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## AROUNDTOWN'S H1 2016 RESULTS: INCREASING OPERATIONAL PROFITS AND VALUE CREATION

- **Rental and operating income** at **€110 million**, up **138%** YOY
- **EBITDA** amounted to **€610 million**, increasing from €536 million in H1 2015.
- **Adjusted EBITDA** increased to **€113 million**, up **85%** YOY
- **Net profit** amounted to **€ 510 million**, (€505 million H1 2015)
- **EPS** (basic) is **€0.6** (€0.83 H1 2015) EPS fully diluted is **€0.46** (€0.73 H1 2015).
- **FFO I** at **€71 million**, up **77%** YOY
- **FFO I per share** increased to **€0.11**, up by 40% YOY
- **EPRA NAV** amounts to **€3.9 billion** in June 2016, from €3 billion in Dec 2015
- Low leverage: **LTV 40%**. After conversion of "in-the-money" convertible bond LTV is down to **32%**. High **Interest Cover Ratio** maintained at **4.6x**
- Board of Directors updated the financial policy and set the **LTV limit at 45%**, down from 50%
- **Equity ratio at 52%**, up to **59%** including the conversion of "in the money" convertible bond
- Robust capital structure and conservative financial policy, along with **€227 million** cash and liquid assets and additional **€500 million** straight bond issuance in July 2016, providing significant firepower for additional acquisitions

*29 August 2016.*

### **Remarkable operational performance rising from internal and external portfolio growth boosting top and bottom line**

The outstanding portfolio growth and ongoing operational improvements resulted in 138% growth in the top line to €110 million rental and operating income in the first six months of 2016. Accordingly, and following successfully repositioning of the portfolio, the Adjusted EBITDA increased to €113 million and the FFO to €71 million. Due to successful repositioning measures performed, and acquisitions of high quality properties the vacancy of the commercial portfolio decreased to 7.4% of the rentable area as of August 2016.

AT presents accretive FFO growth with FFO per share increase of 40% to €11.2 cent. Along the increased operational profitability, AT recorded €410 million revaluation profits rising from property value creation which together with the operational profit resulted in €510 million profit for the first six months of 2016. AT has continued the external portfolio growth momentum after the reporting period and as of August 2016 the Group's portfolio generates a monthly annualized adjusted EBITDA of €264 and an annualized FFO I of €171 million (€0.25 per share).

AT has constructed the operational platform to cater for further internal and external growth and to extract additional potential from the current portfolio.

**Solid equity, low financial leverage alongside high liquidity level, enable Aroundtown to further pursue attractive opportunities and create accretive growth.** Board of Directors updated the financial policy and set the **LTV limit at 45%**, down from 50%.

EPRA NAV for the 30<sup>th</sup> of June 2016 amounted to €3.9 billion, increasing by 28% since year-end 2015, due to the profit over the period and the successful €270 million equity capital increase in April 2016. Additionally in April 2016, AT continued its fruitful capital market activities by issuing €600 million straight bonds, Series D, bearing a 1.5% coupon rate.

In June 2016 Standard & Poor's increased AT's credit rating to BBB, following the favorable financial structure, and acknowledging AT's good scale and diversification and material operational improvement in occupancy.

In July 2016 AT issued Series E, €500 million 8-year straight bond bearing a 1.5% coupon, decreasing the total cost of debt to 2%.

The full H1 2016 interim financial report is available on the Company's website:

<http://www.aroundtownholdings.com/downloads.html>

### **About the Company**

Aroundtown Property Holdings Plc (trading symbol: AT1 on Frankfurt Stock Exchange/Xetra; ALATP on Euronext) is a specialist real estate company focused on value-add income generating properties primarily in the German real estate markets. Aroundtown Property Holdings Plc (ISIN: CY0105562116) is a public limited liability company incorporated in 2004 under the laws of Cyprus, having its registered office at Artemidos & Nikou Dimitriou, 54 B, 6027, Larnaca, Cyprus (registered number HE148223).

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