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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 LU2489676689 / WKN A3DNXL

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

ISIN LU2489676762 / WKN A3DNXM

(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 30 June 2022 (“**Subscription Offer**”). Dividend rights of EUR 0.8340 (gross) per share have arisen from the resolution on the distribution of a dividend by the annual general meeting of the shareholders of the Company on 29 June 2022. During the period from 30 June 2022 to 12 July 2022 (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 0.8340 (gross) per share, an amount of EUR 0.1251 per share will be withheld by the Company to settle the applicable Luxembourg withholding tax. The remaining amount of EUR 0.7089 per share (“**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 15 July 2022 on the creation of new shares to the extent required for the implementation of the Scrip Dividend through partial use of the special authorised share capital pursuant to Article 5.3 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 2022.

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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 7 July 2022 determined that:

The subscription price per Dividend Share shall be EUR 11.04.

The subscription ratio shall be 15.57 : 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 15.57 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 12 July 2022.

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, 7 July 2022

Grand City Properties S.A.

The Board of Directors