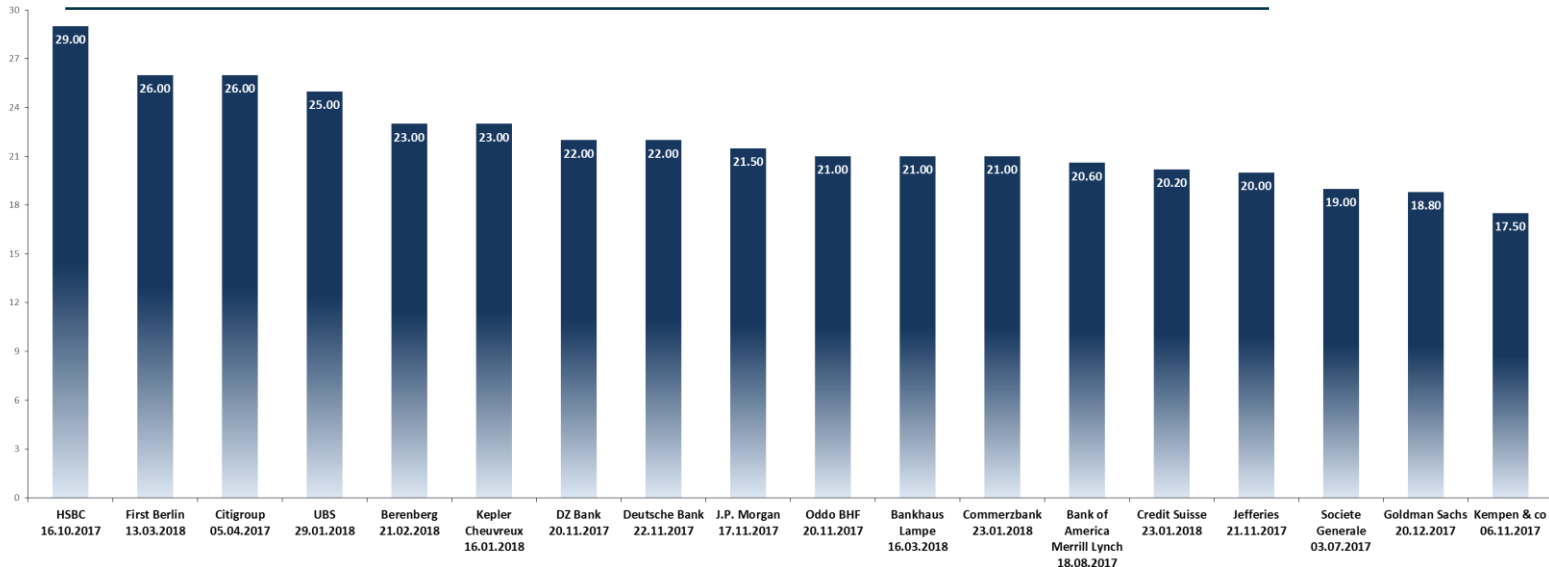
▶ Equity capital increase of € 36m at €4.5 per share

EQUITY & BOND BOOKRUNNERS



5 ANALYST COVERAGE

ANALYST RESEARCH TARGET PRICE



GCP's operations are researched by leading real estate market analysts, who conduct independent equity research and target price recommendations

Key Index inclusions:

- MDAX
- FTSE EPRA/NAREIT
 - Global Developed
 - Europe Developed
 - Eurozone
 - Germany
- Stoxx All Europe 800
- GPR 250
- MSCI World IMI Core Real Estate

MDAX

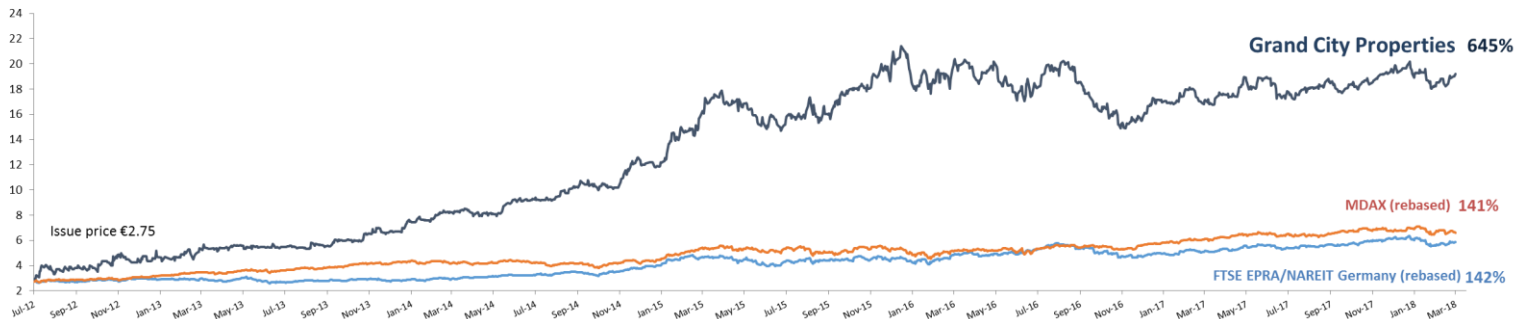
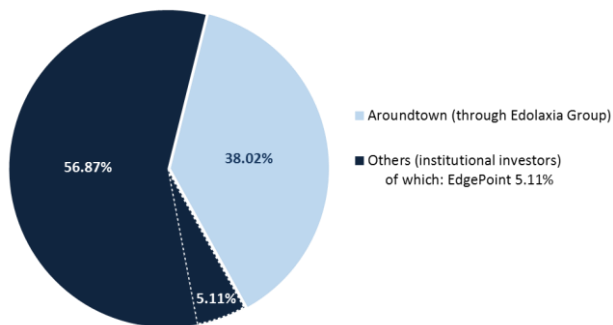
FTSE Russell
EPRA
EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

STOXX

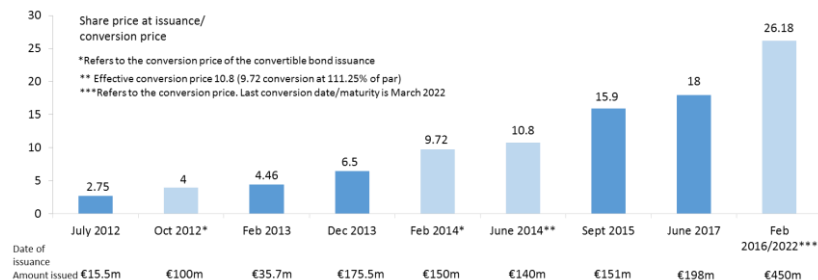
Global property research
Solutions for customized property indices

MSCI



SHARE PRICE AND TOTAL RETURN SINCE FIRST EQUITY PLACEMENT (19.7.2012)

SHARE OWNERSHIP STRUCTURE


Basic amount of shares: 164.8 million / Fully diluted amount of shares: 183.5 million

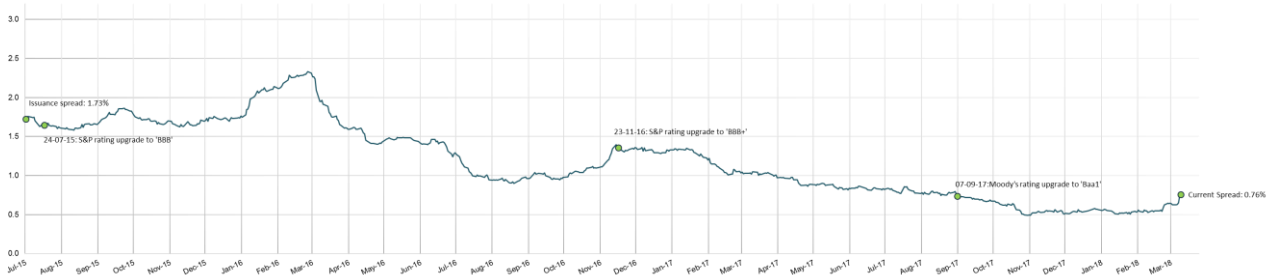
SHARE PRICE/CONVERSION PRICE THROUGHOUT THE COMPANY'S ISSUANCES


5 TIGHTENING BOND SPREADS

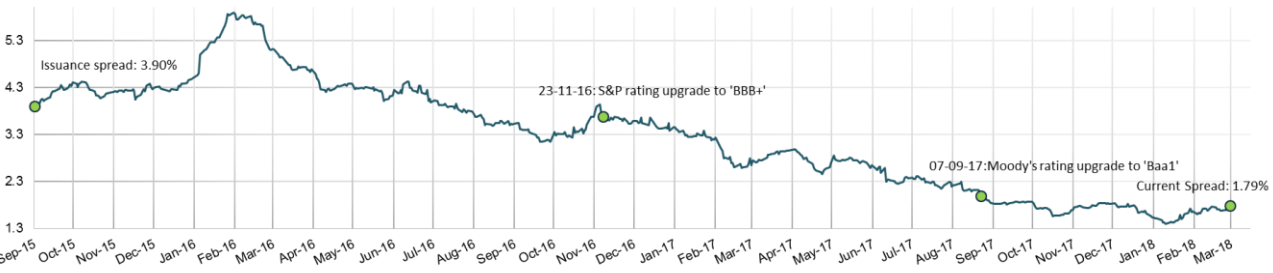
STRAIGHT BOND SERIES D SPREAD OVER MID-€-SWAP, REMAINING 3.5 YEARS



STRAIGHT BOND SERIES E SPREAD OVER MID-€-SWAP, REMAINING 7 YEARS



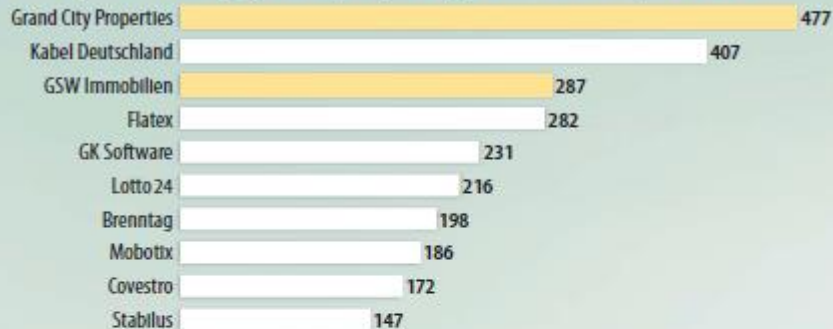
3.75% PERPETUAL NOTES SPREAD OVER MID-€-SWAP



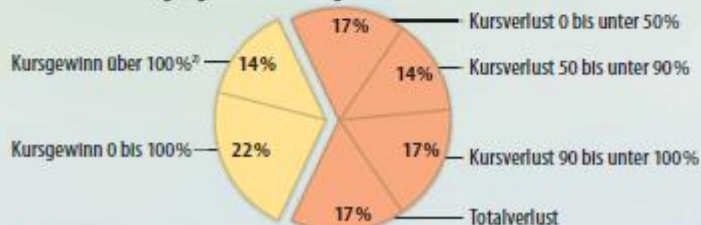
According to the Frankfurter Allgemeine Zeitung Grand city properties is the most successful IPO in Germany since 2007 among 106 IPOs

Immobilien sind an der Börse gefragt

Die erfolgreichsten Börsengänge seit 2007, Kursgewinn gegenüber dem Emissionspreis in Prozent¹⁾



So haben Börsengänge seit 2007 abgeschnitten



1) In Deutschland. 2) Jeweils Kursveränderung zum Emissionspreis.
 Quellen: Bloomberg; F.A.Z. - Befragung / Foto Deutsche Wohnen / F.A.Z. - Grafik Brocker

Source:
 Frankfurter Allgemeine Zeitung
 February 9, 2017
 Nr. 34, page 23

CEO

Christian Windfuhr



Mr. Windfuhr is Grand City Properties' CEO. Before joining Grand City Mr. Windfuhr served as CEO of Maritim Hotels, with 40 hotels in Germany. Prior to this he served as CEO of Mövenpick. He achieved the financial turnaround of Mövenpick, drove international expansion, publicly listed the company, and worked out a strategic partnership with Kingdom Holding (HRH Prince Alwaleed) and JP Morgan. Served as Director of TUI, Europe's largest tour operator. He served high positions in Holiday Inn, Kempinski, & Southern Sun. Graduated at Cornell Uni.

Board of DirectorsRafael Zamir
CFO

Mr. Zamir is Grand City's CFO and Chairman of the Board. Mr. Zamir has over 10 years of international experience in finance and accounting. Before joining GCP at the beginning of 2013, Mr. Zamir served as a manager for Ernst & Young in the real-estate and financial institutions sectors. Mr. Zamir is a CPA and holds a BA and MBA in finance and business administration.

Simone Runge-Brandner
Independent director

Ms. Runge-Brandner is an independent Director and member of the audit-, remuneration- and nomination committee. Her past positions include Deal Manager (Director) at UBS Deutschland AG, Vice President Real Estate Finance/ Investment Funds, Credit Manager at Dekabank Frankfurt and Credit Manager Real Estate Finance at Helaba Frankfurt. Ms. Runge-Brandner has a Diploma in International business administration.

Daniel Malkin
Independent director

Mr. Malkin is an independent Director and member of the audit-, remuneration- and nomination committee. Before joining Grand City, he served as an Investment & fund Manager of fixed income investment funds at Excellence Investment Bank. Has a BA in Business Administration.

Audit Committee

Consists of the two independent directors Daniel Malkin and Simone Runge-Brandner

Senior ManagementOr Zohar
Business development

Prior to GCP, Mr. Zohar worked as the head of business development in Mark Hotels GmbH and as a Managing Director in Bluebay GmbH. Mr. Zohar holds a BSc and a MA in real estate and finance

Sebastian Remmert-Faltin
COO

15 years professional experience in the real estate industry. Covered positions ranging from asset management and project development to mortgage financing

Timur Sezgin
IT Development

More than 20 years of experience in Hard- and Software development as well in managerial aspects. Covered positions worldwide from Chief Information Officer to IT-Manager in leading Enterprises as well as CEO of an IT-Company. Education: Technical Informatics at TU-Berlin

Mandy Kuebscholl
Head of Service Center

Past experience include director of Central Reservation at GCH, Director of Revenue & Reservations at Ramada international. Education: Hotel Management from the Management Trainee program at Marriott International

Christian Stiewe
Construction

More than 30 years of experience in construction and project management. Past positions include Vice-President Technical Asset Management, General manager and Head of Development. Mr. Stiewe has an engineering degree in Architecture.

Kenan Wallenstein
Head of rental and marketing

Mr. Wallenstein's team deal with all new potential tenants and takes care of all kinds of rental activity, marketing and promotion tools to increase the occupancy rate and rents. He has over 20 years of extensive marketing experience. Mr. Wallenstein has an MBA and a BSc in industrial engineering and management

Senior Management (continued)

 Uwe Schillinger
 Head of Facility
 Management


Mr. Schillinger is GCP's Director for Technical Service and responsible for the Facility Management. He has 12 years experience in facility management and joined GCP in 2006. Mr. Schillinger is an engineer in electrical engineering.

 Michael Bar-Yosef
 Senior Financial Analyst


Mr. Bar-Yosef is responsible for financial modeling and co-operates with equity researchers to analyze their financial models. Before joining GCP he served as a financial and corporate analyst for a financial advisory and was an economist. Mr. Bar-Yosef holds a MBA in economics.

 Kathrin Behlau
 Head of Legal


Ms. Behlau advises the senior management in the fields of contract and compliance. Prior to joining GCP she served as a legal counsel at Sirius Real Estate. Ms. Behlau holds a law degree from the University of Marburg (Germany) and Université de Lausanne (Switzerland).

Advisory Board

Yakir Gabay



Mr. Gabay is the chairman of the Advisory Board. Before GCP, Mr. Gabay was chairman & managing partner of an investment company which managed over \$30 billion of assets, before that he was the CEO of the investment banking of Bank Leumi. Mr. Gabay holds a MBA and BA in Accounting/Economics, and is a CPA.

Andrew Wallis



Vice chairman, Advisory Board Member. Mr. Wallis was owner and CEO of a large German property management company. Previously he spent 10 years as an investment banker in the city of London for Merrill Lynch and JP Morgan. Mr. Wallis holds an MBA and a CFA.

Claudio Jarczyk



Advisory Board member. Prior to GCP, Mr. Jarczyk served as an Executive Director at BerlinHyp Bank specializing in real estate financing with a focus on international clients, as a Chief International Executive at Landesbank Berlin and as an International Division-Department Manager at Bayerische Vereinsbank Munich. Mr. Jarczyk holds a Dipl.Kfm. / MBA at Munich University.

Strong Board of Directors and senior management structure

- Majority of the board of directors is independent
- Audit committee members are independent
- Longevity in the company with high and stable retention rate
- Incentivized to align with the Company's long term goals – like-for-like occupancy and rent increase, operational efficiency, increase in adjusted EBITDA, FFO per share EPS and NAV per share, keeping conservative financial ratios, with the strategic target to further improve the Group's rating to A-

5 CREDIT RATING MATRIX

	1 Min-imal	2 Modest	3 Intermediate	4 Significant	5 Aggre-ssive	6 High Lever-aged
1 Excellent	aaa				bbb	bbb- /bb+
2 Strong	aa/ aa-	a+/a	(Aroundtown) A- (DW) → BBB+ (GCP)	(Vonovia- BBB+)* BBB (FDR)	bb+	bb
3 Satisfactory	a/a-	bbb+	BBB/BBB- (Alstria)	BBB-/bb+	bb	b+
4 Fair	bbb /bbb -	bbb-	bb+	bb	bb-	b
5 Weak	bb+	bb+	bb	bb-	b+	b/b-
6 Vulnerable	bb-	bb-	bb-	b+	b	b-

GCP will continue strengthening its position within the business profile

*rating anchors of Vonovia is BBB, their final rating, after the effect of modifiers is BBB+

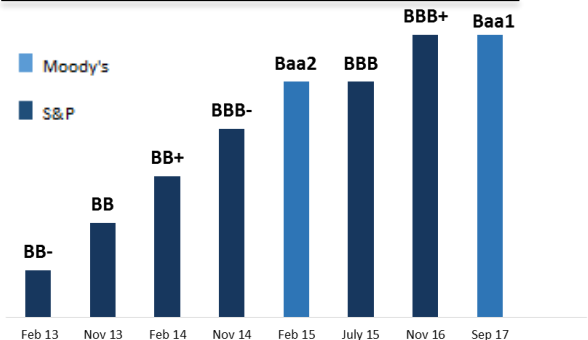
Broad Rating Factor	Rating Sub-Factor	Measure (LTM H1 2017)	Score	Measure (12-18 Month Forward View)	Score
Liquidity and Funding	Liquidity Coverage	A	A	A	A
	Debt Maturities ratio	Aa	Aa	Aa	Aa
	FFO Payout ratio	25.7%	Aa	65%-75%	Baa
Leverage and Capital Structure	Amount of Unencumbered Assets	67.5%	Baa	66%-68%	Baa
	Effective Leverage: Debt / Gross Assets	41.8%	Baa	42%-44%	Baa
	Net Debt/EBITDA	10.6x	Caa	9x-10x	B
Market Positioning and Asset Quality	Secured Debt/Gross Assets	14.1%	Baa	14%-15%	Baa
	Access to Capital	A	A	A	A
	Franchise/Brand Name	Baa	Baa	Baa	Baa
Cash Flow and Earnings	Gross Assets	\$7.62 bn	Baa	\$7.5bn-\$8.0bn	Baa
	Diversity	A	A	A	A
	Location/tenant/industry/economic Development % Gross Assets	0%	Aa	0%	Aa
Indicated Rating from Grid	Asset Quality	Ba	Ba	Ba	Ba
	EBITDA/Revenues	75.4%	Aa	70%-75%	A
	EBITDA Margin Volatility	5%	Baa	0%-5%	Baa
Actual Rating Assigned	Fixed Charge Coverage	4.6x	Aa	4.8x-5.5x	Aa
	IV/Fund Business % Revenues	0%	Aa	0%	Aa
Indicated Rating from Grid			A3	A3	
Actual Rating Assigned				Baa1	

Strong position within the investment grade scaling with a long term rating of BBB+ (A-2 short term) S&P rating and Baa1 Moody's rating

GCP's anchor rating positions the company well for further rating improvements

The Board of Directors of GCP has decided to strategically aim for A- rating from S&P and A3 rating from Moody's, and will continue to implement measures to achieve this target.

Credit Rating development



MAINTAINING STRONG AND DIVERSE FINANCING SOURCES

GCP HAS MORE THAN 50 NON-RECOURSE SEPARATE BANK LOANS FROM AROUND 20 BANKS



REVOLVING CREDIT FACILITIES



Strong corporate credit lines
with international banking
leaders of approx. €100
million



All credit facilities do not
have a Material Adverse
Change (MAC) clause

Revolving Credit Facilities as an additional liquidity source, increasing the financial flexibility at a very low cost

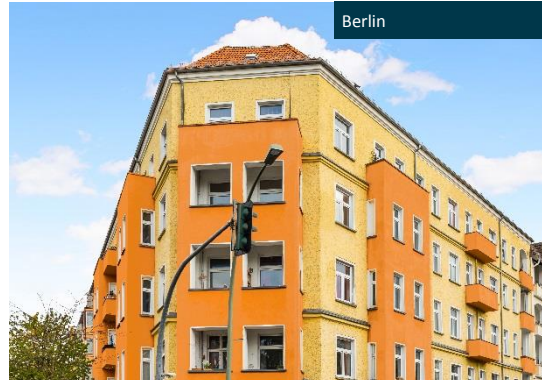
Hannover



Mannheim



Berlin



Dresden



Essen



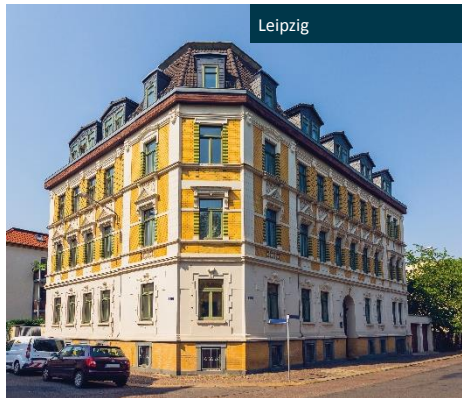
Duisburg



Hamburg



Leipzig



Berlin



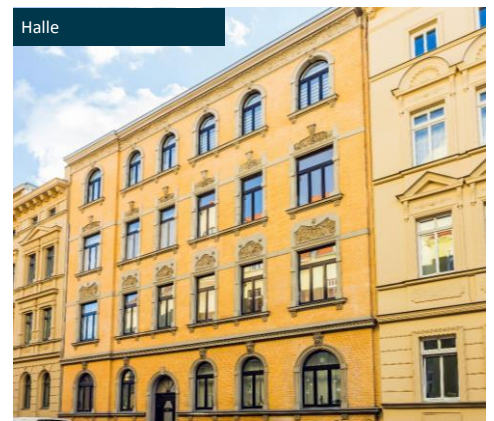
Cologne



Berlin



Halle



Leipzig



Gelsenkirchen



Berlin



Berlin



Frankfurt am Main



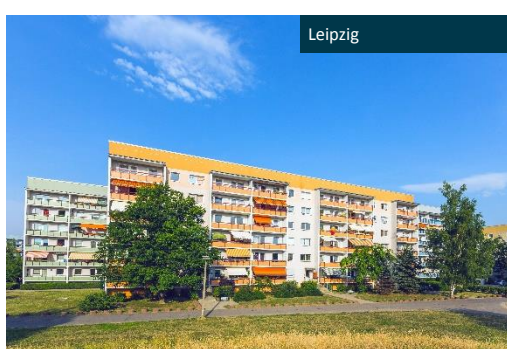
Nuremberg



Berlin



Leipzig



Munich



Bremen



Wuppertal



Dortmund





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