



**9M 2020
FINANCIAL RESULTS
PRESENTATION**

NOVEMBER 2020

ESSEN

GRAND CITY
Properties S.A.

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ROBUST OPERATIONAL PROFITABILITY DRIVING VALUE CREATION

Net rental income
€279 million

+2.6%
LFL

-2%

Revenue
€401 million

-4%

Adjusted EBITDA
€223 million

+1%

FFO I
€162 million

+1%

Net profit
€342 million
EPS (Basic)
€1.68

-6%
Net profit

-7%
EPS

FFO I per share
€0.96
(FFO I yield: 6.1%¹)

+0%

1) based on a share price of €20.9

FFO I per share
after perpetual notes attribution
€0.81

+0%

Dividend of 65% of
FFO I per share
(Dividend yield over 2020
mid guidance: 4%¹)

Total Assets
€10.7 billion

+9%

EPRA NAV
€4.3 billion,
per share €25.1

+5%

+2%
ps growth

EPRA NAV incl. perp.
€5.4 billion,
per share €31.1

+4%

+2%
ps growth

LTV
35%

Unencumbered
Assets €6.7 billion

Cost of Debt
1.3%

Average Debt
Maturity
7 years

NO MATERIAL IMPACT DUE TO COVID-19
IN 9M 2020

VALUE ACCRETIVE DISPOSALS CRYSTALLIZING GAINS, MAKING WAY
FOR QUALITY ENHANCING ACQUISITIONS
9M 2020: DISPOSALS OVER €350M*, ACQUISITIONS APPROX. €380M

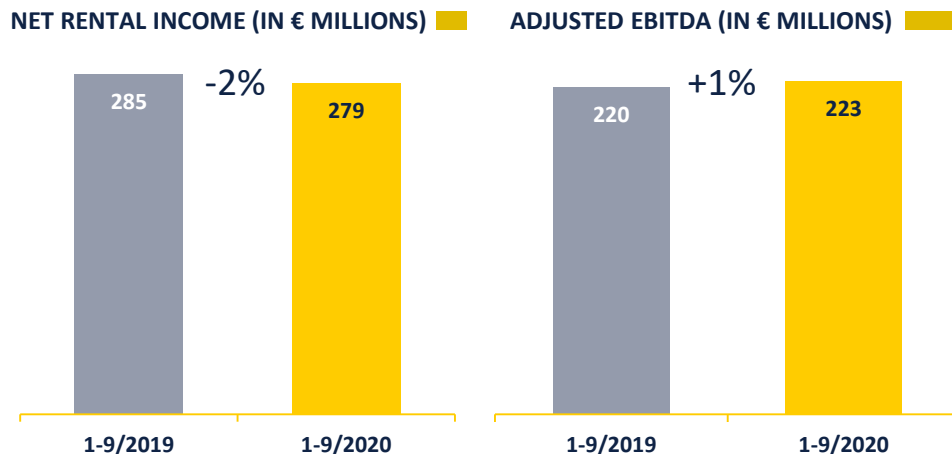
+43%
on cost

*During the reporting period the Company signed but didn't complete further disposals at the amount of over €500 million.

Selected consolidated statement of profit or loss in € '000 unless otherwise indicated	1-9/2020	1-9/2019
Revenue	401,238	418,495
Net rental income	278,973	285,030
Property revaluations and capital gains	271,711	296,679
Property operating expenses	(170,750)	(*) (191,928)
Administrative and other expenses	(8,873)	(*) (8,187)
Depreciation and amortization	(3,492)	(*) (2,980)
EBITDA	497,262	515,381
Adjusted EBITDA	223,077	219,971
Finance expenses	(38,322)	(33,987)
Other financial results	(41,400)	(20,591)
Current tax expenses	(22,563)	(23,283)
Deferred tax expenses	(48,990)	(69,937)
Profit for the period	342,495	364,603
Earnings per share (basic) in €	1.68	1.80
Earnings per share (diluted) in €	1.58	1.70

(*) Reclassified

SEPTEMBER 2020 LIKE-FOR-LIKE NET RENTAL INCOME INCREASE



HIGHER ADJUSTED EBITDA
DESPITE MARGINALLY
LOWER NET RENTAL
INCOME DUE TO
DISPOSALS

Robust like-for-like
net rental growth
driving higher
operational
profits

Optimized operating
platform resulting
in strong business
efficiencies

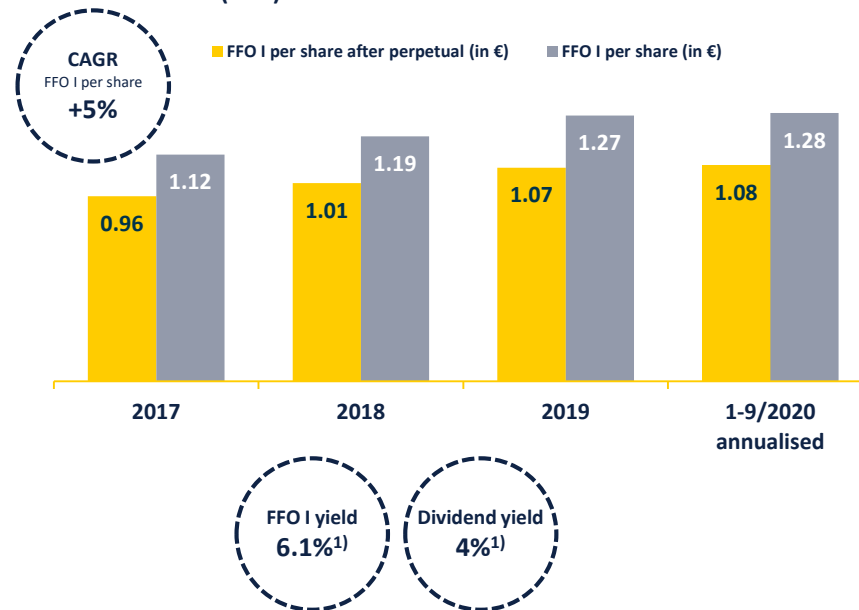
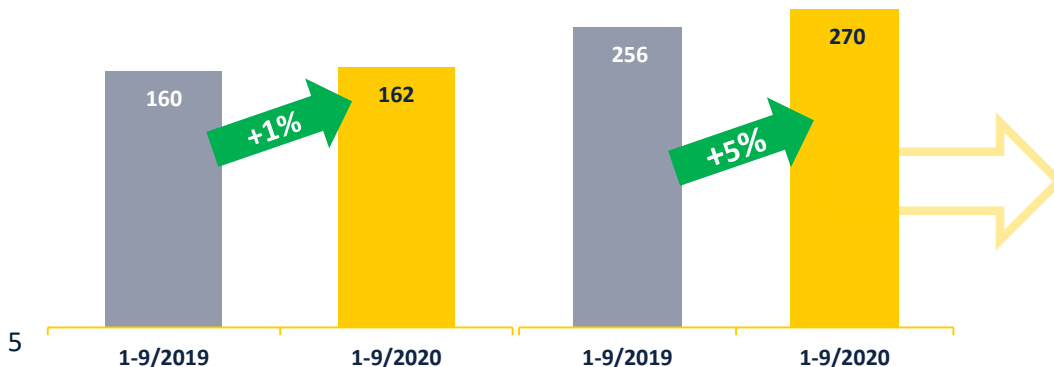
Disposals of non-
core properties with
higher operational
cost levels

in € '000 unless otherwise indicated

	1-9/2020	1-9/2019
Adjusted EBITDA	223,077	219,971
Finance expenses	(38,322)	(33,987)
Current tax expenses	(22,563)	(23,283)
Contribution from / (to) joint ventures and minorities, Net	(579)	(2,858)
FFO I	161,613	159,843
FFO I per share in €	0.96	0.96
FFO I yield ¹⁾	6.1%	
FFO I per share after perpetual notes attribution in €	0.81	0.81
FFO I	161,613	159,843
Result from disposal of properties ²⁾	108,345	96,462
FFO II	269,958	256,305

1) based on a share price of €20.9

2) the excess amount of the sale price to cost price plus capex of the disposed properties

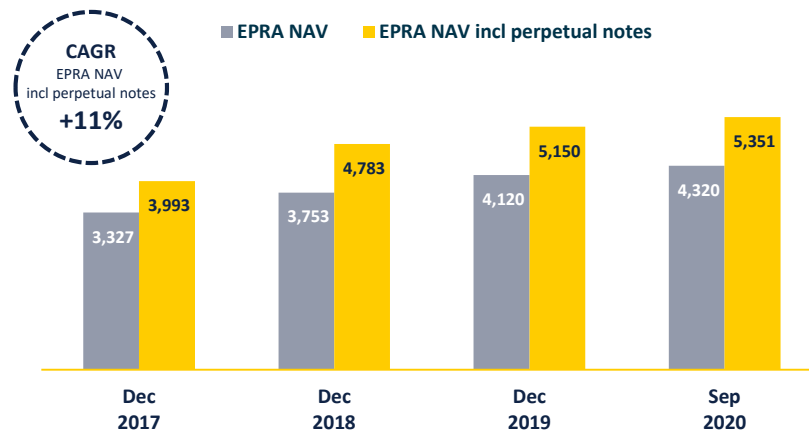
FFO I PER SHARE (IN €)

FFO I (IN € MILLION)
FFO II (IN € MILLION)


Value accretive disposals in the first nine months of 2020 have resulted in crystalizing gains on non-core and mature properties generating a profit margin of 43% over total costs.

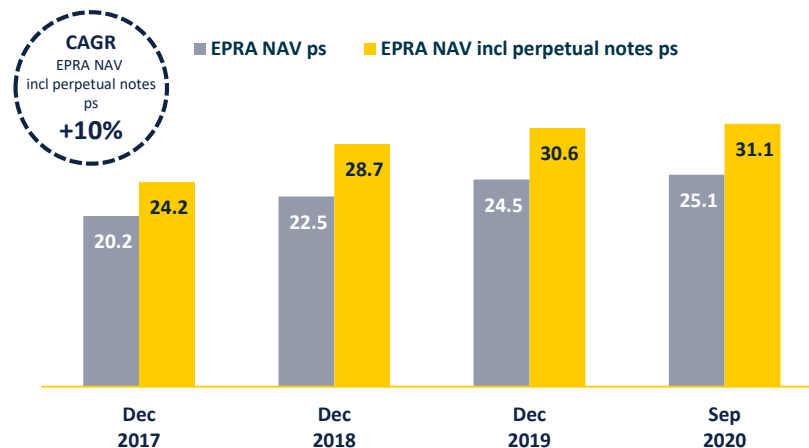
This capital is being utilized for the purpose of high-quality acquisitions with high upside potential

	Sep 2020		Dec 2019	
	€ '000	€ Per share	€ '000	€ Per share
Equity per the financial statements	5,211,997		4,966,599	
Equity attributable to perpetual notes investors	(1,030,574)		(1,030,050)	
Equity excluding perpetual notes	4,181,423		3,936,549	
Fair value measurements of derivative financial instruments, net	(1,228)		26,656	
Deferred tax liabilities	663,327		601,139	
NAV	4,843,522	28.2	4,564,344	27.2
Non-controlling interests	(523,130)		(443,917)	
EPRA NAV	4,320,392	25.1	4,120,427	24.5
Equity attributable to perpetual notes investors	1,030,574		1,030,050	
EPRA NAV including perpetual notes	5,350,966	31.1	5,150,477	30.6
Basic number of shares, including in-the-money dilution effects in thousands	171,979		168,087	
Total Assets	10,730,590		9,851,428	
Equity Ratio	49%		50%	

EPRA NAV (IN € MILLION)



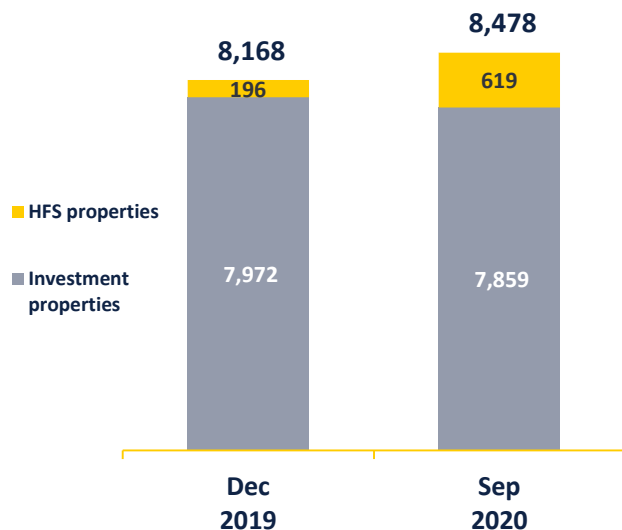
EPRA NAV per share (IN €)



	NAV	EPRA NAV	EPRA NAV including perpetual notes	EPRA NNNNAV
Sep 20 €'000	4,843,522	4,320,392	5,350,966	4,074,754
Sep 20 per share €	28.2	25.1	31.1	23.7
Per share growth (dividend adjusted)*	+7%	+6%	+4%	+6%
Per share growth	+4%	+2%	+2%	+3%
Dec 19 €'000	4,564,344	4,120,427	5,150,477	3,890,832
Dec 19 per share €	27.2	24.5	30.6	23.1

INVESTMENT PROPERTY – VALUE GAINS CRYSTALIZED WHILE ENHANCING PORTFOLIO QUALITY

INVESTMENT PROPERTIES (IN € MILLIONS)



During the reporting period the Company signed but didn't complete further disposals at the amount of over €500 million. These disposals were classified under assets held for sale and are therefore **NOT INCLUDED** in the investment properties portfolio as of September 2020.

9M 2020

REVALUATION GAINS of approx. €270 million, supported by strong like-for-like rental growth and decreasing yields with an average yield compression of 0.2% driven by operational improvements and strong macro fundamentals.

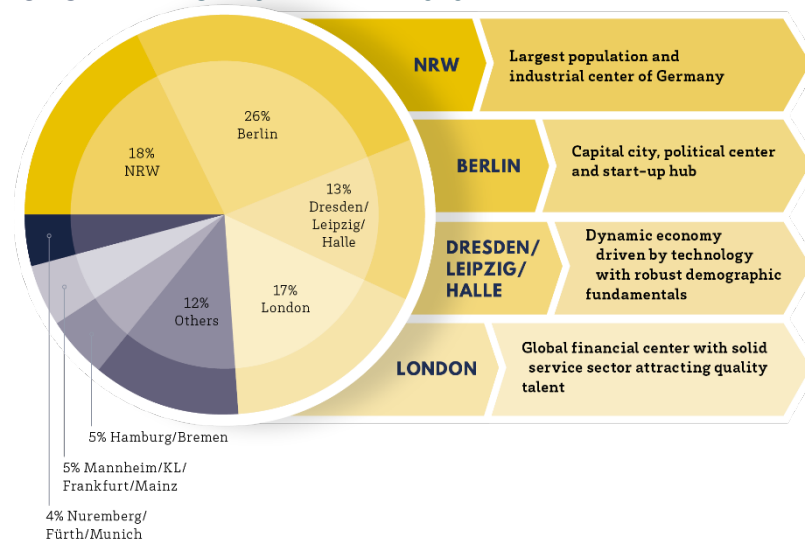
On a like-for-like basis, valuations increased by over 3% as compared to December 2019

DISPOSAL of over €350 million of properties at a multiple of 15x, mainly located in secondary cities in NRW and other non-core cities, generating a profit margin of 43% over costs.

Funds channeled into opportunistic high-quality acquisitions with significant upside potential, enhancing the overall portfolio quality

ACQUISITIONS of approx. €380 million. Over 500 quality units in our core locations at a multiple of 21x mainly in Berlin and London and additionally over 700 units in the pre-let stage in London.

Quality assets located in densely populated metropolitan regions with robust economic fundamentals and attractive demographic prospects complemented by geographic, economic and regulatory diversification built-in to the portfolio.

DISTRIBUTION BY VALUE – SEPTEMBER 2020

PORTFOLIO OVERVIEW SEPTEMBER 2020

	Value (in €M)	Area (in k sqm)	EPRA vacancy	Annualised net rent (in €M)	In-place rent per sqm (in €)	Number of units	Value per sqm (in €)	Rental yield
NRW	1,346	981	6.1%	71	6.2	13,824	1,371	5.3%
Berlin	1,866	571	4.7%	57	8.6	7,729	3,268	3.0%
Dresden/Leipzig/Halle	1,026	897	7.9%	52	5.3	15,377	1,144	5.1%
Mannheim/KL/Frankfurt/Mainz	400	195	2.1%	19	8.2	3,270	2,054	4.8%
Nuremberg/Fürth/Munich	307	116	3.5%	13	9.4	1,802	2,648	4.3%
Hamburg/Bremen	382	297	5.5%	20	6.1	4,265	1,289	5.4%
London	980	117	8.2%	39	30.2	2,270	8,367	4.0%
Others	943	872	6.7%	60	6.4	14,686	1,082	6.3%
Development rights and new buildings*	609							
Total	7,859	4,046	6.2%	331	7.3	63,223	1,792	4.6%

*of which pre-marketed buildings in London amount to €370m

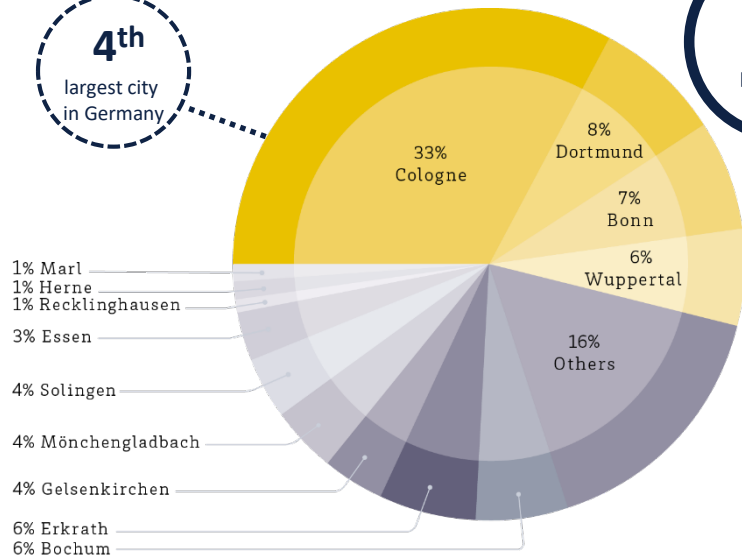
GCP is well positioned in Germany's largest metropolitan area...

PORTFOLIO DISTRIBUTION

18%*
of GCP's
Portfolio

4th

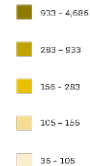
largest city
in Germany



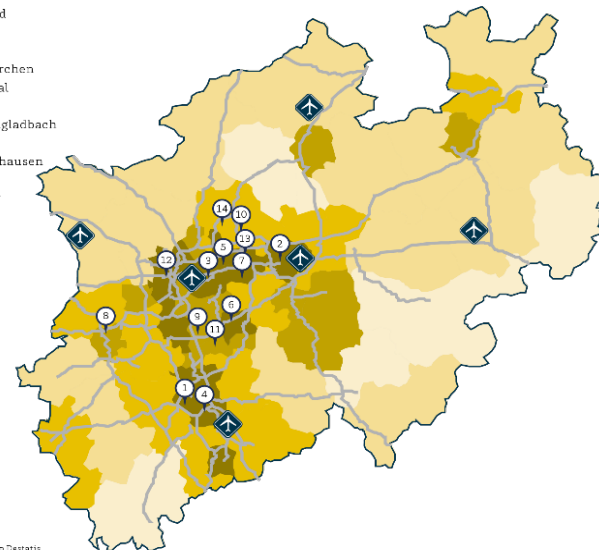
POPULATION DENSITY IN NRW

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

inhabitants
per sqkm
(2017)*



* Based on data from Destatis



COLOGNE

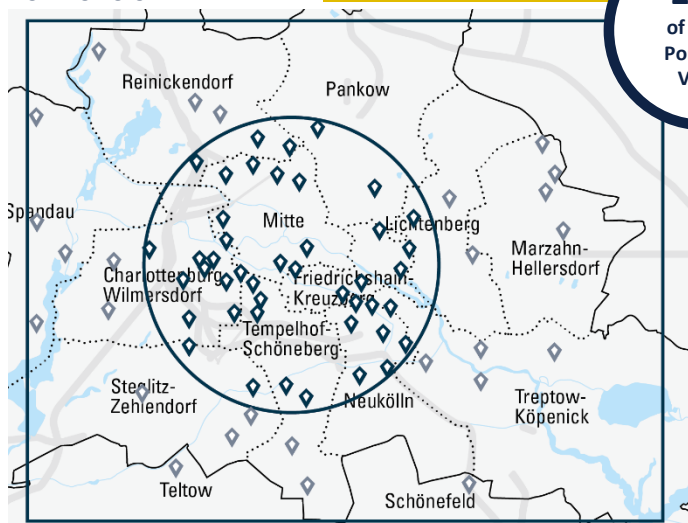
DORTMUND

ESSEN

WUPPERTAL

* all breakdowns are by values

PORTFOLIO OVERVIEW BERLIN



26%
of GCP's
Portfolio
Value

17%
of GCP's
total rent

QUALITY LOCATIONS IN TOP TIER NEIGHBORHOODS OF BERLIN

70%
In top tier
locations

70% of the Berlin portfolio is located in top tier neighborhoods: Charlottenburg, Wilmersdorf, Mitte, Kreuzberg, Friedrichshain, Lichtenberg, Schöneberg, Neukölln, Steglitz and Potsdam.

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



BERLIN-KREUZBERG



BERLIN-CHARLOTTENBURG



BERLIN-LICHTENBERG



BERLIN-MITTE

LONDON PORTFOLIO



Map represents over 90% of the London portfolio

17%*
of GCP's
Portfolio

WELL CONNECTED LONDON PORTFOLIO



Approx. **90%** of the portfolio is situated within a short walking distance to an underground/overground station

The total London portfolio, including pre-marketed units consists of over 3,000 units



LONDON - HOUNSLOW



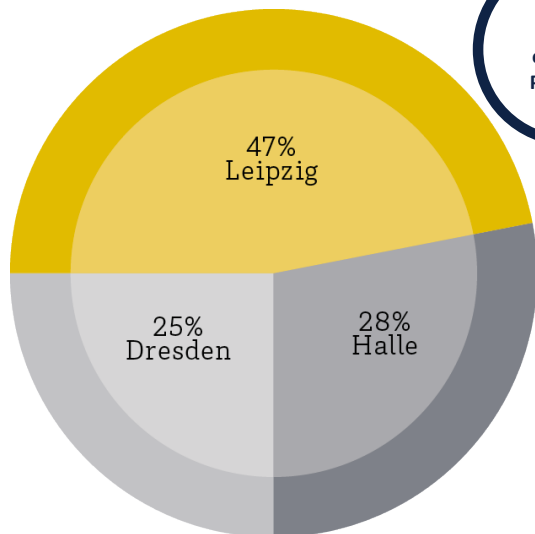
LONDON - GREENWICH



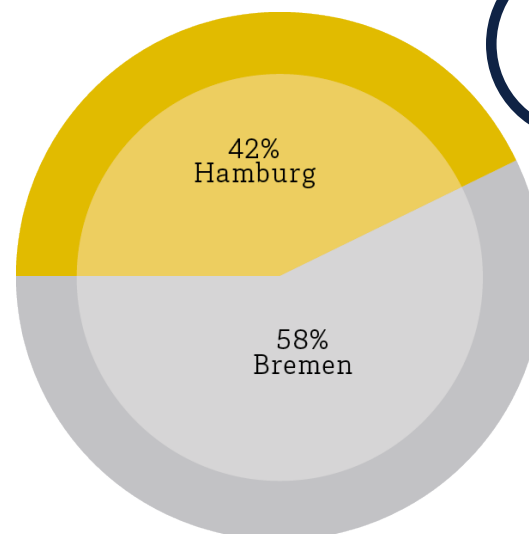
LONDON - HAMMERSMITH AND FULHAM

* all breakdowns are by values

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

EAST PORTFOLIO


13%*
of GCP's
Portfolio

NORTH PORTFOLIO


5%*
of GCP's
Portfolio



* all breakdowns are by values

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

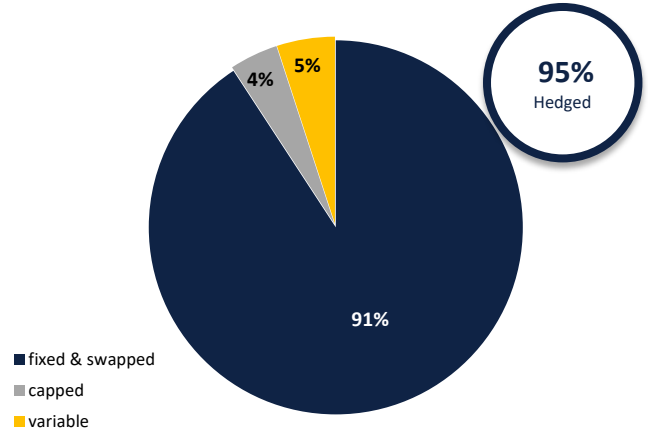
Good mix of long-term unsecured bonds & non-recourse bank loans

Dividend distribution of 65% of FFO I per share

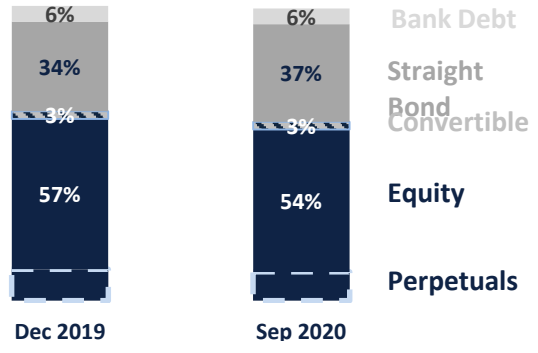


➔ GCP MAINTAINS STRONG RELATIONS WITH A RANGE OF BANKS AND CREDIT PROVIDERS

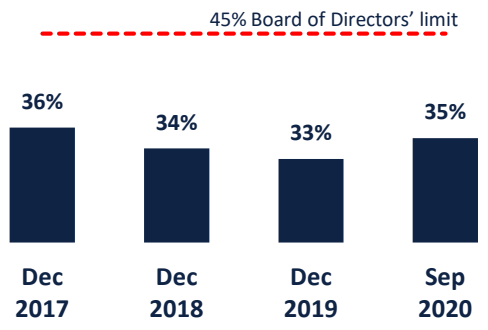
INTEREST HEDGING STRUCTURE SEPTEMBER 2020



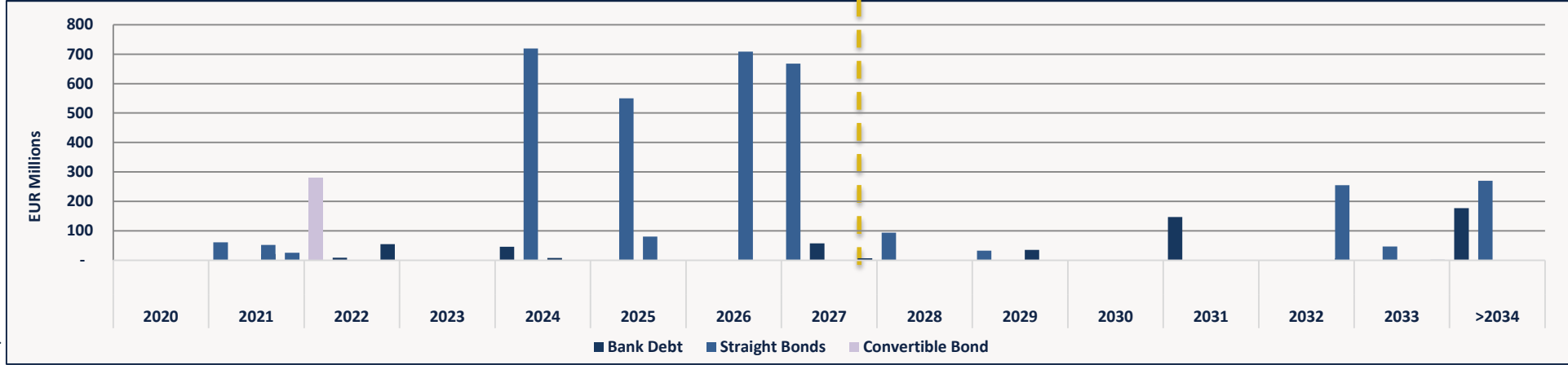
FINANCING SOURCE MIX



LTV DEVELOPMENT



MATURITY SCHEDULE



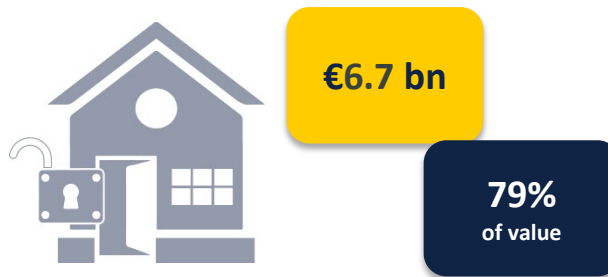
SOLID LIQUIDITY POSITION WITH CONSERVATIVE FINANCIAL PLATFORM

DEBT AND INTEREST COVER RATIOS – 9M 2020



*) Adjusted EBITDA / interest
**) Adjusted EBITDA / (interest + loan amortization)

UNENCUMBERED ASSETS



LARGE POOL OF UNENCUMBERED ASSETS

LIQUIDITY POSITION



over €1.3 billion

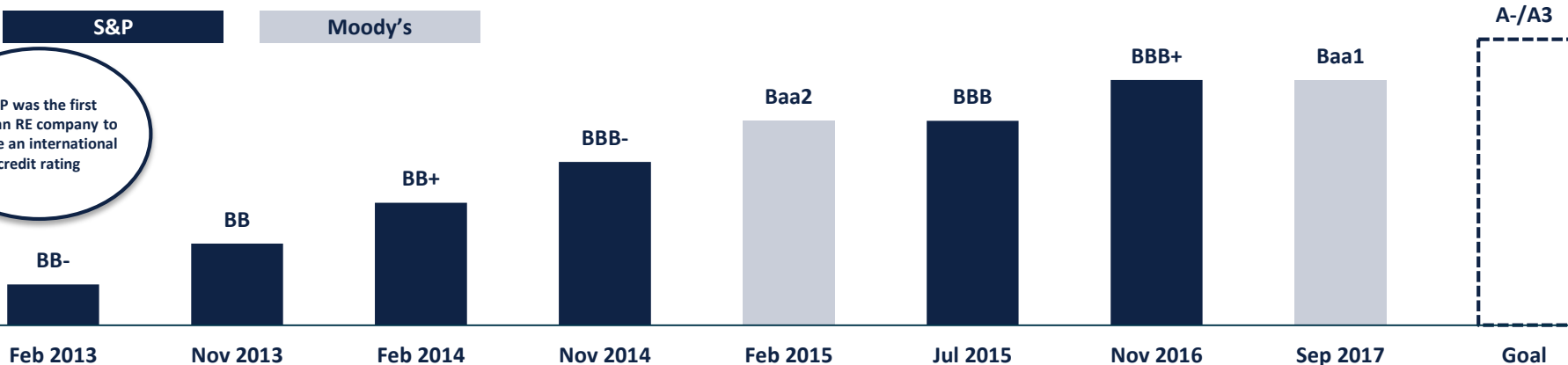
STRONG LIQUIDITY POSITION AMONG PEERS
AS OF SEP 2020 RELATIVE TO TOTAL ASSETS

CORPORATE CREDIT RATING

S&P

Moody's

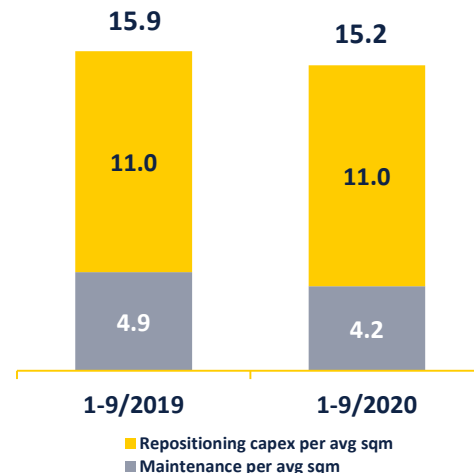
GCP was the first German RE company to receive an international credit rating



Repositioning capex

- Increasing property quality
- Supporting value creation
- Measures include:
 - upgrading apartments for new rentals
 - staircases and public areas
 - installing playgrounds
 - installing elevators and ramps
 - other similar measures
- €11/avg sqm for the first nine months of 2020 invested in repositioning capex

REPOSITIONING CAPEX AND MAINTENANCE (IN € PER AVG SQM)



in € '000	1-9/2020	1-9/2019
FFO I	161,613	159,843
Repositioning Capex	(49,388)	(56,808)
AFFO	112,225	103,035

	FY 2020 Guidance
FFO I (in € millions)	213-220
FFO I per share (in €)	1.27-1.31
Dividend per share (in €)	0.82-0.85
FFO I per share after perpetual notes attribution (in €)	1.07-1.11
Total net rent like-for-like growth	1.5%-2%
LTV	<45%



**GUIDANCE CONFIRMED – GCP
REMAINS ON COURSE TO
MEETING THE GUIDANCE**

The impact of COVID-19 on the FFO I for 2020 remains limited and is in line with the previously assumed level in the guidance

Berlin rent cap effect is included in the guidance, having a partial impact on the 2020 FFO and a full effect in 2020 LFL

Following a pick-up in acquisition activity coupled with a steady letting performance, GCP is expected to carry the positive momentum into the following periods, achieving its business targets.

APPENDIX

The dynamic and innovative DNA of the Company has been vital in GCP's ability to adapt to fast-changing situations, which in turn has mitigated possible effects of the COVID-19 pandemic

Limited direct impact of the pandemic on underlying business operations

- ✓ During the lockdown the letting activities continued with an average level of new lettings coupled with low tenant fluctuation. Collection rates were only slightly impacted and deferred rents are expected to be collected in the following months
- ✓ GCP continues to offer apartment visiting by personal video tours, prepares videos for empty apartments for advertisements and still offers personal appointments for visiting while complying with physical distancing guidelines. GCP is minimizing and simplifying the new lease signing process through digitalization and internalization. These innovative procedures prove to be time-efficient and customer friendly and the Company expects to benefit from these over a long term even after the Corona crisis
- ✓ GCP's TÜV approved and ISO 9001:2015 certified Service Center remained fully functional during the peak of the lockdown. The service center available 24/7 and 365 days a year and is reachable through toll-free numbers, e-mail as well as the GCP mobile app.
- ✓ In solidarity with its tenants, GCP postponed rent increases for a few months during the beginning of the pandemic, which is expected to have a marginal effect on 2020 results

Agility and Innovation ensure GCP is well positioned for the long term.

- ✓ GCP's agility and innovation was vital in minimizing the impact of the pandemic by creating new processes, leading to increased efficiency benefiting the Company in the long run.

Berlin Mietendeckel (rent cap) was passed on January 30, 2020 and was implemented on February 23, 2020

- The law limits existing rents to 120% of the rent cap (including modernization & location-based adjustments).
- Landlords will be required to reduce rents automatically without any request from tenants.
- Rent cap can be increased by €1/sqm, if three of 5 criteria are fulfilled (elevator, fitted kitchen, energy consumption less than 120kWh/sqm/year, high-quality flooring & sanitary equipment)
- Berlin Senate will be required every two years to adjust rent according to real wages.
- GCP's management shares the opinion of most of the legal and professional minds with regards to the unconstitutional nature of the law. GCP views the rent cap as a counter productive measure which shall only increase the housing shortage in Berlin. The only solution is to increase the construction and provide a positive investor environment.
- There were two urgent motions brought to the constitutional court, once in the first quarter of 2020 and once as recently as in October 2020 – both were rejected by the court.
- The matter is currently under judicial consideration and a ruling is expected by the first half of 2021

The emphasis on portfolio diversification has proven beneficial by limiting the impact of the rent cap.

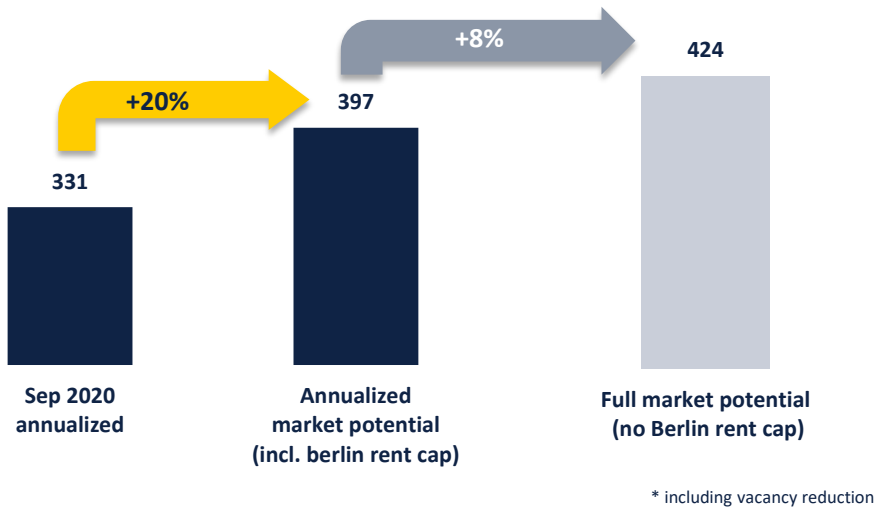
- GCP's well diversified portfolio, with a broad footprint in locations with distinct economic drivers is considered a vital strength of the portfolio. As of September 2020, the Berlin portfolio accounts for 17% of the portfolio's annualised rent, with 83% of GCP's annualised top-line coming from other locations.
- **The impact of the reduction of rents to 120% of the rent cap, amounts to €3 million p.a., and this remains limited on an absolute basis and on a relative basis amounts to less than 1% of the total portfolio's annualised rent.**

One-time negative impact on 2020 total like for like. 2021+ base case to include 0% like-for-like in Berlin

- One-time negative impact of adjusting to the 120% of rent cap table to decrease Berlin like-for-like of 5%, **impacting the total GCP like-for-like in 2020 by less than 1%**. Going forward GCP expects 0% like for like in Berlin, compared to the previous base case of 4%-5%.
- **Total GCP like-for-like for 2020 expected to come in at between 1.5% to 2% and above 2.5% for the following years as long as the existing legal framework remains unchanged.**
- Reletting will be done at 100% of the rent cap table or at previous rents, whichever is lower, leading to a decrease compared to previous rent. Impact partially offset by vacancy reduction, leading to a much lesser impact, which has an insignificant effect on the total portfolio.

4 PORTFOLIO POTENTIAL

CURRENT ANNUALISED NET RENTAL INCOME VS MARKET POTENTIAL*



~9 years
Average tenancy length

Only 3% of units subject to rent restrictions from Subsidization

Upside potential remains with limited downside risk

SUSTAINABILITY
REPORT

2019



GRAND CITY

GCP publishes its Corporate Responsibility Report annually, demonstrating the Company's commitment to sustainability by presenting to investors, business partners, employees and other stakeholders its activities and achievements and to embed the high ESG criteria of the Company. The annual Sustainability Report for 2019 reports not only on GCP's ESG activities during the year 2019, but also provides perspective on goals and targets for the future. The Sustainability Report 2019 is available on the company website in the Sustainability section; grandcityproperties.com/sustainability

In September 2020, for the fourth consecutive year, GCP retained its **EPRA BPR Gold Award** for the 2019 annual financial report as well as its **EPRA sBPR Gold Award** for its EPRA sBPR reporting, highlighting the Company's continued commitment to the highest standards of transparency and reporting

While not a constituent of the new DAX 50 ESG index, GCP ranked **4th in its ESG score among all companies and highest among real estate companies**, that are traded of FSE and are part of the HDAX index (DAX, MDAX and TechDAX)



Ranked **2nd** out of **105** Companies

GCP's ongoing commitment to sustainability measures were recognized in August 2020 by Sustainalytics, a leading sustainability rating agency, which ranked GCP in the **2nd** out of **105** real estate peers.

DEVELOPING
RELATIONSHIPS WITH THE
COMMUNITY THROUGH
EMPLOYEE VOLUNTEERING
PROGRAMS



BUILDING COMMUNITIES
THROUGH SPORTS &
YOUTH DEVELOPMENT

FOCUS AREAS



TARGETS

Tenants



- Create a high standard of living at our properties through safe, attractive buildings, active community building and engaged customer service
- Retain residents by actively fostering tenant loyalty, by creating supportive, affordable communities where people enjoy living and staying
- Continually enhance tenant satisfaction levels with regard to all assessment areas

Employees



- Be among the top ten most attractive employers in the German residential real estate sector by 2030
- Become a health & wellbeing certified office by 2025
- Reduce sick days by encouraging our employees to be active and maintain a healthy lifestyle

Environment



- Achieve a 40% reduction in CO₂ emissions by 2030 compared to 2018
- Continue the implementation of highly efficient heating systems
- Increase the amount of assets with on-site energy systems such as PV and Combined Heat and Power (CHP/CCHP)
- Expansion of the charging station infrastructure for electromobility and further inclusion of electric vehicles in our fleet
- Achieve electricity supply from renewables and climate-neutral gas supply for 100% of our assets where we have operational influence
- Further reduce non-recyclable waste by expanding waste management
- Limit water consumption to only that which is necessary and eliminate wasteful usage

Society



- Build supportive and affordable communities where people want to live and stay
- Target investments toward the creation of high-quality shared spaces for tenants and support local community-building organizations
- Support measures that are geared to pay into achievement of the United Nation's Sustainable Development Goals
- Support charitable organizations in our local communities with up to €500,000 p.a. through the GCP Foundation

Governance



- Maintain zero compliance violations
- Ensure that all personal data stored and/or processed in the course of the Group's operations is protected from manipulation and misuse
- Maintain zero human rights violations in the supply chain

Proven track record

Over **€7 billion** of capital raised since 2012, with a proven track record in 4 different instruments: Equity, Perpetual notes, Convertible bonds and Straight bonds across a broad spectrum of investors & markets

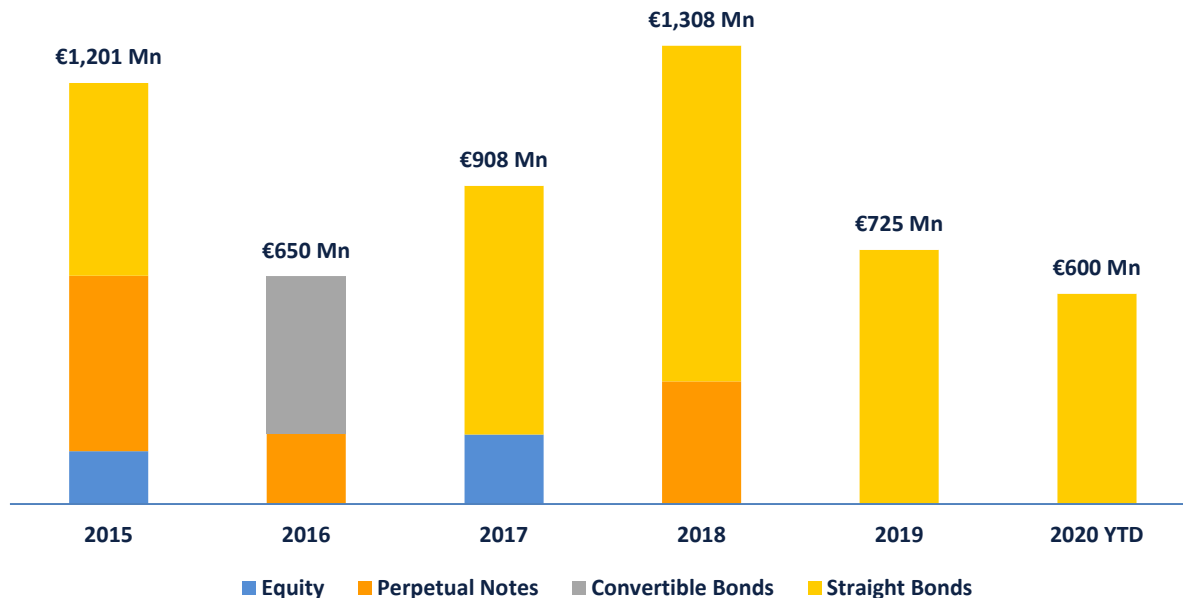
€600 million issued in 2020 YTD

Over **€700 million** issued in 2019

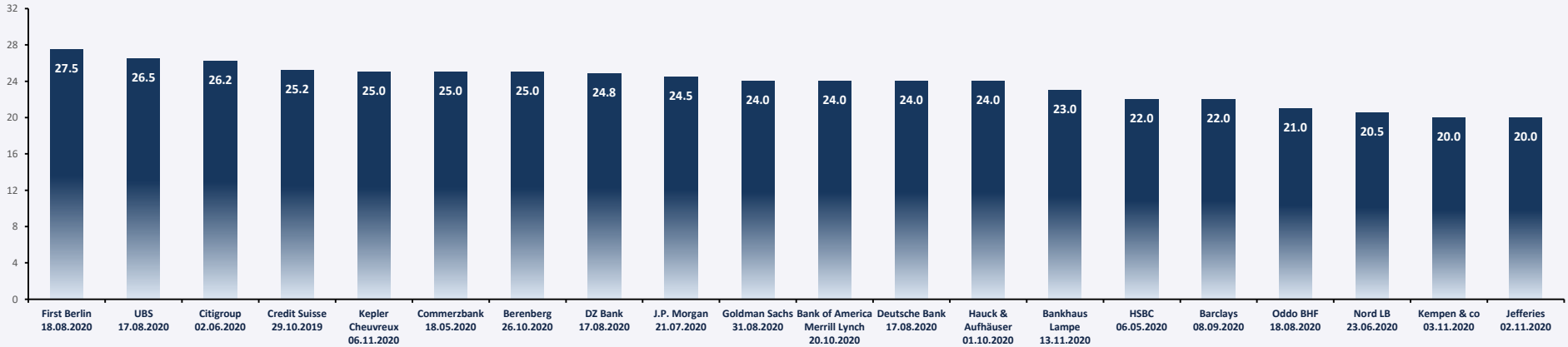
Strong activity in 2018, issuing **€1.3 billion**

Over **€900 million** issued in 2017

EQUITY & BOND BOOKRUNNERS



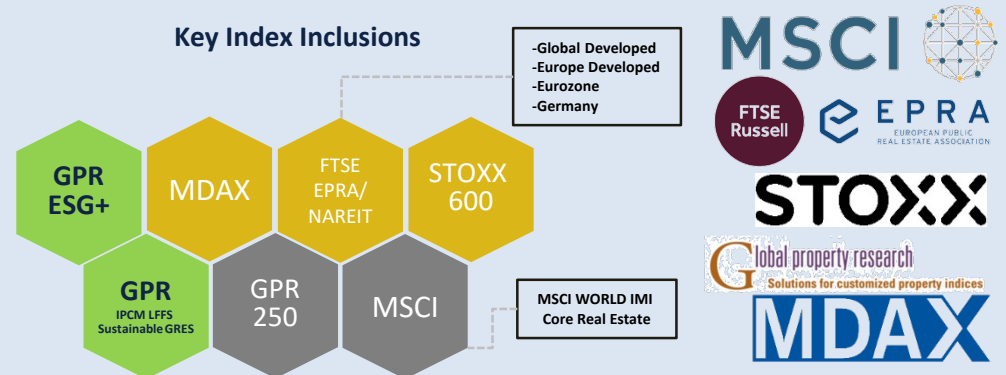
Analyst Research Target Price



➔ GCP's operations are followed by leading real estate market analysts, who conduct independent equity research and provide price targets

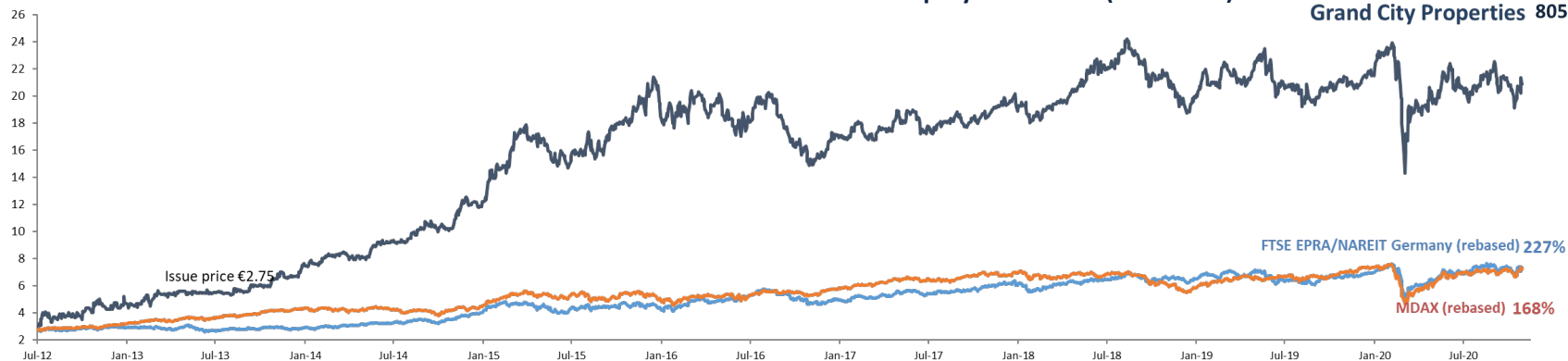


Key Index Inclusions

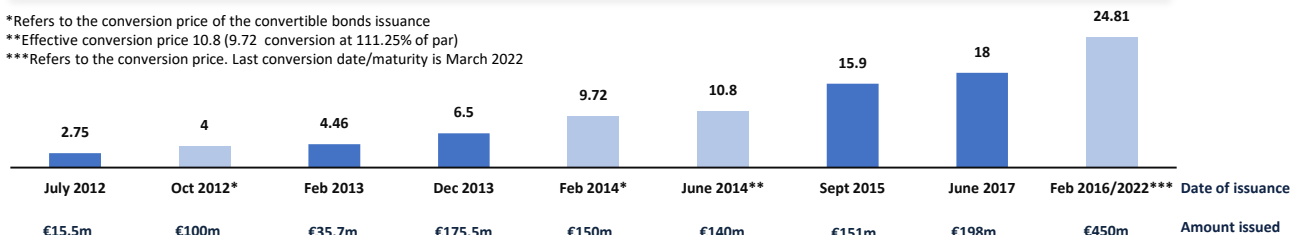


GCP - Share Price and Total Return Since First Equity Placement (19.7.2012)

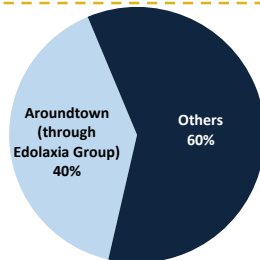
Grand City Properties 805%


Share price/conversion price throughout the Company's issuances

*Refers to the conversion price of the convertible bonds issuance
 **Effective conversion price 10.8 (9.72 conversion at 111.25% of par)
 ***Refers to the conversion price. Last conversion date/maturity is March 2022



Placement	Frankfurt Stock Exchange (Prime Standard)
First equity issuance	19.07.2012 (€2.75 per share)
Number of shares	171,864,050
Number of shares (fully diluted)	184,814,519
Symbol (Xetra)	GVC

Ownership Structure


Refael Zamir
Chief Executive Officer /
CFO



Mr. Zamir is Grand City's Chief Executive Officer and CFO. Mr. Zamir has over 15 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.

Board of Directors

Christian Windfuhr
Director, Chairman



Mr. Windfuhr is the Chairman of the Board of Grand City Properties. 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 University.

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 Management

Sebastian Remmert-Faltn
COO



Mr. Remmert has more than 15 years professional experience in the real estate industry. He covered positions ranging from asset management and project development to mortgage financing

Or 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

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

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)

Michael Bar-Yosef
Senior Financial Analyst



Mr. Bar-Yosef is responsible for financial modeling and cooperates 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 Lampen
Head of Legal



Ms. Lampen 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.

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.

David Maimon



Mr. Maimon was the President and CEO of EL AL Israel Airlines. Prior to that, Mr. Maimon was EVP of Customer Service, Commerce & Industry Affairs Sales & Marketing in EL AL Airlines and also served as a Director in various Israeli commercial companies such as Leumi Gemel Ltd, Hever and Sun D'Or International Airlines. Mr. Maimon holds an MBA.

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-

4 CREDIT RATING MATRIX

Financial risk profile

Business risk profile

	1 Minimal	2 Modest	3 Intermediate	4 Significant	5 Aggressive	6 High Leveraged
S&P Global		GCP will continue strengthening its position within the business profile				
1 Excellent	aaa/aa+	aa	a+/a	a- (Vonovia- BBB+) ²⁾	bbb	bbb-/bb+
2 Strong	aa/aa-	a+/a	(Aroundtown) A- ← BBB+ (DW) (GCP) (Covivio)	BBB	bb+	bb
3 Satisfactory	a/a-	bbb+ (Alstria BBB) ¹⁾	BBB/BBB-	BBB-/bb+	bb	b+
4 Fair	bbb/bbb-	bbb-	bb+	bb (ADO)	bb-	b
5 Weak	bb+	bb+	bb	bb-	b+	b/b-
6 Vulnerable	bb-	bb-	bb-	b+	b	b-

- 1) Rating anchor of alstria is BBB+, while after the effect of modifiers it is BBB
2) Rating anchor of Vonovia is A-, while after the effects of modifiers it is BBB+

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

With a robust business risk profile and a steady and secure financial risk profile, GCP is well placed for further rating improvements towards the a-rating.

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.

MOODY'S

REITs and Other Commercial Real Estate Firms [1]
September 2018

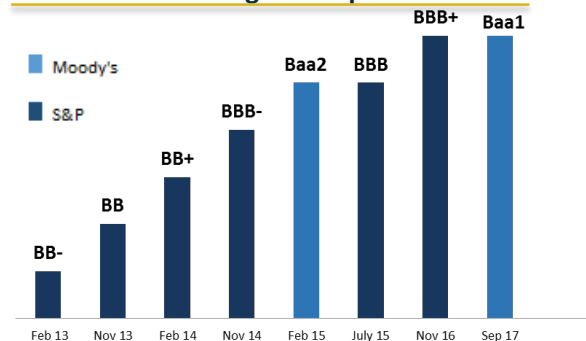
Moody's 12-18 Month Forward View
As of 06/16/2020 [2]

Factor	Measure	Score
Factor 1 : Scale (5%)		
a) Gross Assets (USD Billion)	\$12.3 - \$12.9	A
Factor 2 : Business Profile (25%)		
a) Market Positioning and Asset Quality	Baa	Baa
b) Operating Environment	Aa	Aa
Factor 3 : Liquidity and Access To Capital (25%)		
a) Liquidity and Access to Capital	A	A
b) Unencumbered Assets / Gross Assets	80% - 84%	A
Factor 4 : Leverage and Coverage (45%)		
a) Total Debt + Preferred Stock / Gross Assets	44% - 46%	Baa
b) Net Debt / EBITDA	12.5x - 13.5x	Caa
c) Secured Debt / Gross Assets	6% - 6.5%	A
d) Fixed-Charge Coverage	4.3x - 4.8x	A
Rating:		
a) Scorecard Indicated Outcome		Baa1
b) Actual Rating Assigned		Baa1

[1] All ratios are based on 'Adjusted' financial data and incorporate Moody's Global Standard Adjustments for Non-Financial Corporations.
[2] This represents Moody's forward view, not the view of the issuer, and unless noted in the text, does not incorporate significant acquisitions and divestitures.

Source: Moody's Financial Metrics™

Credit Rating development





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DISCLAIMER

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