AROUNDTOWN

PROPERTY HOLDINGS PLC

CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

MARCH 31, 2015

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CONTENT

KEY FINANCIALS

	Q1 2014	change	Q1 2015
PRO-FORMA RENTAL AND OPERATING INCOME [1] (€ thousands)	5,249	283%	**20,097**
EBITDA (€ thousands)	106,936	177%	**296,487**
NET PROFIT (€ thousands)	93,585	204%	**284,880**
EPS [2] (€ cent)	10	410%	**51**
ADJUSTED EBITDA (€ thousands)	12,720	124%	**28,439**
FFO I (€ thousands)	8,691	124%	**19,471**
FFO I PER SHARE [2] (€ cent)	1.74	124%	**3.89**

	Dec 2013	Dec 2014	Mar 2015
TOTAL EQUITY (€ thousands)	871,664	1,221,661	**1,514,161**
EPRA NAV (€ thousands)	441,049	1,273,270	**1,605,091**
LOAN-TO-VALUE	35%	19%	**20%**
EQUITY RATIO	46%	71%	**67%**

1) Assuming deconsolidation of GCP in 2014. Actual Rental and operating income, including GCP, in the first quarter 2014 amounted to €50.9 million

2) based on 500 million shares

THE COMPANY

The Board of Directors of Aroundtown Property Holdings PLC and its investees (the “Company”, “AT” or the “Group”) hereby submits the interim report as of March 31, 2015. The figures presented are based on the interim consolidated financial statements as of March 31, 2015, unless stated otherwise.

AT is a specialist real estate investment group, focusing on value-add income generating properties in the German real estate markets. The Group covers the main real estate segments which benefit from strong fundamentals and growth prospects: residential, commercial and hotel properties. The residential investments are carried out through Grand City Properties S.A. (“GCP”), the hotel investments through Primecity Investment PLC (“PCI”). The Group’s unique business model and experienced management team have led the Company to grow continuously for more than a decade.

AT’s properties generate strong operational results, best illustrated through run rates, annualizing the monthly results and excluding any operational improvements or further growth. Including signed deals, the Adjusted EBITDA run rate for June 15 is €154 million and the Funds from Operations (FFO) run rate is €90 million.

Operating with a fully integrated real estate value chain the Company targets turnaround opportunities of mismanaged properties. In this real estate market AT picks cash generating properties with upside potential in rent and/or occupancy increase and consequential value. Through an intensive property turnaround, including operational and repositioning activities, AT further improves the portfolio results, creating secure and strong cash flow generating characteristics and great internalized growth potential.

FINANCIAL POSITION HIGHLIGHTS

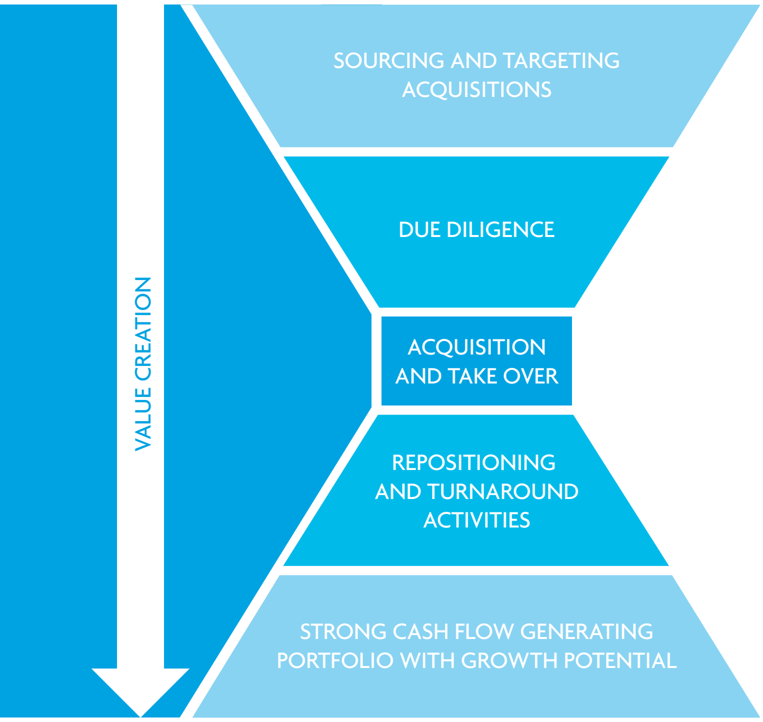
€ thousands as of	Dec 2014	Mar 2015
CASH AND LIQUID ASSETS	175,750	**188,426**
TOTAL ASSETS	1,721,569	**2,249,052**
TOTAL PRO-FORMA ASSETS (1)	3,442,192	**4,415,998**
TOTAL EQUITY	1,221,661	**1,514,161**
TOTAL BANK DEBT	188,209	**222,174**
STRAIGHT BONDS	150,522	**187,336**
CONVERTIBLE BOND	96,728	**140,185**

(1) assuming full consolidation of GCP


EUROPA
EUROPA
TORCENTER
neon
APOLLO
Mäc-Geiz

STRATEGY

AT'S VALUE CREATION STARTS PRIOR TO ACQUISITION



SOURCING AND TARGETING ACQUISITIONS

AT's property sourcing success stems from its unique network as well as reputation as a reliable real estate acquirer. The Group focuses on mismanaged properties characterized mainly by under market rent levels and/or high vacancy rates. Through its 11 year' experience in the market the Group benefits from a preferred buyer status across its sourcing network. The Group sources deals from a large and diverse deal sourcing base, such as receivers, banks, loan funds, broker network, distressed owners, private and institutional investors and court auctions. The Group's primary focus is on German major cities and metropolitan areas with positive demographic prospects.

The Group follows strict acquisition criteria, which ensure that its newly acquired properties fit to AT's business model:

- Upside potential through operational improvements
- Assets generating cash flows
- Vacancy reduction potential
- Rent level per sqm below market level (under-rented properties)
- Acquisition in densely populated areas and commercially attractive cities
- Purchase price below replacement costs and below market values
- Potential to reduce the cost per sqm significantly through operational improvements

Through the broad coverage and knowledge of its management, AT considers all potential uses for the individual property. This includes altering its primary use which opens up opportunities for properties that experience demand shortages in their current market. Given the complexity and necessity for cross-segment experience in the successful completion of reclassification projects, AT's unique profile is a strong and sustainable competitive advantage.

DUE DILIGENCE

AT's successful due diligence processes are based on the vast experience of all departments involved. After a potential property passes the initial indicative screening, each property is assessed, taking into account of the individuality of each project while ensuring the acquisition is in line with business strategy. The experience of the Group in analyzing mismanaged portfolios, identifying both the potential risks and the upside potential of each property, results in fast, but thorough and reliable screening procedures.

During the due diligence phase the Group's construction team analyses potential capex requirements. These are subsequently priced in the valuation process to provide a fair assessment and ensure that the capex works can start smoothly after acquisition.

For each property a detailed business plan is created in the due diligence phase, including an assessment of the portfolio fit and identification of feasible tenants. Choosing tenants prior to acquisition decreases risk on one hand, while on the other accelerates the takeover process.

ACQUISITION AND TAKE OVER

Due to a thorough cross-organizational process in the due diligence phase, once a property is acquired the actual takeover occurs efficiently. As liquidity plays a significant role in the acquisition of distressed properties, AT benefits strongly from its liquidity and ability to acquire with existing resources and refinance at a later stage.

REPOSITIONING AND TURNAROUND ACTIVITIES

As a specific tailor made business plan is constructed for each property, and the weaknesses and strengths were mapped pre-acquisition, the execution of the turnaround process becomes easier and faster. The business plan input is integrated into AT's proprietary IT/software platform which enables the management to monitor all operational and financial parameters and fully control the turnaround progress. The success of the turnaround and repositioning of the properties are the result of the following actions:

OPERATIONAL AND MARKETING INITIATIVES

In the first instance repositioning activities aim at quickly improving the profitability of the acquired properties. Given the high vacancy present in most assets, targeted marketing activities are implemented to increase occupancy and thereby rental income. Vacancy reduction initiatives are tailored to the property at hand. Procedures applied to AT's commercial properties focus on establishing a network of internal and local external letting brokers, offering promotional features and building a reputation in the market for high service standards. Initiatives in the residential properties target relationship building with potential tenants and the community by collaborating with local governments, supporting community building projects and advertising on key real estate platforms. In the hotel assets, optimal operators are selected for the asset and enters a fixed long term lease contract.

Rent increase and tenant restructuring, assessed in the due diligence process, are executed according to the business plan. Further, the operational improvements AT initiates improve the living quality or business

environment for existing and future tenants. Thereby, the demand for these repositioned assets rises.

Having established areas for operational improvements, the Group drills down on cost saving opportunities on a per unit basis, making use of modern technologies such as meters based on consumption. These efforts combined with cost savings achieved through vacancy reductions and economies of scale enable the Company to benefit from a significant improvement of the cost base.

AT manages its entire real estate value chain, across acquisition, letting, upkeep and refurbishment. This integrated approach brings further efficiency benefits and a preferred landlord status to the Group and fast response times to its tenants.

SMART CAPEX INVESTMENTS, WHEN REQUIRED

AT addresses capex needs to keep the properties at good standards and addresses the requirements of its existing and prospective tenants. Capital improvements are discussed in close coordination with committed tenants allowing an efficient and cost effective implementation of the property conditions required for the pleasant living or successful operation of the tenant.

The financial feasibility of the proposed alterations are balanced against the lease term, rental income and acquisition cost and bear quick returns over the investment period.

RELATIONSHIP MANAGEMENT

AT puts great emphasis on establishing strong relationships with its tenants to reduce churn rates, to predict as well as strengthen the tenant structure and thereby positively affect its cash flows in the future. The Company aims at offering a high quality service, for potential as well as existing tenants. The Group pays strong attention to the industry in which its commercial tenants operate and their individual success factors. The Group offers direct support in form of additions to the rental property such as parking facilities, space extensions to facilitate growth and smart space redesign to match modern office layouts. For its strong residential tenant base GCP provides a wide range of services including a 24/7 Service Center and invests into community building projects such as playgrounds and community centers.

Further, the Group aims to establish personal relationships between its sales representatives and tenants, providing them with personal contact points, reacting promptly to problems and proactively prolonging existing contracts that expire soon to optimize and secure long-term revenues.

STRONG CASH FLOW GENERATING PORTFOLIO WITH GROWTH POTENTIAL

Secure cash flows are continuously strengthened by ongoing cost controls and profitability improvements. Given vacancy and discount of the rental income to market rent prices, AT's portfolio exhibits further strong and lasting growth after the implementation of initial repositioning activities. In line with the Group's buy and hold strategy, with a strong focus on creating a long term stream of secure cash flows, this continuous internal growth ensures that AT can continue to grow organically without relying on further acquisitions.

STOCK EXCHANGE LISTING

To provide a wider access for private and institutional investors to participate in Aroundtown's success, the Company is expected to be listed on June 3rd, 2015 on the Euronext Paris stock exchange.

KEY STRENGTHS

EXPERIENCED MANAGEMENT

AT's management can draw from a wealth of experience in the real estate and associated sectors. This enables the Group to continuously innovate, take strategic decisions quickly and accurately as well as successfully grow. Its remarkable growth over the recent years has created two key benefits in this regard, on one hand the ability to attract managers and employees that redefine the industry, on the other hand the internalization of a knowledge and experience pool at a fraction of the cost in relation to its portfolio.
This knowledge is communicated and utilized across the Company and business units, through regular cross divisional meetings as well as daily on an informal basis. It shapes its processes and operational improvements, such as automated cost saving initiatives.

AT's management possesses the knowledge that makes up its main competitive advantage, the ability to extract the potential from mismanaged assets. This includes the ability to execute the business plan successfully, which includes among others, the competence to assess the limiting factors that led to vacancy and execute reduction activities rapidly, putting in place cost effective measures, setting automated rent increase processes in place, understanding tenant structures and optimizing rental contracts in terms of lease maturity and income security, cross-sector experience to enable the extraction of the full value of the property and operations experience to monitor and reduce costs.

DEAL SOURCING AND ABILITY TO CREATE ACCRETIVE GROWTH

The Group's acquisition track record for over a decade has led the Group to hold a preferred acquirer status in the German real estate market, primarily due to its fast decision making, high deal execution rates and reliability.

Given the wide coverage and knowledge of AT it is able to assess all repositioning options, including optimizing the object's primary use. This improves efficiency and extracts value that competitors are unable to capitalize on.

The Group has a proven track record of acquiring properties which exhibit potential value gains and successfully turning these around. This ability is mirrored by a continuous pipeline and acquisition of attractive properties and the successful transition of the existing properties to stabilized assets.

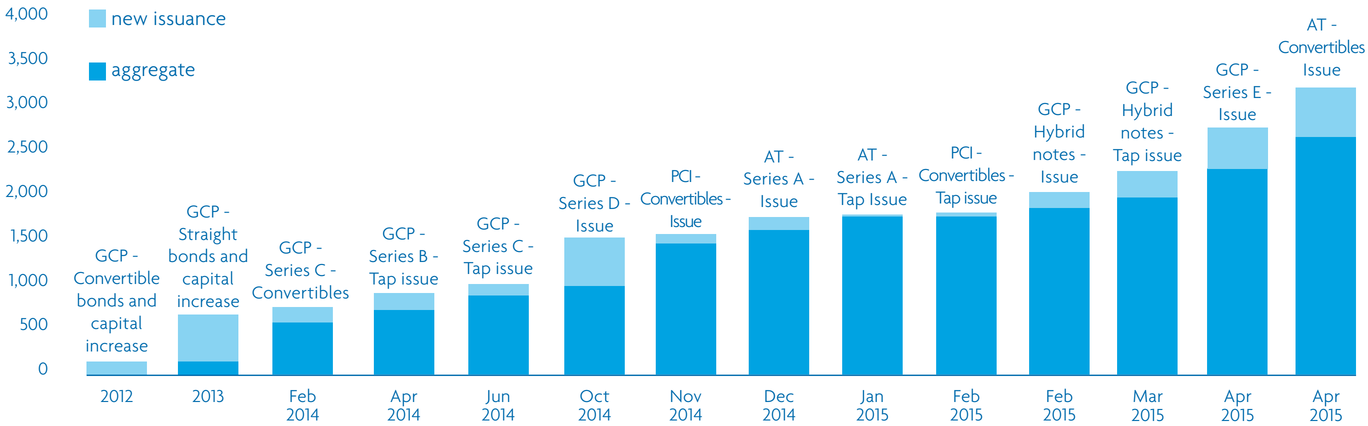
PROPRIETARY IT/SOFTWARE PLATFORM

AT emphasizes the internalization of relevant skills to support innovation and improve processes. Its operations and growth are supported by a scalable proprietary IT/software system that connects all departments and all property units, enabling efficient monitoring and implementation of improvements. The platform constantly monitors vacancy and rents across AT's portfolio, ensuring yields are optimized and strict cost discipline is implemented. The Group's in-house software team continuously interacts with the operational teams and delivers fast and efficient solutions to the Company's operational needs. After a software solution is implemented, constant improvements and updates take place to adapt to any additional operational necessities arising.

ROBUST FINANCIAL FLEXIBILITY

AT's operations are based upon solid financing and its management can draw from many years of experience in raising capital. The Group works with leading German as well as international investment banks both as a direct source of bank loan funding and as bookrunners. Proven access to capital markets through numerous issuances of bonds, convertible bonds and hybrid notes as well as listing on public exchanges in each of its major subsidiaries and on the Group level provide experience and contacts to tap capital markets in the future. In the last two years, the Group has raised close to €3 billion capital through issuances of equity, bonds, convertible bonds and hybrid notes. Furthermore, the Group has a strong network with 20 commercial banks and has vast experience in obtaining bank debt with preferred conditions.

FRUITFUL CAPITAL MARKET ACTIVITIES



The management also has set in place coverage by independent credit rating agencies in the past for Grand City Properties, covering all aspects from the initial rating to reaching an investment grade credit rating. This wealth of experience enables a smooth implementation of AT's growth ambitions through diversified financing adapted to the characteristics of the individual projects.

PROVEN ABILITY TO ACCESS CAPITAL MARKETS

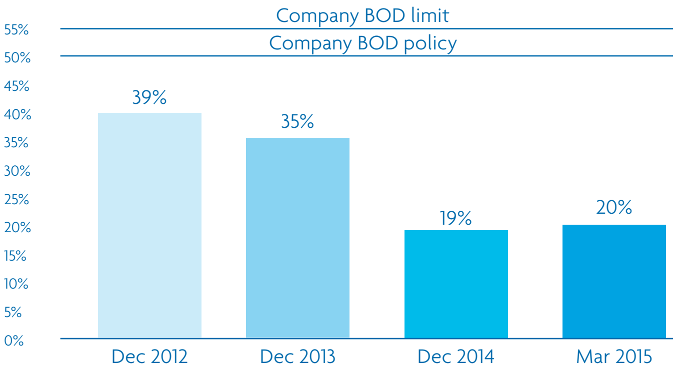
APR 2015	AT issuance of 5 year convertible bond of € 450m with a coupon of 3.0% p.a. (issued at 95.68%). Deutsche Bank, Berenberg and Morgan Stanley acted as joint bookrunners
APR 2015	GCP issuance of 10 year straight bond of € 400m with a coupon of 1.5% p.a. (issued at 96.76%). Deutsche Bank, J.P.Morgan and Morgan Stanley acted as joint bookrunners
MAR 2015	GCP tap issuance of the perpetual hybrid notes for additional € 250 (issued at 97.04%); Morgan Stanley and J.P.Morgan served as bookrunners
FEB 2015	GCP issuance of perpetual hybrid notes of € 150 million with a coupon of 3.75% (issued at 96.3%). Morgan Stanley served as bookrunner
FEB 2015	PCI tap issuance of € 50 million on exisiting convertible bonds
JAN 2015	AT tap issuance of € 39m of series A bond to a total aggregate amount of € 200m
DEC 2014	AT issuance of series A straight bonds of € 161 million (nominal value) with a coupon of 3% p.a.
NOV 2014	PCI issuance of convertible bonds at principal amount of € 100 million
OCT 2014	GCP redemption of straight bonds with nominal amount of € 350m. Issuance of 7 year straight bond of € 500m with a coupon of 2% p.a. (issued at 95.6%). Morgan Stanley, J.P. Morgan and Deutsche Bank acted as joint bookrunners
JUN 2014	GCP tap issuance of convertible bonds with gross proceeds of € 140m at 111.25% reflecting an effective yield of 0.5%. J.P. Morgan and Berenberg acted as bookrunners
APR 2014	GCP tap issuance of existing straight bonds with gross proceeds of € 160m at 107.25% with a yield-to-call of 3.85% and Morgan Stanley as bookrunner
FEB 2014	GCP issued 5 year convertible bonds of € 150m and a coupon of 1.50% p.a. with J.P. Morgan, Berenberg and Deutsche Bank as joint bookrunners
DEC 2013	Capital increase of GCP of € 175m with Berenberg and J.P. Morgan as joint bookrunners
OCT 2013	Full conversion of GCP's convertible bond into equity
JUL 2013	GCP issued a 5 year straight bond of € 200m with a coupon of 6.25% p.a.
FEB 2013	GCP increased capital by € 36m
OCT 2012	Issuance of 5 year convertible bond of € 100m and a coupon of 8% p.a. by GCP, with Credit Suisse as bookrunner
JUL 2012	GCP increased capital by € 15m

KEY STRENGTHS

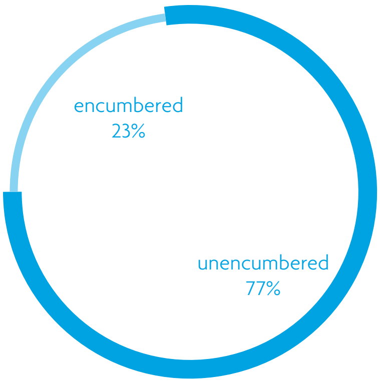
CONSERVATIVE FINANCING STRUCTURE

AT's conservative capital structure approach is reflected in its LTV of 20% as of March 2015. The management views the debt ratios as a key source of competitive advantage and puts policies in place to keep financing costs low and a high portion of unencumbered assets. The low leverage of the Group enables further external growth, while still maintaining a conservative capital structure. The Group's growth is financed through diversified financing sources with long maturities.

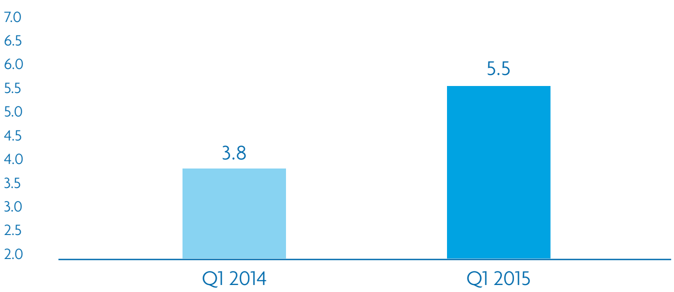
LOAN-TO-VALUE



UNENCUMBERED ASSETS AS OF MARCH 2015



ICR



In addition to its conservative capital structure and vast experience in accessing capital markets that enable AT to finance its future growth, the Company holds a high amount of liquid assets and thereby the ability to make additions to its portfolio on an opportunistic basis. As of March 2015 AT holds €188 million in cash and liquid assets.

AT’S PROPERTY PORTFOLIO

AROUNDTOWN
PROPERTY HOLDINGS PLC

Main focus: Hotel properties	Main focus: Commercial properties	Main focus: Residential properties
vehicle	vehicle	vehicle
PrimeCity INVESTMENT	CAMELBAY	GRAND CITY Properties S.A.
Public company	100% privatly owned	Public company

HOTEL PROPERTIES

RESIDENTIAL PROPERTIES

COMMERCIAL PROPERTIES

COMMERICAL PROPERTIES

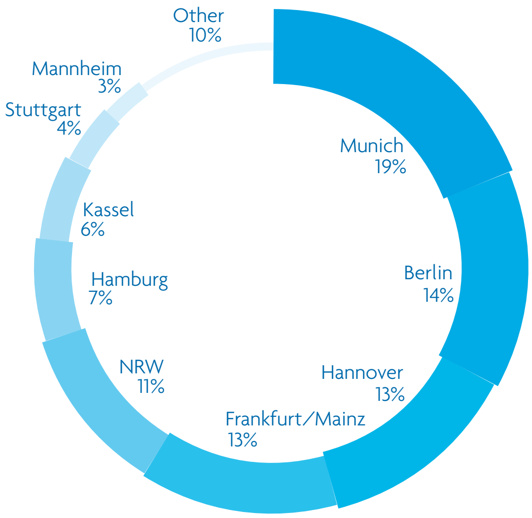
AT holds through Camelbay, a wholly owned private subsidiary, commercial properties valued at around €1 billion (including signed deals) ("the Commercial Portfolio"). The objects are in diverse urban centers with strong demographics and favorable economic fundamentals which provide tailwind for repositioning the portfolio.

The investments are spread primarily across 2 major commercial real estate segments offering intra-diversification benefits to the Commercial Portfolio, primarily consisting of office and retail properties. The tenant base includes approximately 1,000 tenants spread across a wide range of sustainable market sectors. This further reduces cluster risk while a WALT of 5 years offers cash flow security.

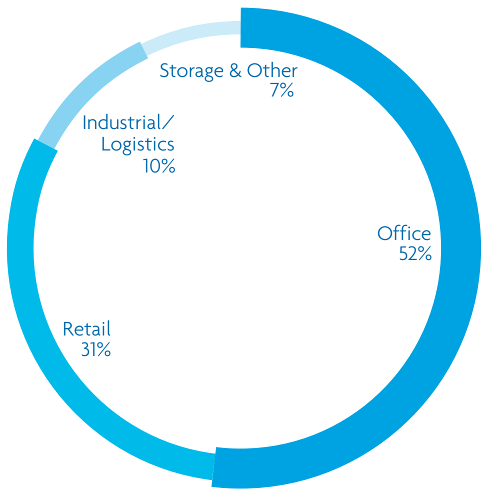
The Commercial Portfolio generates rental income at a run rate (June 15 annualized) of €90 million, reflecting an in-place rent of €6.5/m^2 and a vacancy rate of 15%. The portfolio exhibits strong growth potential, which partially is included in the June 15 FFO run rate of €50 million.

The management clusters the Commercial Portfolio into stages according to the vacancy rates of the properties to enable a simpler tracking of the turnaround progress. Commercial properties with more than 20% vacancy are classified to be in an early turnaround stage, those exhibiting between 10% and 20% vacancy as advanced turnaround and those that are occupied more than 90% in a stabilized stage. According to this definition 53% of the Commercial Portfolio is in a stabilized stage while 19% and 28% are in an advanced turnaround and early turnaround stage respectively. As acquired assets materialize their turnaround potential, as evident by the reducing vacancy level, they move across the stages and increase the stabilized portion. The ratio indicates that the Commercial Portfolio exhibits strong cash flow generating abilities while containing further upside potential.

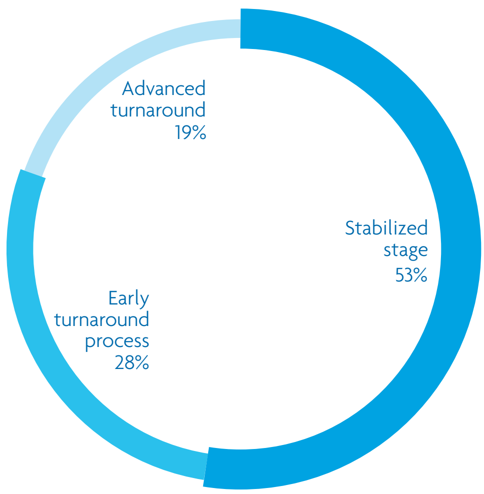
REGIONAL DISTRIBUTION (BY VALUE)



ASSET TYPE (BY VALUE)



TURNAROUND STAGES BY FAIR VALUE AND VACANCY RATES

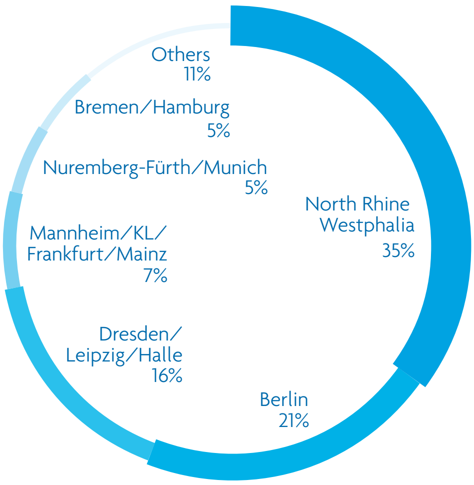


GCP

MAIN FOCUS: RESIDENTIAL PROPERTIES

AT holds 34% of Grand City Properties (“GCP”), a leading market player in the German residential market. As of May 2015, Grand City Properties holds 55,000 units in its portfolio and manages additional 22,000 units for third parties. Its holdings are spread across densely populated areas, with a focus on North Rhine-Westphalia and Berlin. GCP puts strong emphasis on growing relevant skills in-house to improve responsiveness and generate innovation across processes and departments. Through its 24/7 Service Center and by supporting community building initiatives Grand City Properties established an industry leading service level and lasting relationships with its tenants.

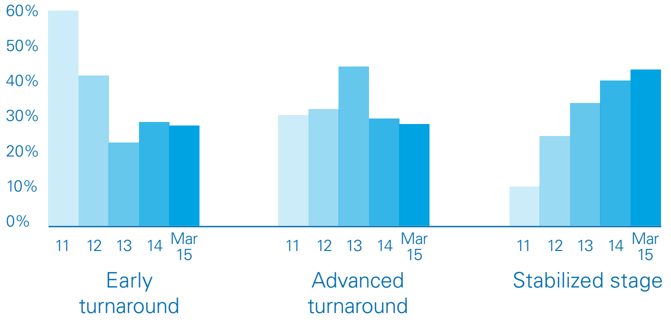
REGIONAL DISTRIBUTION (BY VALUE)



Grand City Properties’ portfolio generates FFO at a run rate (May 2015 annualized) of €104 million and rental income at a run rate of €300 million. The current portfolio has an in-place rent of €5.2/m² at a vacancy rate on rentable sqm of 12.3%. Following significant growth, the Company believes that its current portfolio inhibits strong upside potential with 90% of its in-place rents below market levels and in excess of 30% potential on the current rental income run rate including vacancy reduction.

GCP distinguishes in its portfolio between stabilized properties with vacancy rates below 5%, advanced turnaround properties with vacancy rates between 5% and 15% and early turnaround properties with vacancy rates above 15%. As of May 2015 approx. 43% of its portfolio fall within the stabilized segment, approx. 31% in advanced turnaround and 26% in early turnaround. The increase in the stabilized portion is a direct result of the successful turnaround execution of the Company.

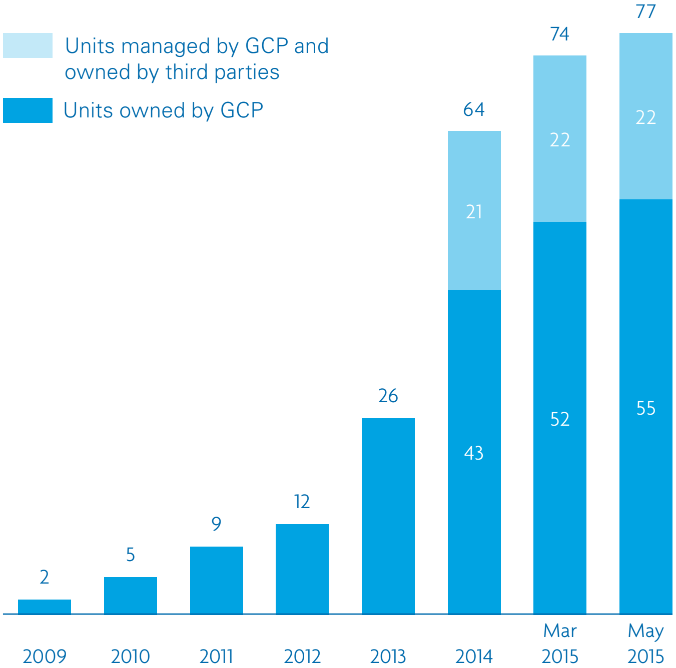
TURNAROUND STAGES BY UNITS AND VACANCY RATES CHANGE OVER TIME



GCP’s success is mirrored in the strong performance in the debt and capital markets. GCP’s cost of debt is 2%.

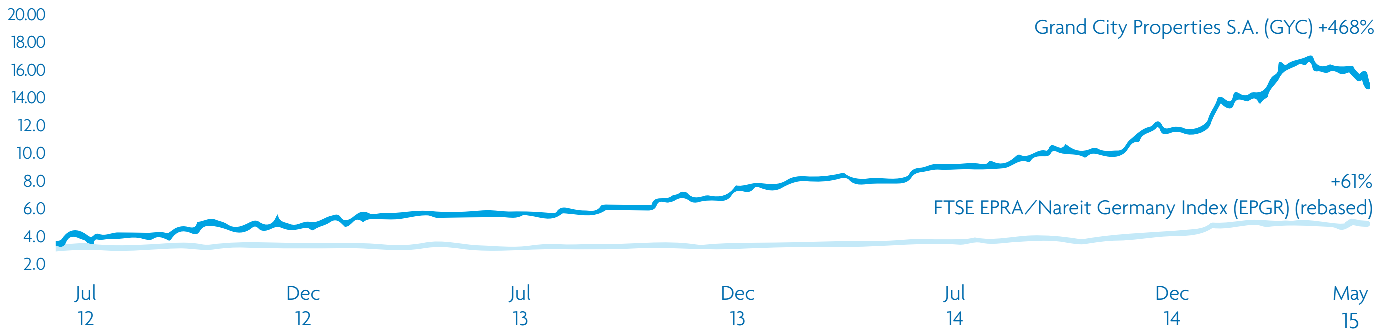
GCP holds investment grade credit ratings from Moody’s Investors Service at Baa2 (BBB on a comparable scale) and BBB- from Standard & Poor’s Rating Services. GCP is listed on the Frankfurt stock exchange since 2012 and as of May 2015 has a market cap of €2 billion. GCP has outperformed the market continuously since its IPO, in share, convertible bond, straight bond and hybrid notes performances. Since March 2015, GCP is included in major FTSE EPRA/ NAREIT indices, including FTSE EPRA/NAREIT Global, Developed and Developed Europe.

PORTFOLIO GROWTH

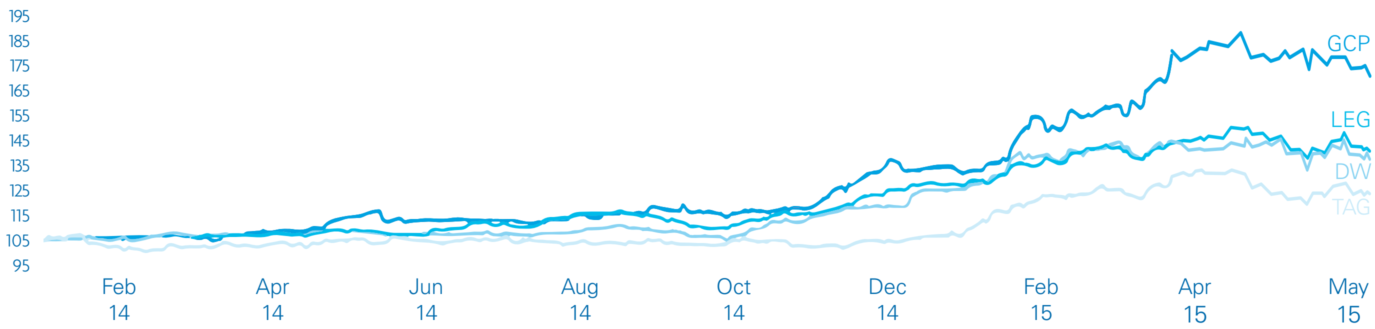


GCP

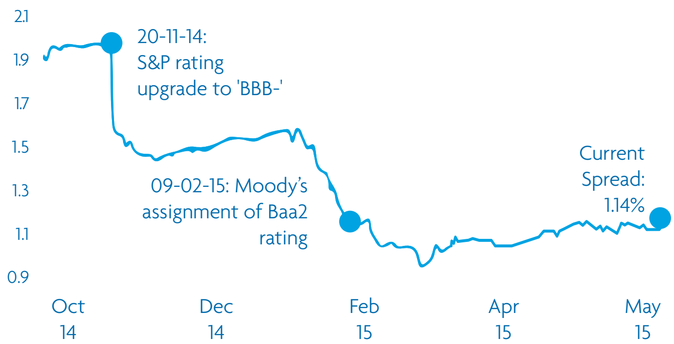
SHARE PRICE PERFORMANCE COMPARISON



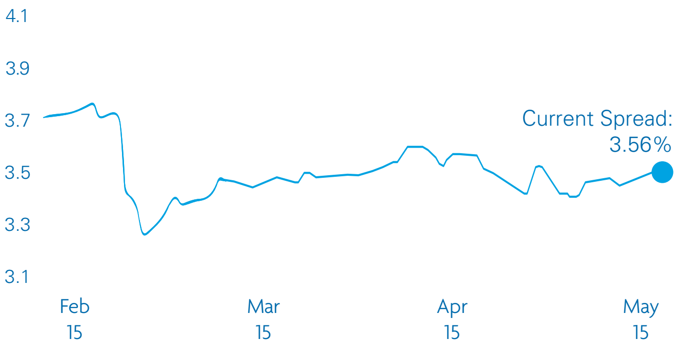
CONVERTIBLE BOND PRICE PERFORMANCE COMPARISON



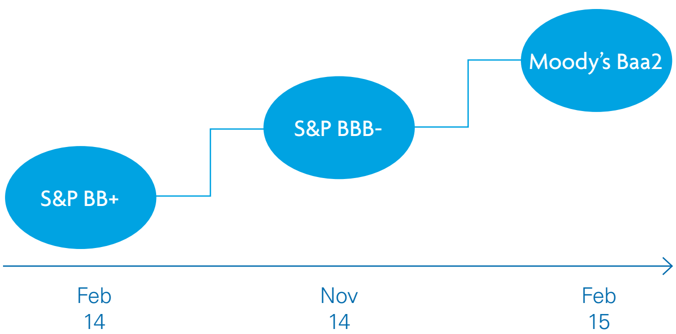
SERIES D – SPREAD OVER MID-€-SWAP



HYBRID NOTES – SPREAD OVER MID-€-SWAP



RATING ACHIEVEMENTS



PCI

MAIN FOCUS: HOTEL PROPERTIES

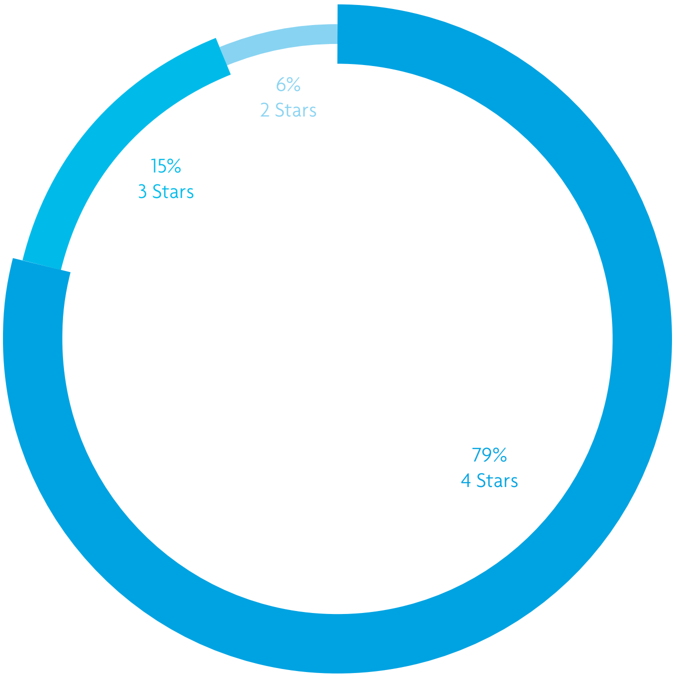
The Group's hotel properties are held in Primecity ("PCI"), a specialist hotel real estate company with a strong growth record. Primecity is listed on the Euronext Paris stock exchange segment Alternext. The Company's hotel portfolio includes 50 hotels as of May 2015 with approximately 8,000 rooms ("Hotel Portfolio"). Most of Primecity's hotels are branded with globally leading brands and hold primarily 4 star ratings. PCI is an asset owner and monitors and communicates with the operator on an ongoing basis.

PCI was listed in November 2014 on Euronext Paris stock exchange and as of May 2015 the market cap is €370 million. PCI targets its investments in underperforming assets which are located in commercially attractive locations in Germany. These markets offer favorable fundamentals that will support profits and growth in the foreseeable future. The Hotel Portfolio is located in more than 25 attractive tourism and business locations such as Berlin, Munich, Hamburg, Frankfurt, Dresden, Düsseldorf, Mannheim and Leipzig. PCI believes its business platform profits from its skilled personnel and reliable practices that enable PCI to continue to perform strongly and to further expand in the hotel property market. PCI believes that the business environment provides abundant acquisition opportunities in the attractive markets it targets, to support its external growth strategy in the medium to long term.

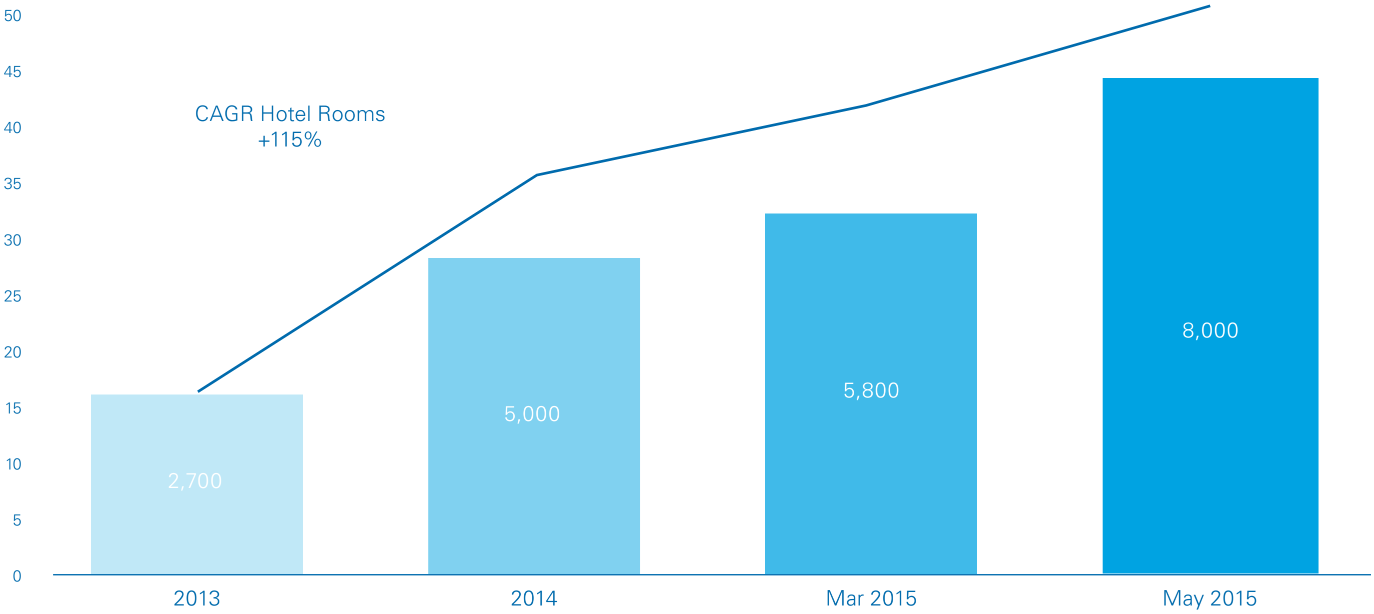
PCI leases out the hotels to external hotel operators which are selected according to their capabilities, track record and experience. PCI is participating in the the branding decision of the hotel, applying its expertise in selecting the optimal brand. An integral component of the business plan is a long term fixed rental lease, which increases the cash flow visibility.

Primecity's 50 hotels generate lease revenue at a run rate of €42 million and FFO of €23 million as of May 2015. A strong deal pipeline and favorable market conditions provide further upside potential for the future.

HOTEL PORTFOLIO COMPOSITION BY STAR CATEGORY (BY VALUE)



HOTEL ASSETS & ROOMS



PCI

HOTEL BRANDS

WYNDHAM Hotels and Resorts

Days Inn

TRYP BY WYNDHAM

park inn by Radisson

ACCOR

ibis HOTELS

Best Western

swissôtel Hotels & Resorts

CARLSON REZIDOR HOTEL GROUP

Radisson BLU HOTELS & RESORTS

WYNDHAM GARDEN HOTELS

Mercure HOTELS

ibis STYLES HOTELS

Holiday Inn

Sheraton HOTELS & RESORTS

NOTES ON BUSINESS PERFORMANCE

SELECTED CONSOLIDATED INCOME STATEMENT DATA

	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
Revenue	20,097	65,407
Pro-forma Rental and operating income*	**20,097**	**5,249**
Capital gains, revaluations and other income	250,777	78,635
Share in profit from investment in equity-accounted investees	28,914	549
Property operating expenses	(2,267)	(21,868)
Administrative and other expenses	(1,053)	(1,706)
EBITDA	296,487	106,936
Operating profit	296,468	106,767
Adjusted EBITDA	**28,439**	**12,720**
Finance expenses	(3,135)	(6,658)
Other financial results	10,840	1,427
Current tax expenses	(994)	(1,606)
Deferred tax expenses	(18,299)	(6,345)
Profit for the period	**284,880**	**93,585**

* assuming deconsolidation of GCP S.A. in 2014

REVENUE

	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
Rental and operating income	20,097	50,907
Revenue from sales of buildings	-	14,500
Revenue	**20,097**	**65,407**

Rental and operating income amounted in the first quarter of 2015 to €20.1 million compared to €51 million in Q1 2014. The decrease stems solely from the deconsolidation of GCP at year-end 2014 as from January 2015 the Company's interest in GCP`s net profit is accounted for through share in profit from investment in equity-accounted investees and not directly in the profit and loss statement.

Excluding the effect of the revenue contribution of GCP in the first quarter of 2014, enabling suitable comparability between the two periods, revenue increased over the same period from €5.3 million to €20.1 million, reflecting over 280% increase. Main driver of revenue growth was a strong rise in rental and operating income of hotel and commercial assets, which is a direct result of the portfolio growth and the asset turnaround.

As acquisitions took place across the period, the quarterly revenue figure does not reflect the full impact of the portfolio, as properties added during the period were unable to fully contribute to the bottom line. Hence, the lagged full effect of acquisitions in 2014 was caught in Q1 2015's revenue, while Q1 2015's portfolio additions will have full impact in the following periods.

AT follows a buy-and-hold strategy and sells mainly non-core assets. Whereas AT sold in 2014 through its investee, GCP, non-core assets which were presented as inventory for gross proceeds of €14.5 million the Company did not sell properties in the first quarter of 2015.

SHARE IN PROFIT FROM INVESTMENT IN EQUITY-ACCOUNTED INVESTEES

	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
Share in profit from investment in equity-accounted investees	**28,914**	**549**

The share in profit from investment in equity-accounted investees amounted to €28.9 million in Q1 2015 and represents AT's share in GCP's profit for this period and is a direct result of GCP's strong profitability.

AT didn't have any material equity-accounted investee in Q1 2014 and thus the share in profit of investees for the compared period amounted to €0.5 million. The substantial difference is merely due to the deconsolidation and representation of GCP's contribution in this item.

CAPITAL GAINS, PROPERTY REVALUATIONS AND OTHER INCOME

	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
Capital gains, revaluations and other income	**250,777**	**78,635**

This item is mainly composed of capital gains and profit arising from business combinations, reflecting the increase in fair value of the Company's assets.

Capital gains, property revaluations and other income amounted in the first three months of 2015 to €251 million, up from €79 million in Q1 2014. Primary drivers of the increase were revaluations and profit arising from business combination.

The substantial increase relates to the value-add strategy the Company is following on its existing as well as newly acquired assets. In some cases AT's turnaround measures are implemented before the takeover process is finalised, e.g. negotiation with prospective tenants, which results in value increases not long after the takeover process has been completed.

The Company generally seeks to acquire mismanaged real estate properties which embed considerable upside potential. Capital gains occur through sale of assets above their book value while revaluations are a result of fair value adjustments of the existing assets. The two items reflect the ability of the Company to implement its turnaround focused business plans, thereby increasing rents and occupancy levels, reducing costs and extending the WALT which leads to stronger cash flows and ultimately to value creation.

Profit arising from business combination which amounted to €47 million in Q1 2015 occurs in acquisitions of properties through share deals where the fair value of the total identifiable net assets of the acquired entity exceeds the purchase price. These profits mirror the Company's sourcing abilities as well as the ability to acquire properties at attractive prices, which are both supported by the strong deal sourcing network.

PROPERTY OPERATING EXPENSES

	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
Property operating expenses	**(2,267)**	**(21,868)**

Property operating expenses fell from €21.9 million in Q1 2014 to €2.3 million in the first quarter of 2015. Excluding the effect from the deconsolidation of GCP operating expenses increased in line with the Company's growth. Property operating expenses are related to ancillary costs recoverable from the tenants, such as insurance and energy expenses, as well as maintenance, personnel expenses related to the operations and other non-recoverable costs.

ADMINISTRATIVE AND OTHER EXPENSES

	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
Administrative and other expenses	**(1,053)**	**(1,706)**

Administrative and other expenses include among others personnel expenses, legal and auditing costs and marketing expenses. These costs decreased between Q1 2014 and Q1 2015 from €1.7 million to €1 million. The decrease is the result of the deconsolidation of GCP. Through its successful scalable platform the Company was able to extract economies of scale benefits which results in lower administrative expenses.

NOTES ON BUSINESS PERFORMANCE

NET FINANCE EXPENSES

	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
Finance expenses	(3,135)	(6,658)
Other financial results	10,840	1,427
Net finance expenses	**7,705**	**(5,231)**

The net finance expenses figure in the first quarter of 2015 shows a net income of €7.7 million, compared to an expense of €5.2 million in Q1 2014. The deconsolidation of GCP in 2015 contributed greatly to this change, as well as the effect of other financial results, which are largely of a non-recurring nature. Other financial results in the first quarter 2015 are impacted for the most part by value changes of financial assets, offset by finance related costs.

Finance expenses decreased from €6.7 million in Q1 2014 to €3.1 million in Q1 2015, mainly due to the deconsolidation of GCP. Without considering the GCP effect on the first quarter 2014 results, this expense increased by 112% over the last 12 months, reflecting the growth of the Group's business. Financing was raised over the last 12 months through the issuance of new bonds and bank loans. The associated increase in interest expenses was partially offset by improved financing conditions.

TAXATION

	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
Current tax expenses	(994)	(1,606)
Deferred tax expenses	(18,299)	(6,345)
Tax and deferred Tax expenses	**(19,293)**	**(7,951)**

Tax and deferred tax expenses rose between Q1 2014 and Q1 2015 from €8 million to €19 million. The bulk of the increase relates to the strong portfolio growth and value creation which led deferred tax expenses, a non-cash expense, to rise. The decrease in current tax expenses, consisting of income and property taxes, results from the deconsolidation of GCP. Excluding the effect of the deconsolidation of GCP, current taxes increased in proportion to the asset growth.

PROFIT FOR THE PERIOD

	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
Profit for the period	**284,880**	**93,585**

Profit for Q1 2015 rose by 204% in comparison to the first quarter of 2014 to €285 million. This increase reflects the considerable development of the Group over the last 12 months, the business growth and operational achievements. The profit in first quarter of 2014, without considering the GCP effect, amounted to €23 million.

NOTES ON BUSINESS PERFORMANCE

CASH FLOW

	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
Net cash provided by operating activities	16,374	40,874
Net cash used in investing activities	(144,210)	(172,065)
Net cash provided by financing activities	141,033	147,299
Net increase in cash and cash equivalents	**13,197**	**16,108**

The cash flows provided by operating activities amounted to €16.4 million for the first three months of 2015. The decrease compared to the first quarter of 2014 is attributed to the deconsolidation of GCP starting 2015. The result in the first quarter 2014, without taking into account the GCP contribution, amounted to €3.7 million. The over 340% increase in cash provided by the operating activities of the Hotel and Commercial investments is a result of the external growth over the quarter, and the considerable operational improvements of the existing assets.

The Group has directed an amount of €144 million over the first quarter 2015 to finance its external growth, the sources of which were provided, among others, by the proceeds from two bond issuances over the quarter: a tap up issuance of the 3% coupon straight bond of the Company in January 2015, and a tap up issuance of the PCI convertible bond in February 2015.

NOTES ON BUSINESS PERFORMANCE

ADJUSTED EBITDA AND FFO

	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
EBITDA	**296,487**	**106,936**
Capital gains, revaluations and other income	(250,777)	(78,635)
Result on disposal of Inventories - trading properties	-	(250)
Share in profit from investment in equity-accounted investees	(28,914)	(549)
Adjustment for 2015 GCP contribution*	11,643	-
Adjustment for 2014 GCP actual holdings*	-	(14,782)
Adjusted EBITDA	**28,439**	**12,720**

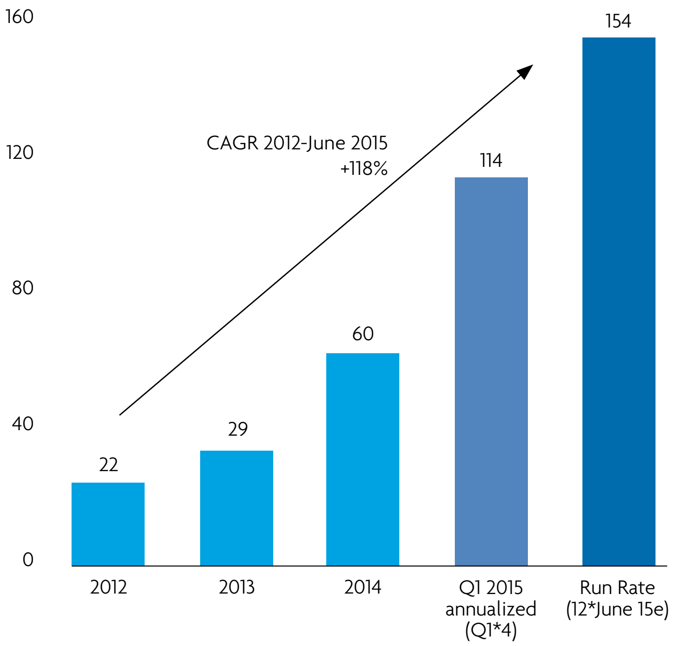
* in 2014 GCP was consolidated and the adjustment is to reflect the Company's share in GCP's adjusted EBITDA. Starting 2015 GCP is not consolidated, thus the respective result attributed to Aroundtown is added back.

The adjusted EBITDA is a measure of the operational performance of the portfolio, calculated by deducting non-operational items such as capital gains, revaluations and disposal gains from the EBITDA.

We further reconcile the calculation of the adjusted EBITDA to reflect the recurring operational results by adjusting the Group's investment in equity accounted investees. The adjusted EBITDA calculation substitutes the results of share of profit from investments in equity accounted investees, deriving from the total share in GCP's profit, with the Group's share in GCP's operational results.

Adjusted EBITDA has amounted in the first three months of 2015 to €28 million, an increase of 124% compared to the first quarter of 2014. This increase is the result of the ongoing advancement in the operational result of the Group's properties, alongside the contribution of newly acquired assets. As acquisitions made during the quarter do not contribute their full effect to the result, we present a monthly annualized Run Rate as a measure of the portfolio's existing capacity, without assuming any future operational improvements and further acquisitions. The adjusted EBITDA Run Rate as of June 2015, including acquisitions made after the reporting date, amounts to €154 million.

ADJ. EBITDA (in € million)



	for the 3 months ended March 31,	
	2015	2014
	In thousands of Euro	
Adjusted EBITDA	**28,439**	**12,720**
Finance expenses	(3,135)	(6,658)
Current tax expenses	(994)	(1,606)
FFO I adjustment for GCP & PCI holding rate*	(4,839)	4,235
FFO I	**19,471**	**8,691**

* in 2014 GCP was consolidated and the adjustment is to reflect the Company's share in GCP`s FFO I. Starting 2015 GCP is not consolidated, thus the respective result attributed to Aroundtown is added back. Furthermore, the FFO I calculation is adjusted to include AT's share in PCI in both periods.

Funds From Operation I (FFO I) is a measure of the materialized profit from operations, calculated by deducting current tax expenses and finance expenses from the adjusted EBITDA.

We reconcile the calculation of the Group's FFO I to reflect the actual holding rate of the AT in PCI and GCP and thus better indicate the operational profit attributed to the owners of the Company. Therefore, since the Group has 56% holding in PCI, we deduct 44% of PCI FFO I in the adjustment. As GCP is not consolidated in 2015, we add back the relative FFO I attributed to the holding of Aroundtown in GCP.

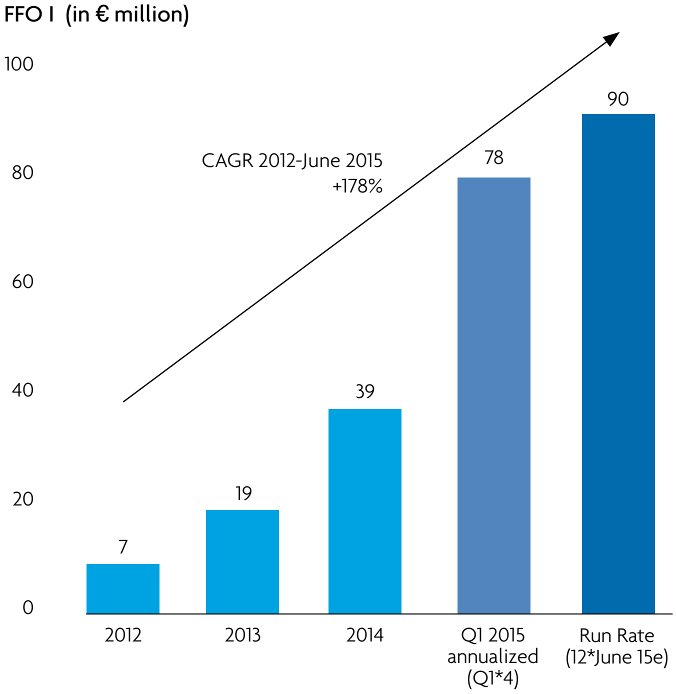
Therefore, the respective 'see through' FFO I of the Company amounted to €19.5 million, which reflects a 124% increase from Q1 2014.

NOTES ON BUSINESS PERFORMANCE

The rise in FFO I is a result of the strong operational performance of the Company over the last 12 months and particularly from the rise in rental and operating income due to the successful growth and improved operations, alongside a lower increase in finance expenses in relation to the adjusted EBITDA.

The quarterly FFO I figure does not reflect the full impact of the portfolio, as properties added during the quarter contributed only partially to the result. The monthly annualized FFO Run Rate reflects the portfolio's full cash generating ability without accounting for operational improvements or further acquisitions. The FFO Run Rate as of June 2015, including acquisitions made after the reporting date, amounts to €90 million.

FFO I (in € million)



ASSETS

	Mar 2015	Dec 2014
as of	In thousands of Euro	
Non-current assets	2,047,200	1,543,865
Current assets	201,852	177,704
Assets	**2,249,052**	**1,721,569**

The Company's total assets increased by 31% to €2.25 billion from year-end 2014. The increase results mainly from the substantial increase of the non-current assets to €2.05 billion in Q1 2015. The growth is fuelled both by acquisitions, by value creation resulting from the unfolding turnaround of the properties and the share of the Company`s interest in GCP`s profits.

The balance of current assets is made up largely of cash and liquid assets. The Group keeps liquid sources to maintain an ability to react quickly to further growth opportunities.

NOTES ON BUSINESS PERFORMANCE

LIABILITIES

	Mar 2015	Dec 2014
as of	In thousands of Euro	
Total bank debt	222,174	188,209
Straight bonds	187,336	150,522
Convertible bonds	140,185	96,728
Other long term liabilities	10,121	6,198
Deferred tax liabilities	85,957	46,614
Other current liabilities	89,118	11,637
Liabilities	**734,891**	**499,908**

The Company maintains a well-balanced and diversified financing source structure, of bank debt, straight bonds and convertible bonds. Aroundtown is continuously active in the capital markets and supported by leading market players such as Deutsche Bank, J.P. Morgan, Morgan Stanley and Berenberg and holds close connections to various German mortgage banks. The Company is utilizing the current interest environment and seeks to further capitalize on its market stand and reputation, also through its subsidiaries.

The financing structure reflects the strategic decision of the Board of Directors to operate in a conservative leverage environment, allowing the Company to carefully select only the most valuable growth opportunities and focus on the turnaround process of its assets in the long run. This conservative approach is also reflected in the Company's Interest Coverage Ratio of 5.5 and LTV of 20%.

The financing activities are conducted on the Aroundtown level as well as on the subsidiaries levels of PCI, Camelbay and GCP.

The balance of convertible bonds relates to the PCI issuance made in November 2014 of a €100 million principle value convertible bond series. The bond bears a 4% coupon rate and was issued for a price of 100% of the principle amount. The series was tapped up by an additional €50 million in February 2015, for 105% of the principle amount, and is currently in the money.

In December 2014 the Company issued a €161 million principle amount, 7 year, 3.0% coupon straight bond for a consideration that reflects 94% of the principal amount. In January 2015 this bond series was increased to €200 million.

The Company practices a conservative approach with regard to its deferred tax liabilities, accounting presently for the full applicable German real estate tax effect (15.825%) for the theoretical future sell of properties through asset deals.

Due to favourable market conditions and the strong pipeline AT issued in April 2015 the €450 million principle value Series B convertible bond which provides the funds for further accretive acquisitions.

	Mar 2015	Dec 2014
as of	In thousands of Euro	
Total bank debt and straight bonds	409,510	338,731
Cash and liquid assets	188,426	175,750
Total net debt without convertible bond	**221,084**	**162,981**
Convertible bond	140,185	96,728
Total net debt with convertible bond	**361,269**	**259,709**

Taking into account the Company's balance of cash and liquid assets, the net debt balance as of March 2015 amounts to €361 million, including the convertible bond issued by PCI. The change from 2014 year-end is the result of the January 2015 tap up issuance of Aroundtown's straight bonds and the tap up issuance of PCI's convertible bonds as well as further bank debt. After the reporting period additional €1.9 million of the convertible bonds have been converted.

LOAN-TO-VALUE

	Mar 2015	Dec 2014
as of	In thousands of Euro	
Investment property*	890,038	451,486
Investment in equity-accounted investees	943,341	908,435
Total Value	**1,833,379**	**1,359,921**
Total bank debt	222,174	188,209
Straight bonds	187,336	150,522
Convertible bonds	140,185	96,728
Minus:		
Cash and liquid assets	188,426	175,750
Net Debt	**361,269**	**259,709**
LTV (Net Debt/ Total Value)	**20%**	**19%**

* including advanced payments for investment property

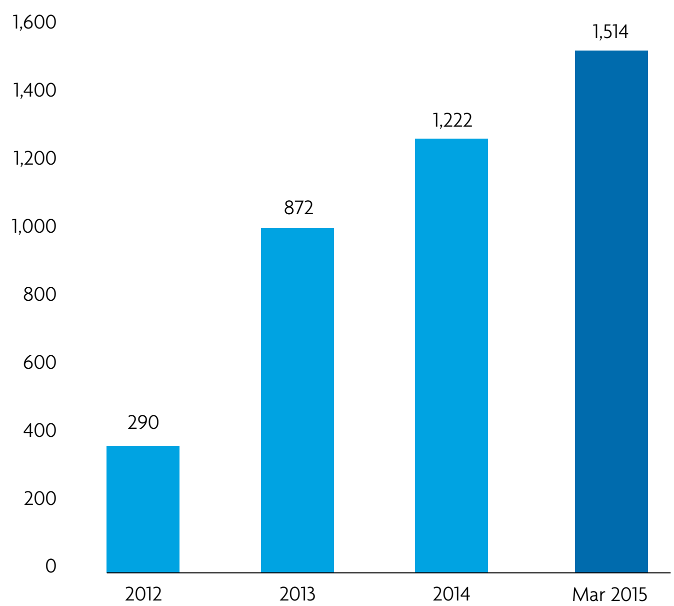
Aroundtown's Loan-To-Value ("LTV") as of March 31, 2015 was 20%, up from 19% at year-end 2014. This low LTV reflects the Company's conservative capital structure and provides a large financial headroom and a great potential to raise further debt in the future.
The LTV is calculated as the difference between the sum of bonds and total bank debt offset by cash & liquid assets, divided by the sum of the investment properties (including advanced payments) and investments in equity accounted investees.

NOTES ON BUSINESS PERFORMANCE

EQUITY RATIO

as of	Mar 2015	Dec 2014
	In thousands of Euro	
Total Equity	1,514,161	1,221,661
Total Assets	2,249,052	1,721,569
Equity Ratio	**67%**	**71%**

TOTAL EQUITY (in € million)

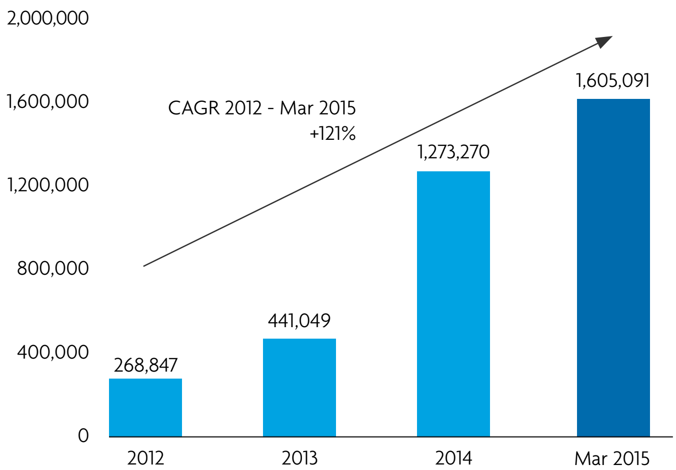


EPRA NAV

as of	Mar 2015	Dec 2014
	In thousands of Euro	
Total Equity	1,514,161	1,221,661
Fair Value measurements of derivative financial instruments	4,973	4,995
Deferred tax liabilities	85,957	46,614
EPRA NAV	**1,605,091**	**1,273,270**

The EPRA NAV in March 2015 amounted to €1.61 billion, increasing by 26% from year-end 2014, mainly as a result of the net profit of the quarter, together with the effect of the increase in the balance of deferred tax liabilities. The significant increase in the EPRA NAV, mirrors the success of the Company's growth and the ability to create substantial value.

EPRA NAV (in € thousands)



DISCLAIMER

The financial data and results of the Group are affected by financial and operating results of its subsidiaries. Significance of the information presented in this report is examined from the perspective of the Company including its portfolio with the joint ventures. In several cases, additional information and details are provided in order to present a comprehensive representation of the subject described, which in the Group's view is essential to this report.

By order of the Board of Directors,
Larnaca, Cyprus, June, 1, 2015

Jelena Afxentiou Director	Reshef Ish-Gur Director	Elena Koushos Director

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

		For the three months ended March 31,	
		2015	2014
	Note	In thousands of euro	
Revenue		**20,097**	**65,407**
Capital gains, revaluations and other income		250,777	78,635
Share in profit from investment in equity-accounted investees		28,914	549
Property operating expenses		(2,267)	(21,868)
Cost of buildings sold		-	(14,250)
Administrative and other expenses		(1,053)	(1,706)
Operating profit		**296,468**	**106,767**
Finance expenses		(3,135)	(6,658)
Other financial results		10,840	1,427
Net finance expenses		7,705	(5,231)
Profit before tax		**304,173**	**101,536**
Current tax expenses	5	(994)	(1,606)
Deferred tax expenses	5	(18,299)	(6,345)
Tax and deferred tax expenses		(19,293)	(7,951)
Profit for the period		**284,880**	**93,585**
Other comprehensive income for the period		-	-
Total comprehensive income for the period		**284,880**	**93,585**

The notes on pages 38 to 50 form an integral part of these interim consolidated financial statements.

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME (CONTINUED)

	For the three months ended March 31,	
	2015	2014
	In thousands of euro	
Profit attributable to:		
Owners of the Company	252,946	49,823
Non-controlling interests	31,934	43,762

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

		March 31	December 31
		2015	2014
		Unaudited	Audited
Assets	Note	In thousands of euro	
Equipment and intangible assets		5,051	4,543
Investment property	6	857,959	426,303
Advanced payment for investment property		32,079	25,183
Investment in equity-accounted investees		943,341	908,435
Deferred tax assets		1,502	902
Other long term assets		207,268	178,499
Non-current assets		**2,047,200**	**1,543,865**
Cash and cash equivalents		41,191	27,994
Short term deposits		1,718	1,718
Trade securities at fair value through profit and loss		145,517	146,038
Trade and other receivables		13,426	1,954
Current assets		**201,852**	**177,704**
Total assets		**2,249,052**	**1,721,569**

The notes on pages 38 to 50 form an integral part of these interim consolidated financial statements.

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (CONTINUED)

		March 31	December 31
		2015	2014
		Unaudited	Audited
Equity	Note	In thousands of euro	
Share capital	8	5,000	38
Retained earnings and capital reserves	8	1,367,424	1,113,531
Equity attributable to the owners of the Company		**1,372,424**	**1,113,569**
Non-controlling interests		141,737	108,092
Total equity		**1,514,161**	**1,221,661**
Liabilities			
Loans and borrowings	7	170,627	138,964
Straight bonds	7	187,336	150,522
Convertible bonds	7	140,185	96,728
Derivative financial instruments		4,973	4,995
Deferred tax liabilities		85,957	46,614
Other long term liabilities		5,148	1,203
Non-current liabilities		594,226	439,026
Credit from financial institutions		42,844	42,390
Current portion of long term loans	7	8,703	6,855
Trade and other payables		82,559	8,725
Tax payable		1,975	1,756
Provisions and current liabilities		4,584	1,156
Current liabilities		140,665	60,882
Total liabilities		**734,891**	**499,908**
Total equity and liabilities		**2,249,052**	**1,721,569**

The Board of Directors of Aroundtown Property Holdings PLC authorized these condensed interim consolidated financial statements for issuance on June 1, 2015

Jelena Afxentiou
Director
Larnaca

Reshef Ish-Gur
Director
Larnaca

Elena Koushos
Director
Larnaca

The notes on pages 38 to 50 form an integral part of these interim consolidated financial statements.

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE THREE MONTH PERIOD ENDED MARCH 31, 2015

	Attributable to the owners of the Company					
	Share capital	Other reserves	Retained earnings	Total	Non-controlling interests	Total equity
	In thousands of euro					
Balance at December 31, 2014 (Audited)	**38**	**7,416**	**1,106,115**	**1,113,569**	**108,092**	**1,221,661**
Profit for the period	-	-	252,946	252,946	31,934	284,880
Other comprehensive income for the period	-	-	-	-	-	-
Total comprehensive income for the period	-	-	252,946	252,946	31,934	284,880
Non-controlling interests arising from initially consolidate companies	-	-	-	-	2,948	2,948
Transactions with non-controlling interests	-	-	947	947	(1,237)	(290)
Issuance of shares	4,962	-	-	4,962	-	4,962
Balance as at March 31, 2015 (Unaudited)	**5,000**	**7,416**	**1,360,008**	**1,372,424**	**141,737**	**1,514,161**
Balance as at December 31, 2013 (Audited)	**10**	**7,416**	**382,334**	**389,760**	**481,904**	**871,664**
Profit for the period	-	-	49,823	49,823	43,762	93,585
Other comprehensive income for the period	-	-	-	-	-	-
Total comprehensive income for the period	-	-	49,823	49,823	43,762	93,585
Non-controlling interests arising from initially consolidate companies	-	-	-	-	8,161	8,161
Balance as at March 31, 2014 (Unaudited)	**10**	**7,416**	**432,157**	**439,583**	**533,827**	**973,410**

The notes on pages 38 to 50 form an integral part of these interim consolidated financial statements.

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Note	For the three months ended March 31, 2015	2014
		In thousands of euro	
Cash flows from operating activities			
Profit for the period		284,880	93,585
Adjustments for the profit:			
Depreciation and amortization		19	169
Capital gains, revaluations and other income		(279,691)	(78,635)
Finance expenses, net		(7,705)	5,231
Tax and deferred tax expenses	5	19,293	7,951
		16,796	28,301
Changes in:			
Change in inventories – Trading property		-	14,402
Trade and other receivables		(4,314)	(11,967)
Trade and other payables		2,378	13,941
Provisions for other liabilities and charges		2,011	(3,000)
		16,871	41,677
Tax paid		(497)	(803)
Net cash provided by operating activities		**16,374**	**40,874**
Cash flows from investing activities			
Acquisitions and disposals of equipment and intangible assets, net		(22)	(705)
Capex, investments and acquisition of investment property and advances paid		(10,117)	(101,710)
Acquisition and disposals of subsidiaries, net of cash acquired or disposed	4	(143,798)	(16,741)
Disposals (investment) of (in) trade securities and other financial assets		9,727	(52,909)
Net cash used in investing activities		**(144,210)**	**(172,065)**

The notes on pages 38 to 50 form an integral part of these interim consolidated financial statements.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INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS
(CONTINUED)

		For the three months ended March 31,	
		2015	2014
	Note	In thousands of euro	
Cash flows from financing activities			
Proceeds from straight and convertible bonds, net	7	88,618	146,823
Amortization of loans from financial institutions		(1,511)	(3,476)
Proceeds of loans from financial institutions and others, net		63,500	8,490
Transactions with non-controlling interests		(8,737)	-
Finance expenses paid, net		(837)	(4,538)
Net cash provided by financing activities		**141,033**	**147,299**
Increase (decrease) in cash and cash equivalents		**13,197**	**16,108**
Cash and cash equivalents at the beginning of the period		27,994	134,443
Cash and cash equivalents at the end of the period		**41,191**	**150,551**

The notes on pages 38 to 50 form an integral part of these interim consolidated financial statements.


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CONDENSED NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

1. GENERAL

(A) INCORPORATION AND PRINCIPAL ACTIVITIES

Aroundtown Property Holdings PLC ("the Company") was incorporated on May 7, 2004 as a private limited liability company under the Cyprus Companies Law, Cap. 113. Its Registered Office is at Faros Avenue, Spyros Thalassines Alkyonides, 7560 Pervolia, Larnaca, Cyprus. The Company, together with its investees (hereinafter: "the Group"), is a specialist real estate investment group, focusing in the German real estate markets. The Group covers the main real estate segments which benefit from strong fundamentals and growth prospects: residential (through its holding in Grand City Properties S.A.), commercial and hotel properties. The Group's vision is buying, redeveloping, turning around and optimizing real estate properties in Germany.
These condensed interim consolidated financial statements ("interim financial statements") for the three month period ended March 31, 2015 consist of the financial statements of the Group.

(B) CAPITAL AND BONDS INCREASES

For information about bonds and capital increases, please see notes 7 and 8, respectively.

(C) DEFINITIONS

Throughout these notes to the interim financial statements:

The Company	Aroundtown Property Holdings PLC
The Group	The Company and its investees
Subsidiaries	Companies that are controlled by the Company (as defined in IFRS 10) and whose financial statements are consolidated with those of the Company
Associates	Companies over which the Company has significant influence (as defined in IAS 28) and that are not subsidiaries. The Company's investment therein is included in the consolidated financial statements of the Company using equity method of accounting
Investees	Subsidiaries, jointly controlled entities and associates
GCP S.A.	Grand City Properties S.A. (an associate of the Company)
PCI; Camelbay	Primecity Investment PLC, Camelbay Real Estate limited (subsidiary of the Company)
Related parties	As defined in IAS 24
The period	The three months ended on March 31, 2015


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2. BASIS OF PREPARATION

A. STATEMENT OF COMPLIANCE

These condensed interim consolidated financial statements have been prepared in accordance with IAS 34 interim financial reporting. They do not include all the information required for a complete set of IFRS financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance since the last annual consolidated financial statements as at and for the year ended December 31, 2014. These condensed financial statements have not been reviewed by an auditor.

For further information on the accounting and measurement policies used, please refer to the consolidated financial statements as at December 31, 2014, which are the basis for these interim consolidated financial statements.

These condensed interim consolidated financial statements were authorized to be issued by the Board of Directors on June 1, 2015.

B. JUDGMENTS AND ESTIMATES

In preparing these condensed interim consolidated financial statements, management applies judgments, estimates and assumptions that affect the application of accounting policies and the reported amounts of assets and liabilities, income and expenses. Actual results may differ from these estimates.

The significant judgments made by management in applying the Group's accounting policies and the key sources of estimation uncertainty are consistent with those that applied to the consolidated financial statements as at and for the year ended December 31, 2014.

2. BASIS OF PREPARATION (CONTINUED)

C. OPERATING SEGMENTS

The Group meets the definition of operating in one operating segments. An operating segment is a component of the Group that meets the following three criteria:

- Is engaged in business activities from which it may earn revenues and incur expenses, including revenues and expenses relating to intragroup transactions;
- whose operating results are regularly reviewed by the Group's chief operating decision maker to make decisions about resources to be allocated to the segment and assess its performance; and
- For which separate financial information is available.

D. SEASONALITY OF OPERATIONS

Rental income, other revenues and costs are received and incurred smoothly over the accounting period. Therefore no additional disclosures are made in the condensed interim consolidated financial statements.

E. GOING CONCERN

These condensed interim consolidated financial statements are prepared on a going concern basis.

3. SIGNIFICANT ACCOUNTING POLICIES

(A) BASIS OF CONSOLIDATION

The accounting policies adopted in the preparation of the condensed interim consolidated financial statements are consistent with those followed in the preparation of the Group's annual financial statements for the year ended on December 31, 2014. The following standards, amendments to standards and interpretations have been issued but are not yet effective for annual periods beginning on 1 January 2015. Those which may be relevant to the Group are set out below. The Group does not plan to early adopt these standards.

(I) IFRS 9 – FINANCIAL INSTRUMENTS (2009, 2010)

IFRS 9 (2009) introduces new requirements for the classification and measurement of financial assets. Under IFRS 9 (2009), financial assets are classified and measured based on the business model in which they are held and the characteristics of their contractual cash flows. IFRS 9 (2010) introduces additional changes relating to financial liabilities. The IASB currently has an active project to make limited amendments to the classification and measurement requirements of IFRS 9 and to add new requirements to address the impairment of financial assets and hedge accounting. IFRS 9 is effective for annual reporting periods beginning on or after January 1, 2018, with early adoption permitted.

(II) IFRS 15 – REVENUE FROM CONTRACTS WITH CUSTOMERS

IFRS 15 establishes a comprehensive framework for determining whether, how much and when revenue is recognized. It replaces existing revenue recognition guidance, including IAS 18 Revenue, IAS 11 Construction Contracts and IFRIC 13 Customers Loyalty Programs. IFRS 15 is effective for annual reporting periods beginning on or after January 1, 2017, with early adoption permitted.

The Group has considered the above new standards, interpretations and amendments to published standards and will continue to evaluate the impact on the Group's consolidated financial statements. At this time, the impact of the above publications is not expected to be material to the Group's consolidated financial statements.

4. ACQUISITION, DISPOSAL AND DECONSOLIDATE OF SUBSIDIARIES

During the reporting period the Group obtained control on several companies through business combination. The significant net impacts on the interim consolidated statement of comprehensive income and interim consolidated statements of financial position of the Group are as follows:

	In thousands of euro
Investment property	261,520
Cash and Cash equivalents	1,189
	262,709
Working capital, net	(12,986)
Other liabilities, net	(19,284)
Loans from banks	(35,568)
	(67,838)
Total identifiable net assets	**194,871**
Non-controlling interests arising from initial consolidation	2,948
Consideration paid regarding acquisition of subsidiaries	(144,987)
Profit arising from business combination	**46,936**

5. TAXATION

Tax and deferred tax expenses are recognized based on management's best estimate of the weighted average annual income tax rate expected for the full financial year multiplied by the pre-tax income of the interim reporting period.

The Group tax and deferred tax expenses for the three months ended March 31, 2015, is euro 19,293 thousand (2014: euro 7,951 thousand). The Company recorded euro 644 thousand for corporation tax (2014: euro 230 thousand), euro 18,299 thousand for deferred tax and euro 350 thousand for property tax (2014: euro 6,345 thousand and euro 1,736 thousand, respectively).

6. INVESTMENT PROPERTY

	Three months ended March 31	Year ended December 31
	2015	2014
	Unaudited	Audited
	In thousands of euro	
Balance at the beginning of the period / year	426,303	1,545,051
Additions (disposals) and adjustments during the period / year	170,136	(1,852,774)
Investment property arising from initial consolidations	261,520	734,026
Balance at the end of the period / year	857,959	426,303

7. LOANS AND BORROWINGS

A. COMPOSITION

	March 31	December 31
	2015	2014
	Unaudited	Audited
	In thousands of euro	
Long term		
Bank loans	170,627	138,964
Convertible bonds (B)	140,185	96,728
Straight bonds (C)	187,336	150,522
Total long term	**498,148**	**386,214**
Short term		
Bank loans	8,703	6,855

B. CONVERTIBLE BONDS IN PCI

On November 13, 2014, PCI successfully completed with the placement of euro 100 million convertible bonds maturing in 2019, convertible into ordinary shares of PCI. The convertible bonds bear a coupon of 4% p.a., payable semi-annually in arrears. The initial conversion price was fixed at euro 3.00. The bonds were issued at 100% of their principal amount and will be redeemed at maturity at 110% of their principal amount. On February 13, 2015, PCI successfully tapped up its convertible bond series with an additional principal amount of euro 50 million. The further convertible bond series was issued at 105% of their principal amount and has the same characteristics of the previous tranche issued in November 2014 and described above.

	Three months ended March 31	Year ended December 31,
	2015	2014
	Unaudited	Audited
	In thousands of euro	
Balance at the beginning of the period / year	97,254	-
Proceeds from issuance of PCI c onvertible bond (1,000 notes at euro 100,000 par value each)	-	100,000
Proceeds from issuance of PCI convertible bond (500 notes at euro 100,000 par value each) (a)	52,500	-
Transaction costs	(310)	(1,782)
Net proceeds during the period / year	52,190	98,218
Amount classified as non-controlling interests (a)	(487)	(1,067)
Finance and other expenses for the period / year	1,735	803
Conversion to ordinary shares of PCI	(6,900)	(700)
Carrying amount of liability at the end of the period / year	143,792	97,254
Non-current portion of Convertible bond series A	140,185	96,728
Accrued interest	1,649	526
Total Convertible bond series A	141,834	97,254
Deferred income (a)	1,958	-

(a) This amount includes additional euro 2.5 million that were received as part of the bond placement (reflects 5% of the par value), out of which euro 0.5 million were allocated as non-controlling interests according to external economic valuer. The residual amount of euro 2 million was allocated as a deferred income and presented in other long term liabilities account balance.

7. LOANS AND BORROWINGS (CONTINUED)

C. STRAIGHT BONDS SERIES A

On December 9, 2014, the Company has successfully completed with the placement of euro 161 million (nominal value) of unsubordinated, senior secured straight bonds maturing in December 2021 and bear a coupon of 3% p.a., payable semi-annually in arrears, for a consideration that reflects 94% of their principal amount.
During the reporting period, the Company increased its series A bonds in an additional principal amount of euro 39 million for a price of 94% of the nominal value. Therefore the aggregated amount was euro 200 principal amount.

	Three months ended March 31	Year ended December 31,
	2015	2014
	Unaudited	Audited
	In thousands of euro	
Balance at the beginning of the period / year	150,813	-
Proceeds from issuance of Bond series A (1,610 notes at euro 100,000 par value)	-	151,340
Proceeds from issuance of Bond series A (390 notes at euro 100,000 par value)	36,660	-
Transaction costs	(232)	(894)
Net proceeds during the period / year	36,428	150,446
Finance and other expenses for the period / year	1,824	367
Carrying amount of liability at the end of the period / year	189,065	150,813
Non-current portion of straight bond series A	187,336	150,522
Accrued interest	1,729	291
Total straight bond series A	189,065	150,813

D. (1) SECURITY, NEGATIVE PLEDGE

The obligations of the Company under the Bonds and any Further Secured Bonds are secured in favor of the Trustee for the benefit of the Trustee, the Bondholders and the holders of any Further Secured Bonds by:

(a) a first-ranking charge, governed by the laws of Cyprus, over all ordinary shares held by the Company in its subsidiary, Zaplino Limited ("Zaplino");

(b) a first-ranking account pledge, governed by Luxembourg law, over the bank account held by the Company with Bank Hapoalim (Switzerland) Limited, Luxembourg branch, (the "Lux PrimeCity Account");

(c) a first-ranking account pledge, governed by the laws of Cyprus, over the bank account held by the Company with Bank of Cyprus Public Co Ltd. (the "Cyprus PrimeCity Account");

(d) first-ranking account pledges, governed by Luxembourg law, over each bank account held by Zaplino with Bank Hapoalim (Switzerland) Limited, Luxembourg branch, (the "Zaplino Luxembourg Accounts"); and

(e) an assignment by way of security, governed by the laws of Cyprus, of the Company's receivables and rights under, and claims against Zaplino for payment of principal and interest under, the loan agreements between the Company and Zaplino in an aggregate principal amount equal to the net issuance proceeds of the Bonds ("PrimeCity Loans") and all other loan agreements (of whatever nature and for whatever purpose howsoever described) relating to any loan by the Company to Zaplino of the net issuance proceeds in respect of any Further Secured Bonds.

(f) a first-ranking charge, governed by the laws of Cyprus, over all ordinary shares held by the Company in its subsidiary, Camelbay;

(g) an assignment by way of security, governed by the laws of Cyprus, of the Company's receivables and rights under, and claims against Camelbay for payment of principal and interest under, the loan agreements between the Company and Camelbay in an aggregate principal amount equal to the net issuance proceeds of the Bonds; and

(h) a first-ranking account pledge governed by Luxembourg law, over the Interest Reserve Account.

D. (2) COVENANTS

- procure that Net Debt shall not exceed (i) at any time, 65% of the Portfolio Value and (ii) 60% of the Portfolio Value for a period of more than six (6) months;
- not pay a dividend as long as the Net Debt of the Group exceeds 50% of the Portfolio value;
- not open, maintain or hold any interest in, and will procure that Zaplino will not open, maintain or hold any interest, in each case directly or indirectly, in any account whatsoever with any bank or financial institution except for the Charged Accounts, unless the Issuer or Zaplino, respectively, grant a first-ranking security interest, satisfactory to the Trustee, over the respective account in favor of the Trustee, for the benefit of the Trustee and the Bondholders; and
- not, and will not permit any of its Subsidiaries to, directly or indirectly, create or permit to exist or become effective any consensual encumbrance or restriction on the ability of any Subsidiary of the Company to (i) make or pay dividends or any other distributions on its share capital to the Company or any of the Company's other Subsidiaries or grant to the Company or any of the Company's other Subsidiaries any other interest or participation in itself or (ii) (a) pay any indebtedness owed to the Company or any of the Company's other Subsidiaries (b) make loans or advances to the Company or any of the Company's other Subsidiaries or (c) transfer any of its properties or assets to the Company or any of the Company's other Subsidiaries.

8. EQUITY

A. SHARE CAPITAL

	March 31, 2015		December 31, 2014	
	Unaudited		Audited	
	Number of shares	In thousands of euro	Number of shares	In thousands of euro
Authorized				
Ordinary shares of EUR 1.71 each	1,500,000,000	15,000	50,000	85.5
Issued and fully paid				
Balance as at January 1 (euro 0.01 each, and euro 1.71 each in 2014)	22,200	38	5,550	9.5
Conversion of shares to nominal value of euro 0.01 per share	3,774,000	-	-	-
Issuance and payment on authorized shares	496,203,800	4,962	16,650	28.5
Balance at the end of the period / year	500,000,000	5,000	22,200	38

B. ISSUED CAPITAL

1. Upon incorporation on May 7, 2004, the total authorized, issued and fully paid ordinary share capital amounted to 5,550 units with a par value of euro 1.71 each.
2. On November 28, 2014, the Company issued 16,650 ordinary shares of euro 1.71 each.
3. In February 2015, as a part of capital restructuring process, the Company increased its authorized ordinary shares to 1,500,000,000, out of which the issued and fully paid was increased to 500,000,000, with an adjusted par value of euro 0.01 for each share.
4. After the reporting period the Company issued convertible bond series. For more information, please see note 13.

C. OTHER RESERVES

The other reserves were shareholders loan that were converted to equity, therefore the other reserves can be distributed at any time.

9. RELATED PARTY TRANSACTIONS

The transactions and balances with related parties are as follows:

(I) LOANS FROM SHAREHOLDERS AND RELATED COMPANIES (*)

	March 31	December 31
	2015	2014
	Unaudited	Audited
	In thousands of euro	
	-	451

(II) INTEREST EXPENSES ON LOANS FROM SHAREHOLDERS AND RELATED COMPANIES

	For the three months ended March 31,	
	2015	2014
	In thousands of euro	
	(20)	(19)

(*) Presented as part of the other long term liabilities in the consolidated statement of financial position.

10. FINANCIAL INSTRUMENTS AND RISK MANAGEMENT

FAIR VALUE HIERARCHY

The table below analyzes financial instruments carried at fair value, by the levels in the fair value hierarchy. The different levels have been defined as follows:

Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities.

Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

Level 3: inputs for the asset or liabilities that are not based on observable market data (unobservable inputs).

	Level 1	Level 2	Level 3	Total
	In thousands of euro			
March 31, 2015 (Unaudited)				
Trade securities at fair value through profit and loss	145,517	-	-	145,517
Total assets	**145,517**	**-**	**-**	**145,517**
Derivative financial instruments	-	4,973	-	4,973
Total liabilities	**-**	**4,973**	**-**	**4,973**
December 31, 2014 (Audited)				
Trade securities at fair value through profit and loss	146,038	-	-	146,038
Total assets	**146,038**	**-**	**-**	**146,038**
Derivative financial instruments	-	4,995	-	4,995
Total liabilities	**-**	**4,995**	**-**	**4,995**

11. COMMITMENTS

The Group had no significant commitments as at March 31, 2015.

12. CONTINGENT ASSETS AND LIABILITIES

The Group had no significant contingent assets and liabilities as at March 31, 2015.

13. EVENTS AFTER THE REPORTING PERIOD

a) On April 27, 2015, the Company successfully placed euro 450 million principal value of convertible bonds convertible into ordinary shares of the Company for an initial conversion price of euro 3.53 per share. These convertible bonds mature after five years and bear coupon of 3% p.a., payable in arrears. The issue price was 95.68% of the principal amount.


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