

Berlin



Nuremberg



Dortmund



JUNE 2017

Leipzig



Frankfurt



AROUNDTOWN

PROPERTY HOLDINGS PLC

Q1 2017 FINANCIAL RESULTS PRESENTATION

Amsterdam



Munich



TABLE OF CONTENTS

- UPLISTING TO PRIME STANDARD
- HIGHLIGHTS
- FINANCIAL RESULTS & CAPITAL MARKET ACHIEVEMENTS
- OPERATIONS AND PORTFOLIO
- APPENDIX

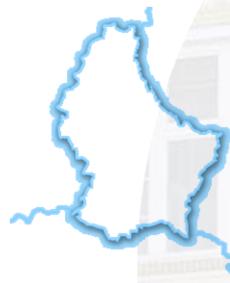
UPLISTING AND MIGRATION

Trading symbol
AT1



Listing upgrade to Prime Standard

On June 2, 2017, Aroundtown was uplisted to the Prime Standard of the Frankfurt Stock Exchange



Migration to Luxembourg

Aroundtown is on track to move the company seat to Luxembourg and continue as a Luxembourg company



Largest stock listed German commercial real estate company

Market Cap ¹⁾
€4.1 bn

Free Float
56%

MDAX **SDAX**



1) based on €4.7 share price

P&L Highlights – Q1 2017

Rental and operating income	€114 million	+128%
Profit	€247 million	+7%
Earnings per share (basic)	€0.33	+22%
Adjusted EBITDA	€93 million	+75%
FFO I	€59 million	+82%
FFO I per share	€0.09	+80%
Annualized dividend per share	€0.23	+44%

Dividend policy of 65% of FFO I per share

FFO yield¹⁾ 7.7%
Div yield¹⁾ 5.0%

Balance Sheet Highlights – March 31, 2017

Total assets	€9.4 billion	+16%	
EPRA NAV	€4.2 billion	+8%	€5.2 per share
EPRA NAV incl. perpetual notes	€4.8 billion	+10%	€6.0 per share
EPRA NAV incl. perpetual notes pro forma ²⁾	€5.1 billion	+18%	€5.9 per share
LTV	41.7%		33.0% Pro forma ²⁾

Equity ratio
Pro forma²⁾
51%

1) Based on a share price of €4.7
2) including the equity capital raise in May 2017 and conversion of the Series B bonds, net of convertible bonds purchased

FINANCIAL RESULTS



PROFIT AND LOSS

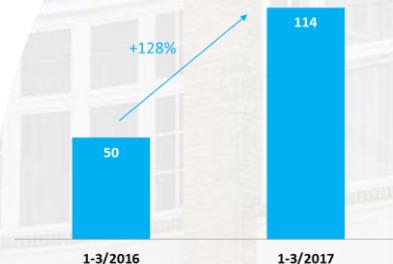
	1-3/2017	1-3/2016
	€ million	
Rental and operating income	114	50
Capital gains, revaluations and other income	212	224
Share in profit from investment in equity-accounted investees	31	26
Property operating expenses	(31)	(13)
Administrative and other expenses	(4)	(1)
Operating profit	323	285
Finance expenses	(15)	(9)
Other financial results	1	(4)
Current tax expenses	(10)	(4)
Deferred tax expenses	(52)	(38)
Profit for the period	247	230

ACHIEVING STRONG OPERATIONAL GROWTH FROM BOTH INTERNAL AND EXTERNAL SOURCES

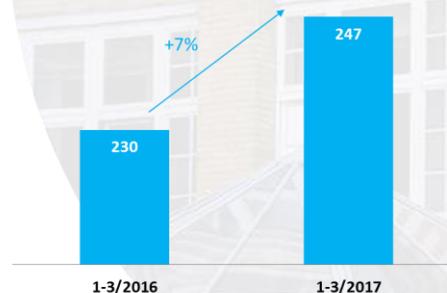
Strong L-F-L improvements:
+3.9% in-place rent
+2.2% occupancy

Robust external growth in Q1 2017 and full impact of 2016 acquisitions

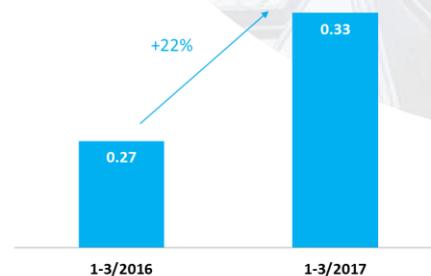
Rental and Operating income (in €M)



Profit for the period (in €M)



Earnings per share (in €)



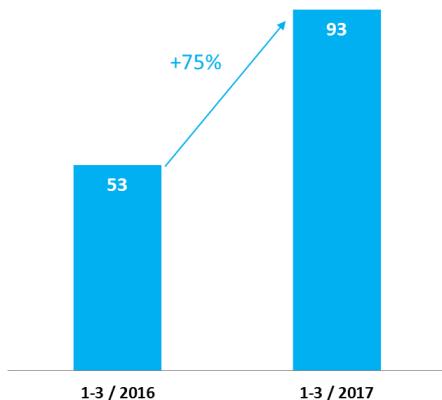
ADJUSTED EBITDA

€ million	1-3/2017	1-3/2016
Operating profit	323	285
Depreciation and amortization	1	1
EBITDA	324	286
Capital gains, revaluations and other income	(212)	(224)
Share in profit from investment in equity-accounted investees	(31)	(26)
Management long term share incentive plan	1	-
Adjusted EBITDA commercial portfolio	80	36
Adjusted EBITDA relating to properties marked for disposal	(9)	-
Adjusted EBITDA commercial portfolio, recurring long term	72	36
Adjustment for GCP operational contribution	21	17
Adjusted EBITDA	93	53

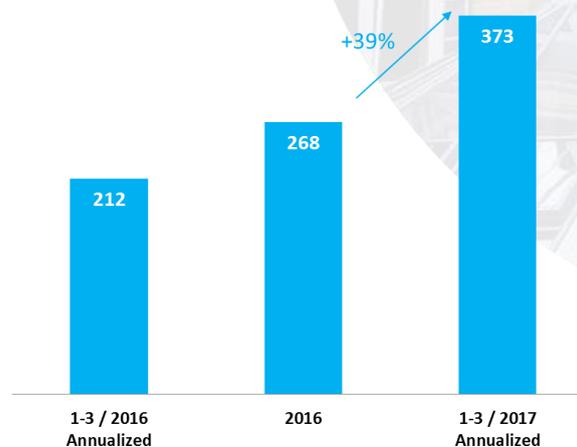
subtracted as these profits include AT's share in non-operational profits generated by the equity-accounted investees

GCP is AT's strategic investment with a holding rate of 36% currently

Adjusted EBITDA (in €M)



Adjusted EBITDA annualized (in €M)



FFO I

€ million	1-3/2017	1-3/2016
Adjusted EBITDA commercial portfolio	80	36
Finance expenses	(15)	(9)
Current tax	(10)	(4)
Contribution to minorities	(2)	(1)
FFO I commercial portfolio	53	22
FFO relating to properties marked for disposal	(7)	-
FFO I commercial portfolio, recurring long term	46	22
Adjustment for GCP FFO I contribution	13	10
FFO I	59	33
FFO I per share in €	0.09	0.05
FFO I yield (annualized)	7.7% ¹⁾	
Dividend yield (annualized) 65% payout ratio	5.0% ¹⁾	

Minorities in PCI
and on SPV level

AT's share in GCP's FFO I

1) Based on a share price of €4.7

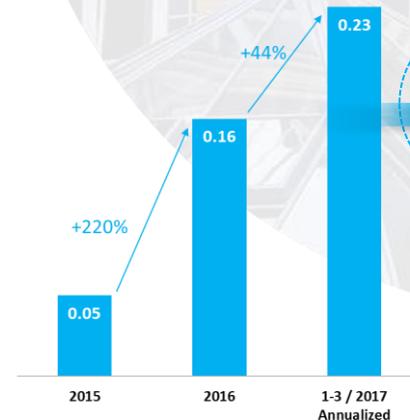
FFO I (in €M)



FFO I per share (in €)



Dividend per share (in €)



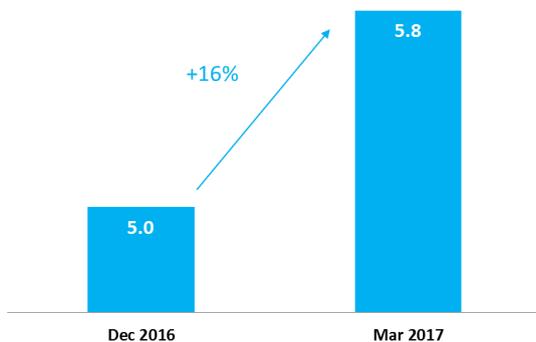
based on
a payout
ratio
of 65%

TOTAL ASSETS

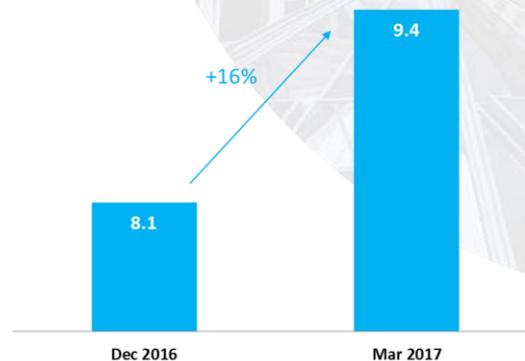
€ million	Mar 2017	Dec 2016
Investment property	5,794	5,016
Equity accounted investee, holding in GCP SA	1,361	1,317
Equity accounted investee, other	236	240
Non-current assets	7,813	6,989
Assets held as held for sale	628	153
Cash and liquid assets	868	836
Current assets	1,607	1,100
Total Assets	9,420	8,089

High balance of cash and liquid assets enable Aaroundtown to pursue attractive acquisition opportunities

Investment Property (€ bn)



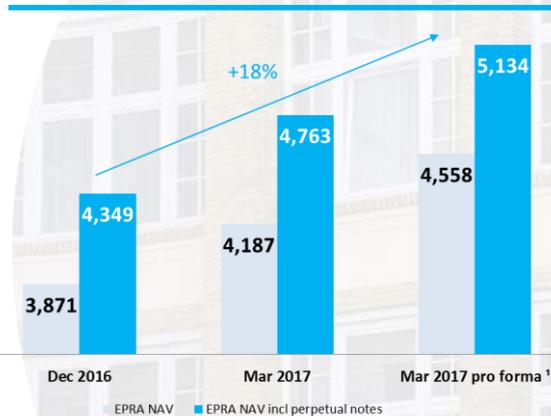
Total Assets (€ bn)



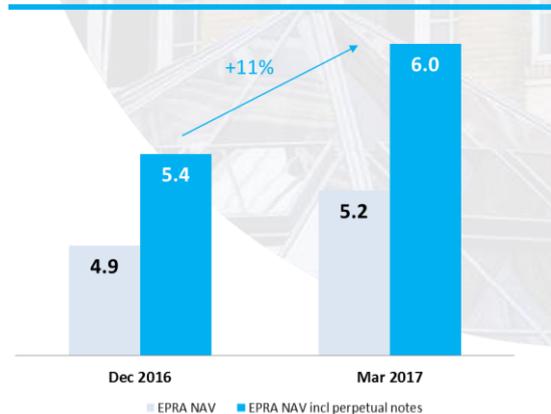
	Mar 2017		Dec 2016	
	€ million	Per share	€ million	Per share
NAV per the financial statements	4,291		3,941	
Equity attributable to perpetual notes investors	(576)		(478)	
NAV excluding perpetual notes	3,715		3,463	
Effect of in-the-money convertible bond	387		394	
Fair value of derivative financial instruments	15		7	
Deferred tax liabilities	468		379	
NAV	4,585	€5.7	4,243	€5.3
Non-controlling interests	(398)		(373)	
EPRA NAV	4,187	€5.2	3,871	€4.9
Equity attributable to perpetual notes investors	576		478	
EPRA NAV including perpetual notes	4,763	€6.0	4,349	€5.4
Basic amount of shares, including in-the-money dilution effects in thousands	798,089		798,089	
EPRA NAV	4,187		3,871	
May 2017 pro forma effect ¹⁾	371		-	
EPRA NAV pro forma	4,558	€5.2	3,871	€4.9
Pro forma basic amount of shares	874,710		798,089	

	NAV	EPRA NAV	EPRA NAV incl. perpetual	EPRA NNAV	Basic amount of shares
€ million					
Mar 17 pro forma ¹⁾	4,955,690	4,557,919	5,133,751	4,400,580	874,710
Mar 17 pro forma per share €	5.7	5.2	5.9	5.0	
Mar 17	4,585,050	4,187,279	4,763,111	4,029,940	798,089
Mar 17 per share €	5.7	5.2	6.0	5.0	
Per share growth	+8%	+6%	+11%	+6%	
Dec 16	4,243,410	3,870,770	4,349,047	3,776,298	798,089
Dec 16 per share €	5.3	4.9	5.4	4.7	

EPRA NAV (€ bn)



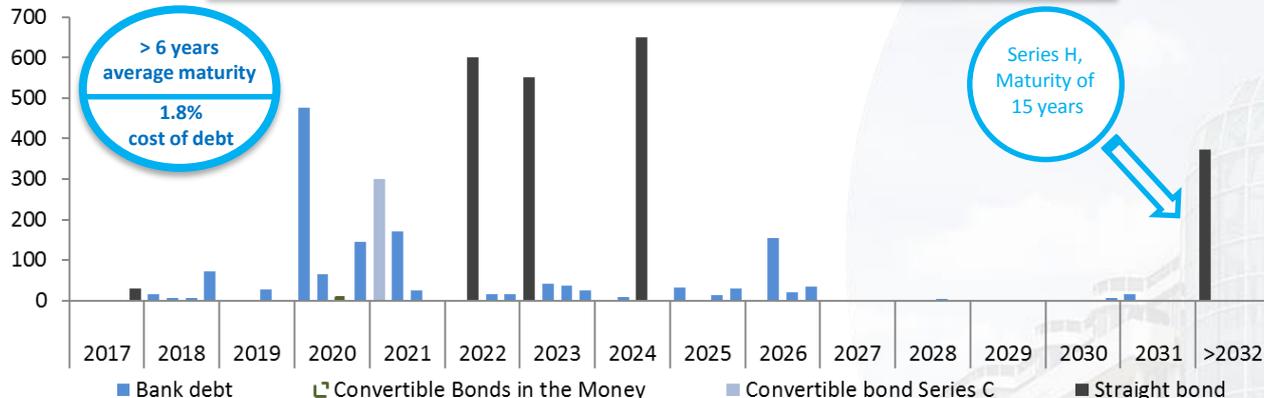
EPRA NAV per share (€)



¹⁾ including the effect of May 2017 equity increase, net of €55.3 million convertible bonds purchased

CONSERVATIVE CAPITAL STRUCTURE

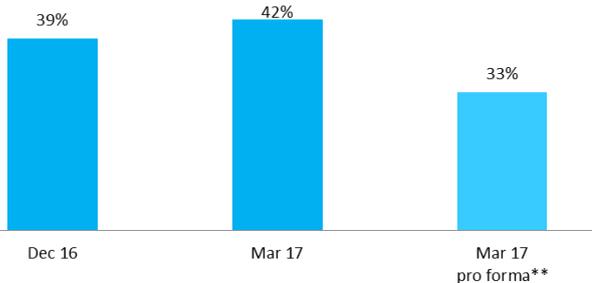
Debt maturity profile (Mar 2017)*



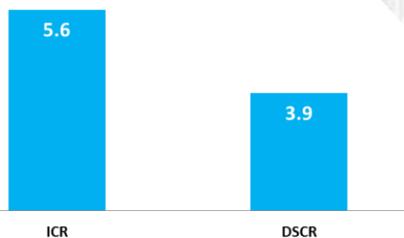
* including the effect of Series B bond conversions and the amount held by the Company as of the date of the Q1 2017 report publication

Loan-to-Value

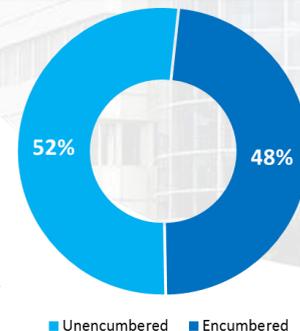
Company BOD limit of 45%



Strong cover ratios (Q1 2017)



Unencumbered assets



** including the equity capital raise in May 2017 and conversion of the Series B bonds as of the day of this report, net of convertible bonds purchased

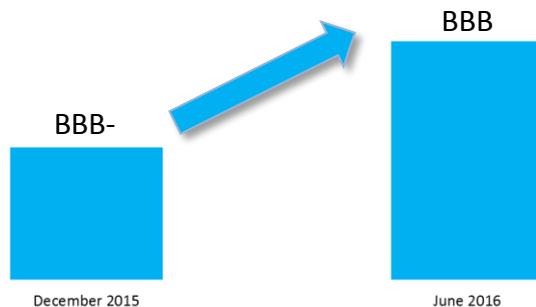
FINANCIAL POLICY AND INVESTMENT GRADE RATING

Financial risk profile

	1 Minimal	2 Modest	3 Intermediate	4 Significant	5 Aggressive	6 High Leveraged
1 Excellent	aaa/ aa+	aa	a+/a	a-	bbb	bbb- /bb+
2 Strong	aa/ aa-	a+/a	(DW) A- (GCP) BBB+	(Vonovia- BBB+)* BBB (FDR)	bb+	bb
3 Satisfactory	a/a-	bbb+	(Aroundtown) BBB/BBB- (Alstria)	BBB-/bb+	bb	b+
4 Fair	bbb/ bbb-	bbb-	bb+	bb	bb-	b
5 Weak	bb+	bb+	bb	bb-	b+	b/b-
6 Vulnerable	bb-	bb-	bb-	b+	b	b-

*Vonovia's rating anchor is BBB. Vonovia's final rating, after the effect of modifiers is BBB+.

'BBB' Investment Grade rating from S&P



Aroundtown financial policy:

Strive to achieve A- global rating in the long term

LTV limit at 45%

Debt-to-cap ratio at 45% (or lower) on a sustainable basis

Maintaining conservative financial ratios

Unencumbered assets above 50% of total assets

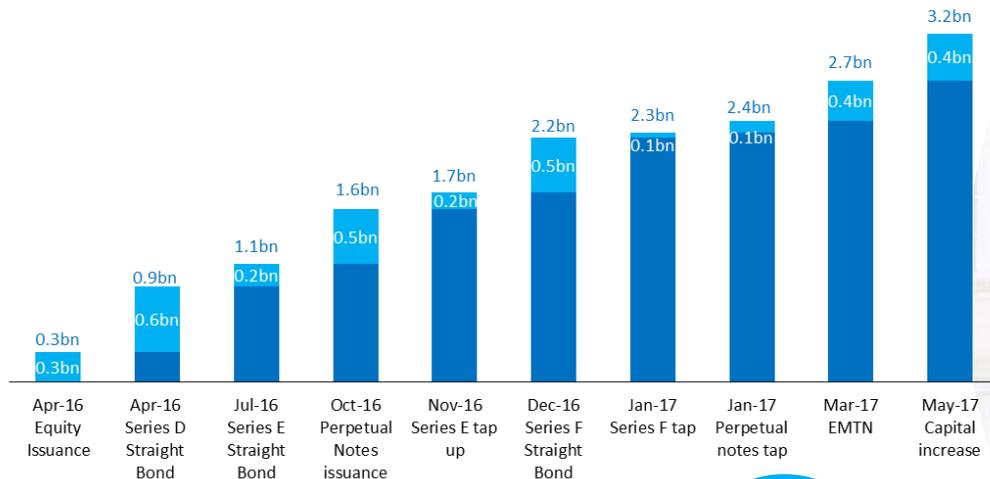
Long debt maturity profile

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

Support convertible bond holders to convert into equity

Dividend of 65% of FFO I per share

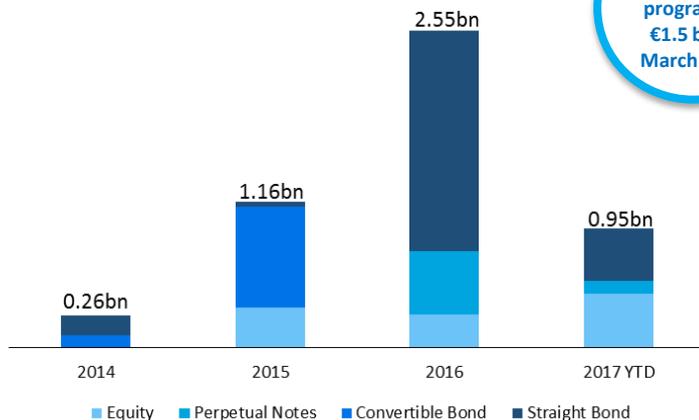
CAPITAL MARKET ACHIEVEMENTS



First issuance in USD in 2017 to single Asian investor (full currency hedge until maturity)

Established EMTN program of €1.5 bn in March 2017

Largest European real estate issuer in 2016
Issued €3.5 bn since 2016 alone



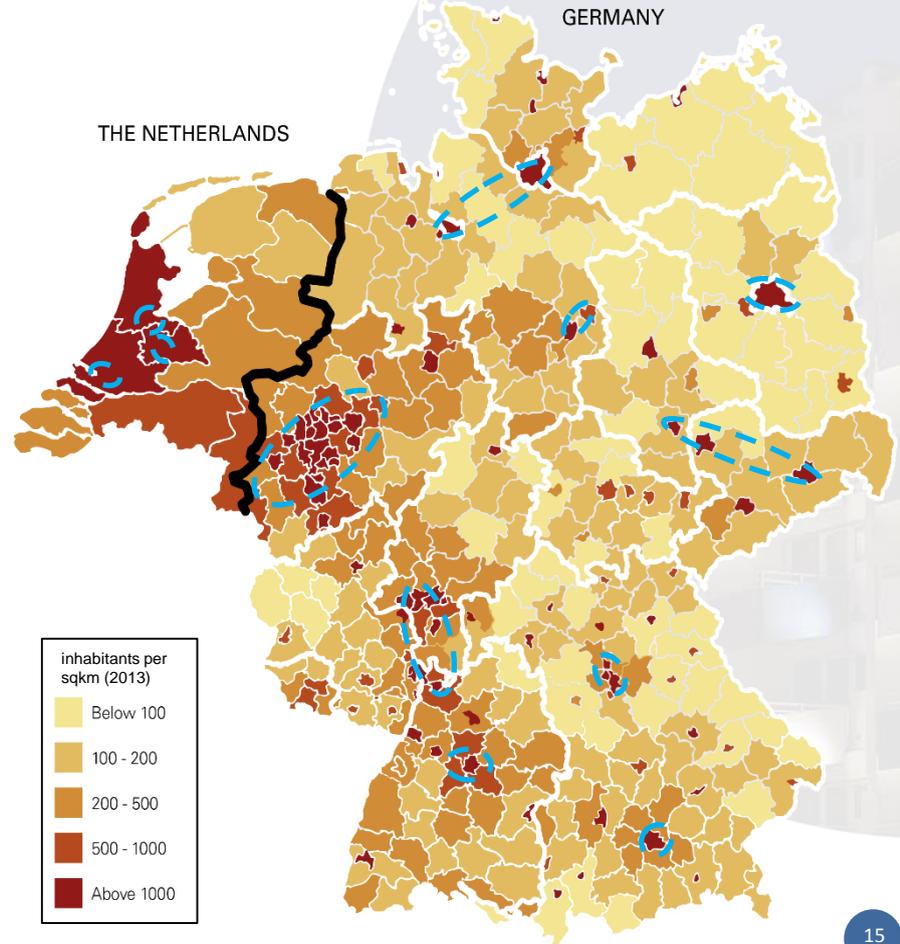
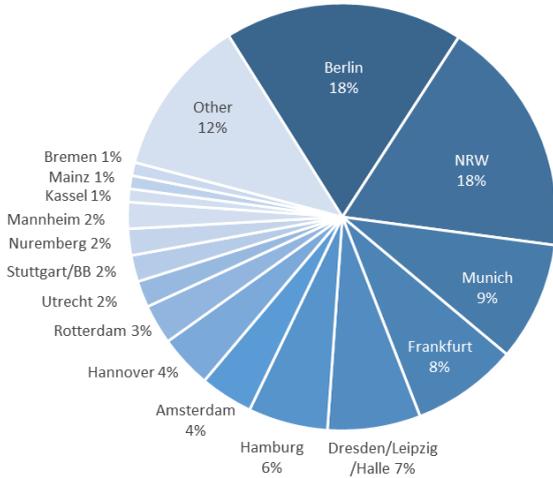
Equity and bond bookrunners

OPERATIONS AND PORTFOLIO



TOP TIER GERMAN/NL CITIES (MARCH 2017)

Group Regional distribution*
(by value)



WALT

In-place rent
7.6 €/sqm

7.6 years

EPRA Vacancy
7.8%

COMMERCIAL INVESTMENT PROPERTIES (MARCH 2017)

Portfolio breakdown per asset type

	Investment properties (in €M)	Area (in 000' sqm)	EPRA vacancy	Annualized net rent (in €M)	In-place rent per sqm (in €)	Value per sqm (in €)	Rental yield
Office	3,102	1,481	10.5%	178	10.7	2,094	5.7%
Retail	1,153	803	7.5%	82	8.7	1,434	7.1%
Hotel	1,096	575	0.0%	68	9.8	1,907	6.2%
Industrial/Others	443	646	8.3%	25	3.3	686	5.7%
Total	5,794	3,505	7.8%	353	8.7	1,653	6.1%

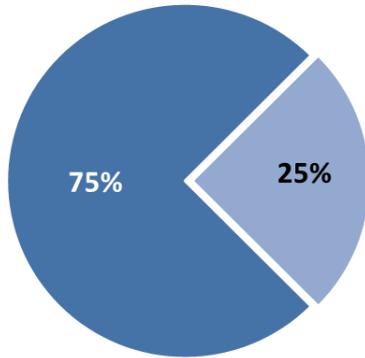
Portfolio breakdown per region

	Investment properties (in €M)	Area (in 000' sqm)	EPRA vacancy	Annualized net rent (in €M)	In-place rent per sqm (in €)	Value per sqm (in €)	Rental yield
Berlin	1,098	548	7.8%	58	9.4	2,005	5.3%
NRW	757	711	6.8%	55	6.4	1,065	7.3%
Frankfurt	546	225	10.7%	29	11.7	2,432	5.3%
Munich	646	225	10.5%	29	11.0	2,875	4.4%
Hamburg	438	230	6.6%	20	8.0	1,904	4.7%
Amsterdam	329	123	8.9%	21	14.9	2,662	6.3%
Hannover	255	184	6.0%	17	8.1	1,386	6.7%
Dresden/Leipzig/Halle	244	164	9.5%	15	8.1	1,486	6.1%
Rotterdam	190	105	8.4%	16	13.5	1,808	8.5%
Utrecht	177	85	4.6%	13	11.9	2,075	7.2%
Stuttgart/BB	162	97	11.9%	10	9.5	1,666	6.1%
Nuremberg	110	80	5.8%	7	7.4	1,368	6.5%
Other	842	728	6.0%	63	7.4	1,156	7.4%
Total	5,794	3,505	7.8%	353	8.7	1,653	6.1%

* figures exclude assets held for sale

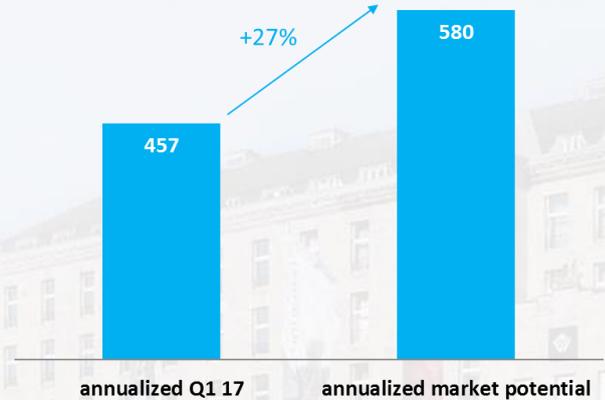
COMMERCIAL PORTFOLIO – POTENTIAL TO COME

Commercial in-place rent compared to market rent prices



■ below market rent ■ at market rent

Commercial current annualized Rental Income vs. Market potential including vacancy reduction



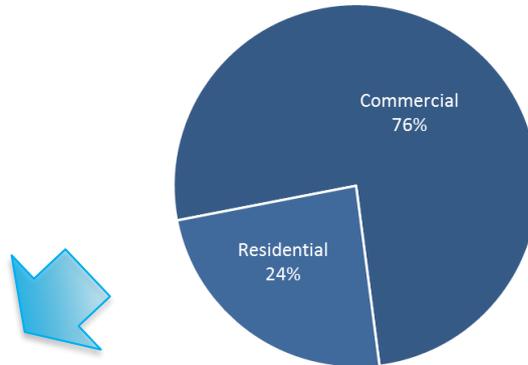
Large upside potential from rent increases to market levels with very limited downside risk



Long lease terms with a WALT of 7.6 years

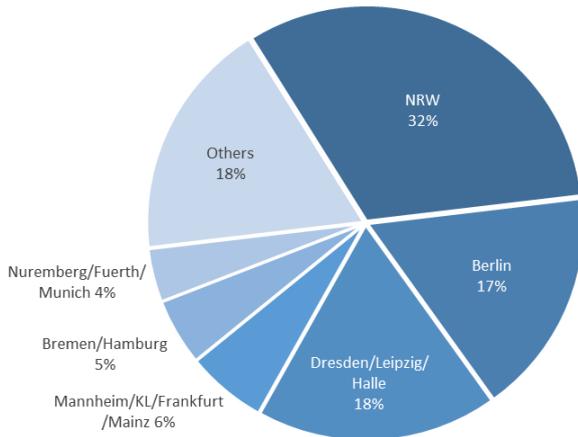
TOP TIER CITIES (MARCH 2017)

Asset Type Breakdown*

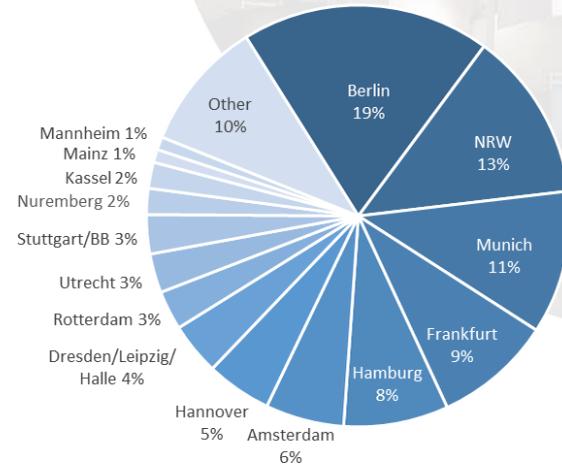


*Accounting for 36% in GCP portfolio

Residential geographical breakdown

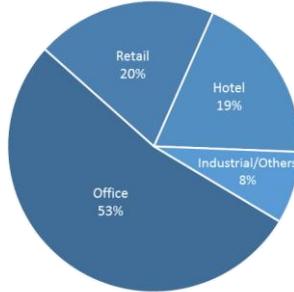


Commercial geographical breakdown



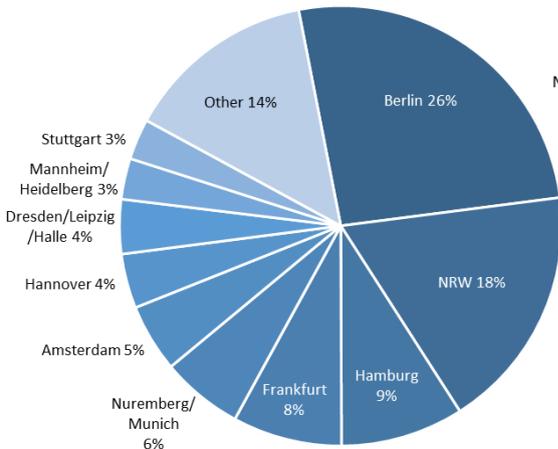
TOP TIER CITIES WITHIN ASSET CLASSES (MARCH 2017)

Commercial asset type breakdown*

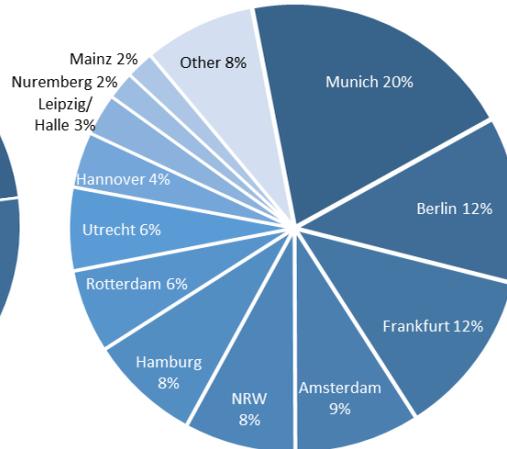


* all breakdowns are by value

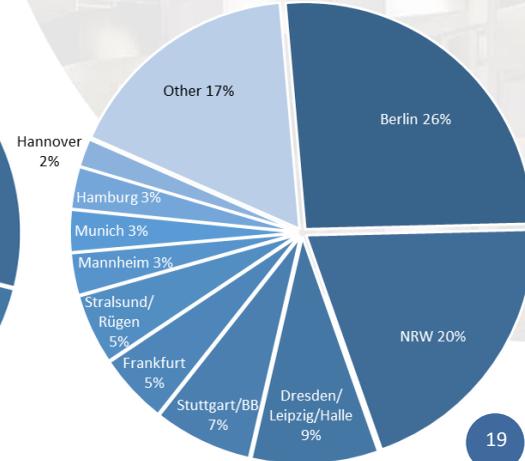
Retail geographical breakdown



Office geographical breakdown



Hotel geographical breakdown



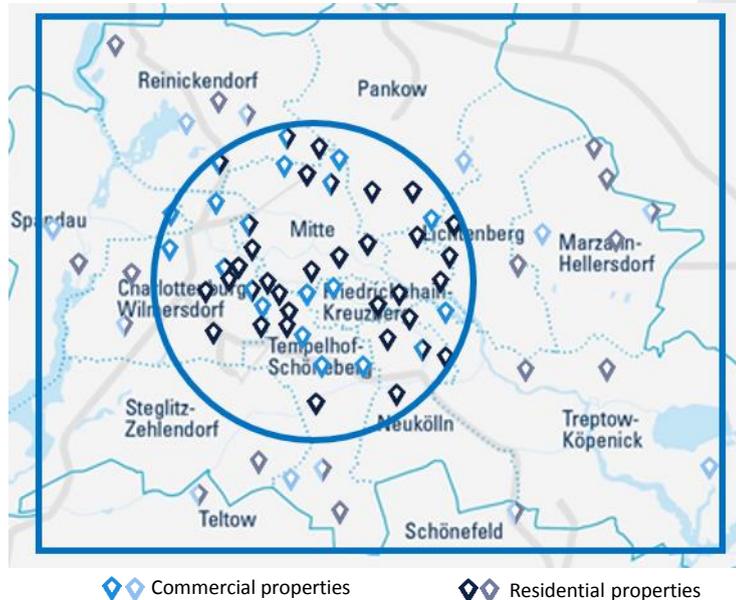
QUALITY LOCATIONS IN BERLIN INNER CITY

➔ **79% in top neighborhoods including the inner city**, strongly benefiting from the unique dynamics and growth of Berlin's most in demand neighborhoods, business areas and tourist centres

➔ 63% of the Berlin portfolio is located within inner-city

➔ 16% are well located in strong and growing areas outside the inner circle, such as West Charlottenburg/Wilmersdorf, Lichtenberg, South Schöneberg, Potsdam, Schönefeld, Steglitz and others

➔ 21% are well located primarily in Spandau, Reinickendorf, Hellersdorf/Marzahn and Treptow/Köpenick



* map representing approx. 93% of the portfolio and 99% including central Potsdam

DEFENSIVE PORTFOLIO WITH STRONG TENANT STRUCTURE

AROUNDTOWN
PROPERTY HOLDINGS PLC

Limited dependency on single tenants due to large tenant base of approx. 2,500 tenants

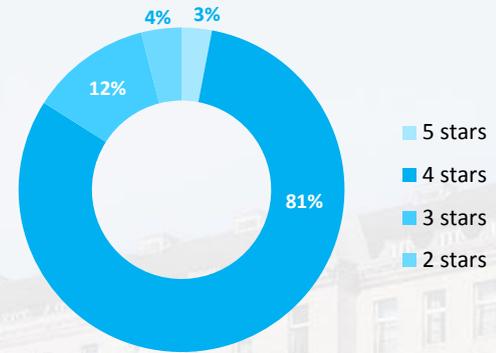
DAIMLER



HIGHLY PERFORMING HOTEL LOCATIONS

- ➔ Many of the hotel assets are held through a 98% stake in Prime City Investment
- ➔ Well diversified portfolio of branded hotels totaling €1.1 bn and 575k sqm as of March 2017
- ➔ High proportion (81%) in 4 star hotels, meeting the rising market demand from tourism and business travel
- ➔ Long-term and fixed leases to third party hotel operators

72 hotels - by category (by value)



Globally leading branding partners offer key advantages

- Worldwide reservation systems
- Global recognition
- Strong loyalty programs
- Quality perception
- Economy of scale benefits

APPENDIX

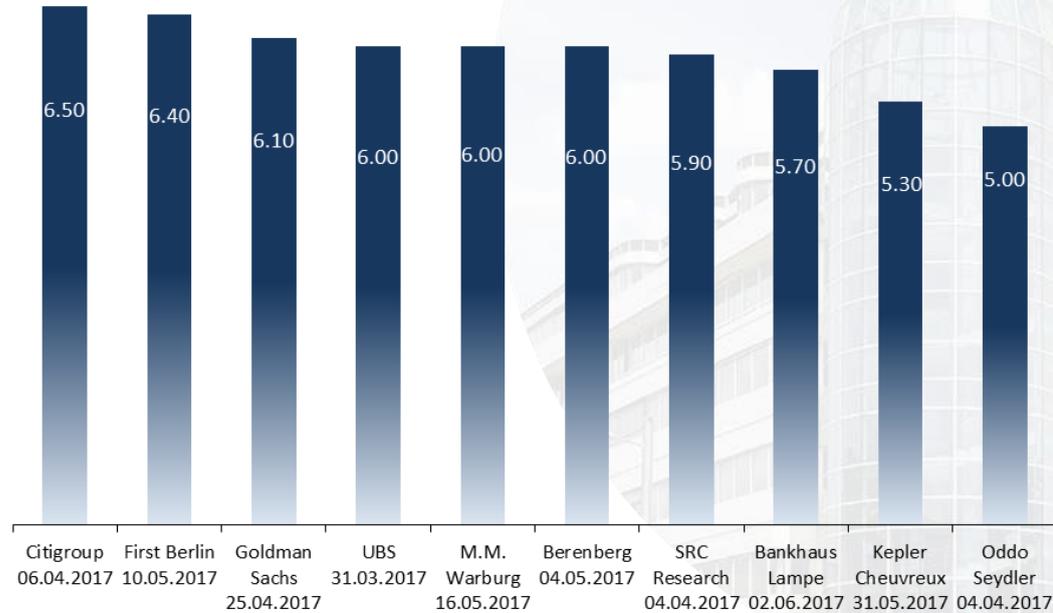


EQUITY ANALYST RESEARCH COVERAGE

Covering Analysts



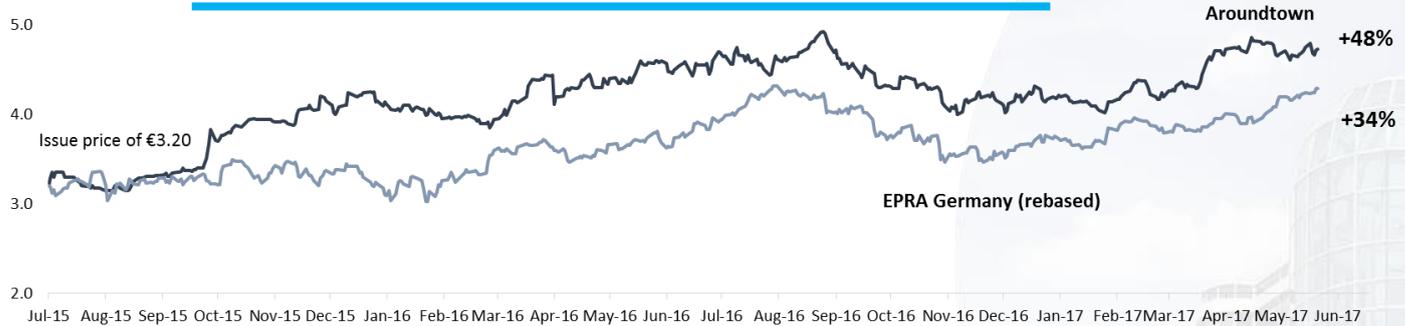
Analyst Research Target Price



Recommendations are set to Buy and above the current share price

AROUNDTOWN'S SHARE PRICE PERFORMANCE

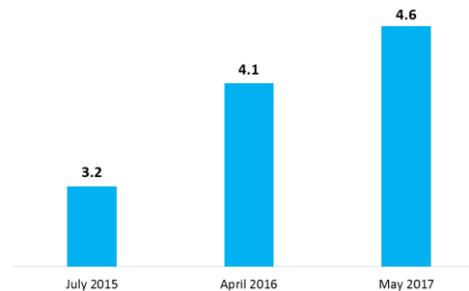
Share performance since initial placement of capital (13.7.2015)



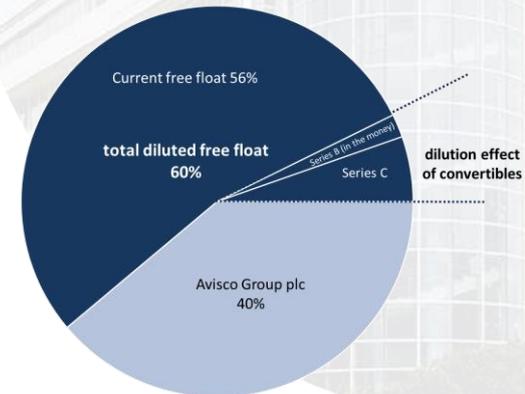
The share

Placement	Frankfurt Stock Exchange (Prime Standard) Euronext Paris
First equity issuance	13.07.2015
Number of shares (basic)	872,310,238
Number of shares incl. dilution effect of Series B (in the money, conversion price of €3.38)	891,088,194
Number of shares fully diluted	944,920,506
Free float	56%
Free float including conversion of CBs in the money	57%
Fully diluted free float	60%
Symbol (Xetra)	AT1
Symbol (Euronext)	ALATP

Share issue price development



Shareholder structure (fully diluted)



Shareholder structure (basic)

AROUNDTOWN'S BOND PERFORMANCE

Convertible bond Series B performance since placement (27.4.2015)



Convertible bond Series C performance since placement (15.12.2015)

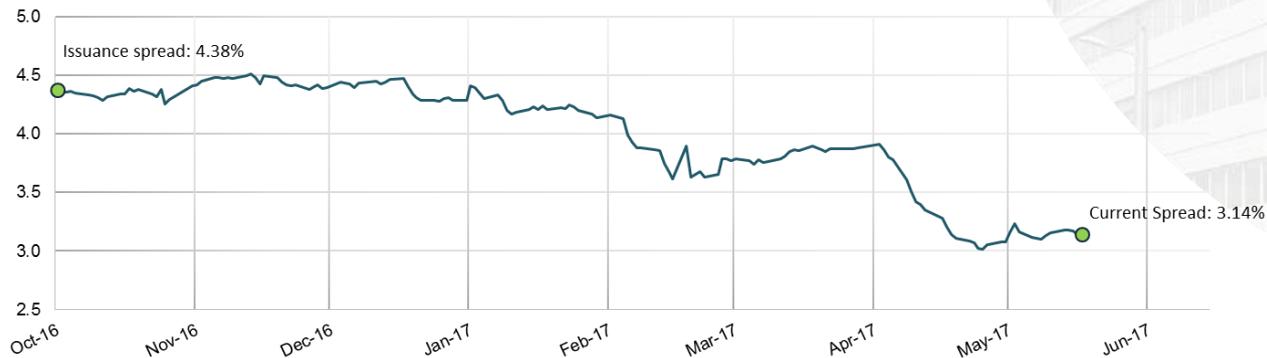


AROWNTOWN'S BOND PERFORMANCE

Spread over mid-€-swap for straight bonds A and D, remaining 5 years



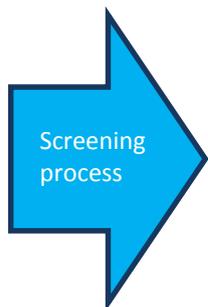
Spread over mid-€-swap for 3.75% Perpetual Notes



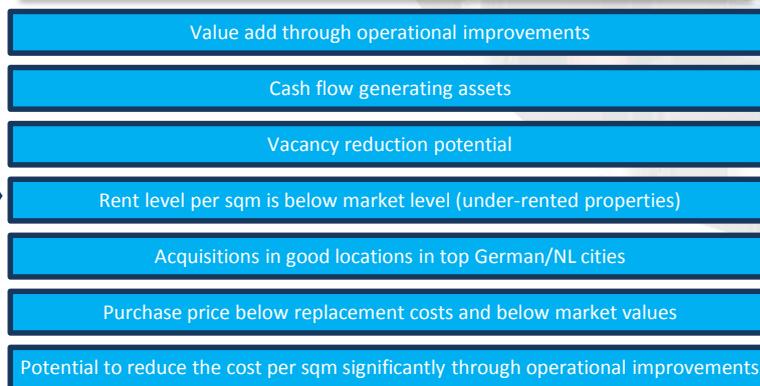
STRATEGY AND BUSINESS MODEL



Diversified and large base deal sources



Acquisition criteria



1 Proven business model and successful track-record

- ✓ **Well allocated assets** in the top cities of Germany and NL
- ✓ **Highly cash generative portfolio** resulting from **successful repositioning**
- ✓ Proven ability to drive operational performance, increase rents and occupancy and extend leases
- ✓ Significant **upside potential** in the portfolio with limited downside risk as properties possess under-utilized rent and occupancy
- ✓ Synergies and economies of scale enable to increase profit margins and reduce operational costs

2 Low financial risk

- ✓ **Conservative financial profile in the real estate sector**
- ✓ Low LTV and high interest coverage ratio
- ✓ Highest ratio of unencumbered assets (over 50%)
- ✓ Investment grade BBB (A-2 Short Term) with long term target of A-

3 Strong pipeline

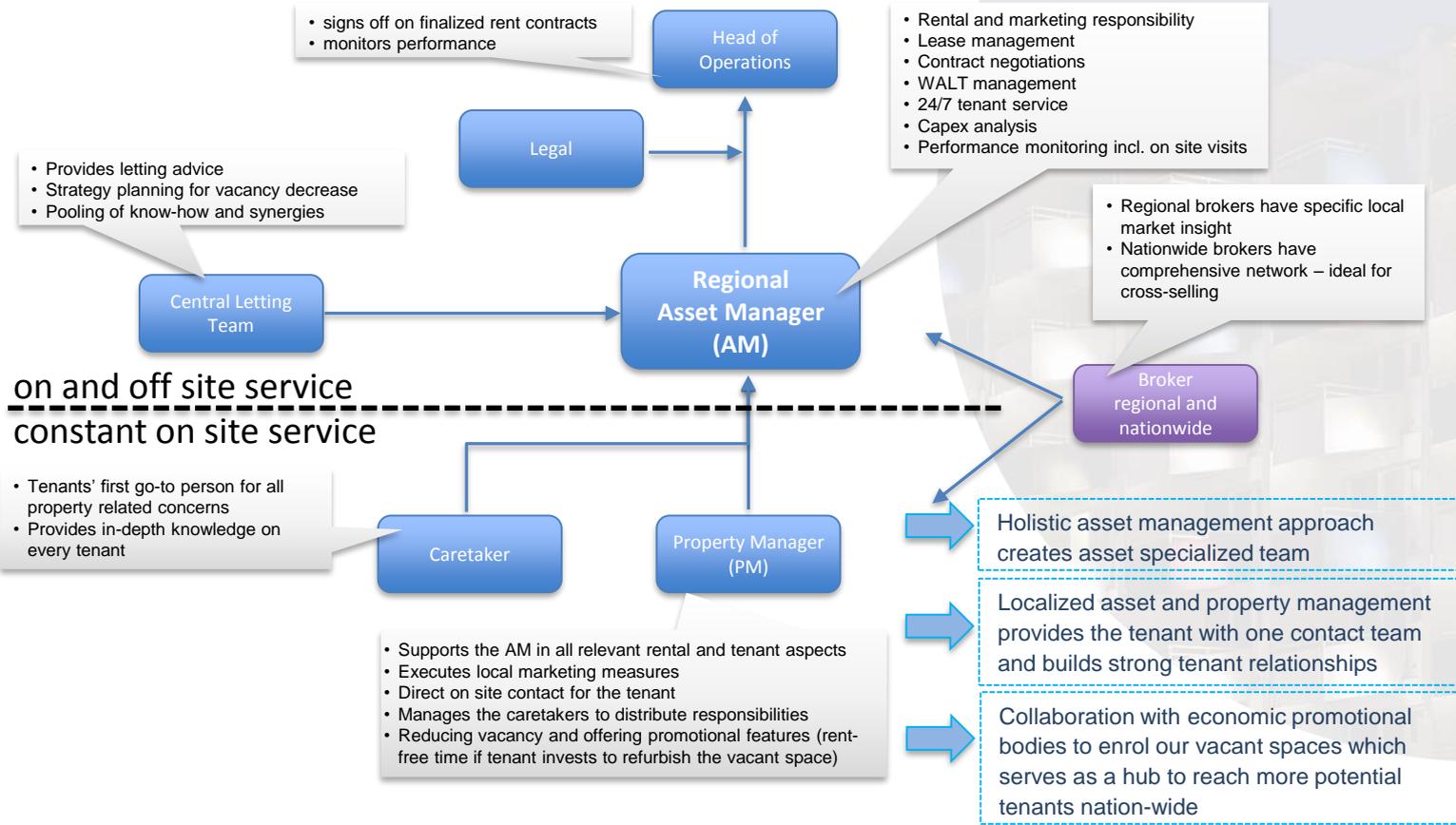
- ✓ **Substantial acquisition pipeline** in advanced stage of discussion, market leader in German/Netherlands acquisitions
- ✓ Capital appreciation opportunities through **appropriate asset selection** and **acquisitions at attractive valuations**
- ✓ **Incumbent preferred buyer status** gives access to off-market transactions away from auction pressures

4 Structurally strong position with high barriers to entry

- ✓ Focused on investing in and managing value-add opportunities in densely populated and commercially attractive areas of the German/NL real estate market
- ✓ Proprietary **in-house IT software systems** tailor-made for the German real estate market, fitted especially to the needs of property value creation cycle

Aroundtown is a conservative investment opportunity with well located, strong cash flow generating, quality real estate assets in Germany/NL

FULL CONTROL OVER THE ENTIRE OPERATIONAL VALUE CHAIN



LEASE MANAGEMENT AS DRIVERS FOR GROWTH – ACHIEVING LONG-TERM GROWING CASH FLOWS

- ✓ Localized one team touchpoint approach – building strong and long-term relationships with tenants. Teams become specialized with the individual asset, the tenants and the regional markets – proactively meeting tenants on a regular basis
- ✓ Establishing and maintaining an open line of communication at all times – short reaction times to tenants' concerns ensure short business interruption (24/7 availability)
- ✓ Analysing tenant satisfaction levels and understanding their needs vs ongoing analysis of the teams performance
- ✓ Ongoing WALT analysis and forming a strategy on a tenants basis – either sign an extension in advance or letting the contracts expire depending on factors such as demand factors, gap to market rent, tenant structure etc.
- ✓ Hands on collection management – monthly collection reports on an asset level and a tenant basis solving problems before they develop
- ✓ Smart Capex and conversion planning maximizing the potential of the asset with scrutiny on execution
- ✓ Centralized in-house legal team support the AM with flexibility and fast reaction ability

Establishing and maintaining an open line of communication at all times

RENTAL AND MARKETING AS DRIVERS FOR ADDITIONAL GROWTH

- ✓ Tailor made rental and marketing strategy on an asset basis
- ✓ Comprehensive vacancy analysis – conducting usability studies/letting concepts of vacant spaces in order to attract a large pool of diverse tenants
- ✓ Optimizing the usage of each asset and fitting to the demand and supply in the market
- ✓ Market and benchmark analysis – enabling the management to execute optimal decision making and to closely track macro and micro developments
- ✓ Combination of various channels to cover the broadest market
 - Negotiations with existing tenants: business plans/perspective and development expectations
 - Online data bases
 - Advertising billboards
 - Regional and nationwide brokerage
 - Governmental database (local economic promotion)
 - E-commerce
- ✓ Prospective tenant screening
 - Credit worthiness: credit rating, business plan plausibility check, online screening
 - Tenant structure adaptability: competition protection, tenant type mix
- ✓ Contract negotiations: promotion incentives, adaptation to tenants' future plans etc.

Reducing vacancy by tapping assets' potential

CEO and CFO

Shmuel Mayo



CEO of Arowntown. Previously, Mr. Mayo was the CEO of the Dankner Group, which under his management was a leading international investment conglomerate with over \$8 billion of assets. Mr. Mayo is since 2006 in the management of Arowntown and its subsidiaries and holds a BA in Economics and Accounting, Law and CPA.

Eyal Ben David



CFO of Arowntown. Previously, Mr. Ben David held a private practice of Certified Public Accountants focused on infrastructure and real estate industries and is since 2007 in the management of Arowntown. Mr. Ben David is a certified public accountant (CPA) and holds an MBA.

Board of Directors

Andrew Wallis



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

Oschrie Massatschi



Director. Mr. Massatschi has 10 years professional experience in banking, management consultancy and corporate finance which he gained in Australia, the UK and Germany. Mr. Massatschi holds a BA Honours in International Business.

Reshef Ish-Gur



Director. Previous roles of Mr. Ish-Gur included controller and business development manager in the environmental engineering industry as well as a member of the audit department at KPMG. Mr. Ish-Gur holds a CPA and a BA in audit and finance.

Jelena Afxentiou



Director. Ms Afxentiou is in the Arowntown Group since 2011 and has 20 year of experience in the real estate and the hotel business, specializing in finance and accounting.

Elena Koushos



Independent Director. Ms. Koushos is a partner at Koushos & Korfiotis Advocates & Legal Consultants LLC, holds a LLM from Queen Mary University of London and a LLB from University of Leicester.

Markus Leininger



Independent Director. Mr. Leininger is a former senior banker with a focus on financing, private equity and real estate. His past positions include Head of Operations with Eurohypo AG and Rheinhyp AG (Commerzbank) and a Member of the Advisory Board and Investment Committee of Revetas Capital Advisors. Mr. Leininger holds a diploma in business administration.

Advisory Board

Yakir Gabay



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

Frank Roseen



Advisory Board Member. Mr. Roseen is highly experienced with a track record of 30 years. Mr. Roseen has held various senior management positions over the last 18 years, including, amongst others, CEO of Germany & Central Eastern Europe of GE Capital and Real Estate. Mr. Roseen holds an MBA in Business Administration.

Dr. Axel Froese



Advisory Board Member. Mr. Froese is the founder and managing partner at Froese Asset Management GmbH. Previous positions were Head of Asset Management at Cordea Savills GmbH, founder and managing partner at IPAM GmbH, Head of European Real Estate Group of the Bank of Scotland.

Audit Committee – consists of the two independent directors Elena Koushos and Markus Leininger

OFFICE, RETAIL AND HOTEL MANAGEMENT TEAM

AROWNTOWN
PROPERTY HOLDINGS PLC

Markus Neurauter



Head of commercial operations. Before joining the Group he was a board member of Strabag AG and CEO of Raiffeisen evolution, responsible for project development on 11 European countries with a development volume of more than €2bn. Mr. Neurauter holds a masters in economics from the university of Innsbruck and covers more than 25 years of experience in real estate.

Philipp von Bodman



Hotel operations Director. Mr. von Bodman moved from GCH Hotel Group where he was Director of Operations. Former roles include: hotel asset manager with Mountain Capital Ltd. in London, consultant for hotel valuations and hotel feasibility studies with HVS in London, consultant for hotel quality performance in Asia and numerous international hotel operational positions. Mr. von Bodman holds a MBA in "International Hospitality Management" from Cornell University & ESSEC Business School

Nikolai Walter



Mr. Walter is Head of Asset & Property Management and has over 20 years' experience in the real estate industry. Before joining the Group, Mr. Walter was a Managing Director of Fortress Investment Group, where he has been responsible for the asset and portfolio management of the German commercial portfolio with a market value of € 5.6 bn. Prior to that, Mr. Walter held different positions at Deutsche Bank Group where his last role was Head of Asset Management Germany at Deutsche Asset and Wealth Management.

Brigitte Schmitt



Ms. Schmitt is a Shopping Center Management expert. Before joining the group Mrs. Schmitt has been 12 Years with ECE - European market leader for Shopping Centers and with DTZ where her Team was twice awarded the CEE Property Management Team of the Year Award. Ms. Schmitt holds a degree in Business Management and Administration - from the University of Würzburg.

Alfred Kandl



Mr. Kandl is the Head of Construction Management. He has 35 years' experience in the real estate and building industry. He started in one of Austria's leading building companies and soon worked in controlling positions at large construction sites all over Austria and Central and Eastern Europe. In 2003, Mr. Kandl switched from the operational business to the Project Development and worked as Head of Construction at Raiffeisen Evolution.

Guido Pütz



Originally trained at Hochtief AG, Guido has spent the last 15 years steering real estate of all asset types for big players in the market such as Hudson Advisors, Cushman & Wakefield and Catella. When Hudson Advisors sold the portfolios under his supervision, Guido decided to join the team and has been an invaluable asset with his experience, strong negotiation skills and dynamic thinking.

Norman Lindner



Originally trained as a banker, Norman spent two years in risk management before going into controlling, finance and accounting as an asset manager. Norman's greatest strengths are the setting-in-place and monitoring of processes and strict supervision of accountants and property managers that target figures are met. He gained his experience at Habacker Holding, Dawnay Day Property Investment and IKB Deutsche Industriebank

Jelena Ebner



Trained as a Real Estate Manager and gained her knowledge also in retail & distribution and insurance during her study of business administration, Jelena worked for Hudson Advisors and later at Dundee International as an Asset Manager, Corporate in Luxembourg. Coming from a property management background, Jelena has experience in all asset types and combines this with an uncanny ability to think out-of-the-box.

Christian Hupfer



Financial officer. Mr. Hupfer is specialized in tax structuring, financial statement and cash flow analysis and bank negotiations. Mr. Hupfer worked for RöverBrönrner KG Steuerberatungs und Wirtschaftsprüfungsgesellschaft in the Audit and Tax department. Mr. Hupfer has a Diploma of Economics with a focus on tax and financial auditing

Idan Kaplan



Mr. Kaplan is a Senior Financial Manager. Before joining Arowntown, Mr. Kaplan served as an auditor in an accounting firm. He holds a BA in Accounting and Business Administration.

Paul Smyth



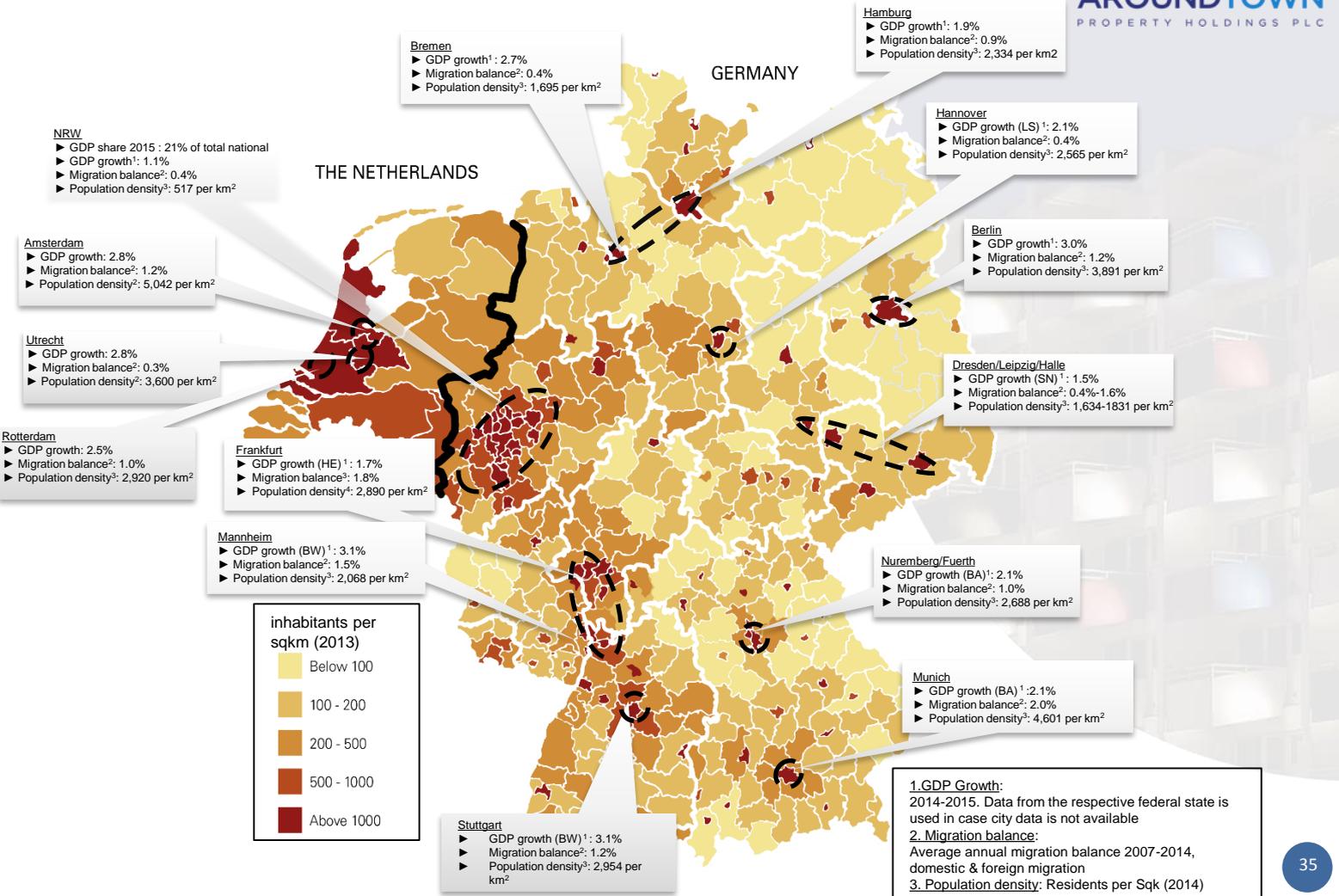
Manager Financial Audit and Financial Projects. Prior to joining the company he has held Financial and Managerial positions with GCH, IHG, Westin as well as recreational enterprises such as Penn Racquet Sports and Tropical Islands. As an entrepreneur he has supported enterprises in Ireland and Germany and is a lodging & hospitality specialist.

Sylvie Lagies

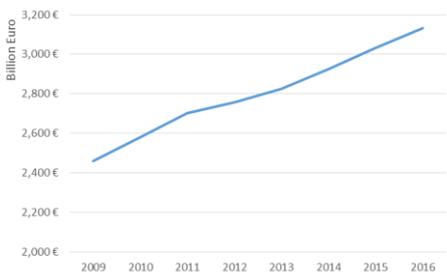


Head of ESG. Ms Lagies moved from the hotel group where she held positions as Hotel General Manager and Interim Manager. Within GCP she held positions as Corporate Project Manager and Head of Training and Development. Former roles were Head of Franchise Development and Training for Domino's Pizza Germany, Director of Business Development for Precise Hotel Collection in Germany.

REGIONAL MARKET OVERVIEW

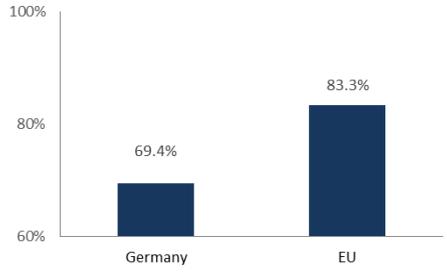


GDP growth



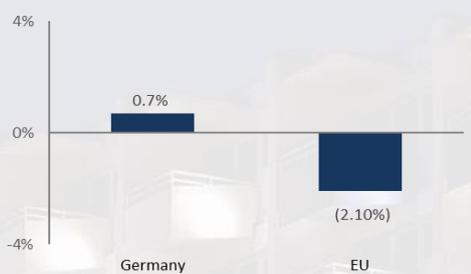
Source: Eurostat

Debt/GDP 2016



Source: Eurostat, data as of Q3 2016

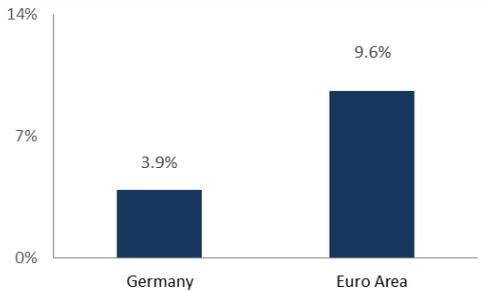
Budget Surplus/Deficit 2015



Source: destatis

Germany has a growing GDP paired with a strong budget discipline...

Unemployment rate 2016



Source: Eurostat

Unemployment rate 1991-2016



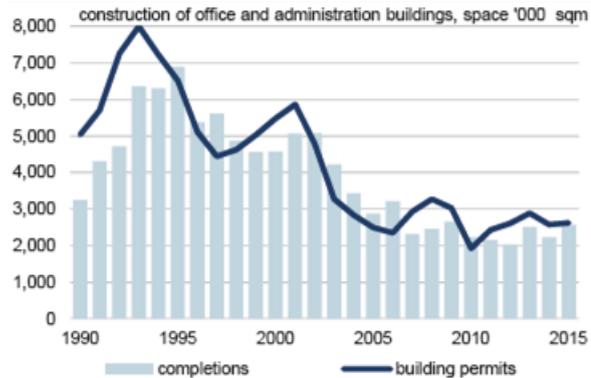
Source: destatis

... and a strong labour market, especially compared to the rest of the EU

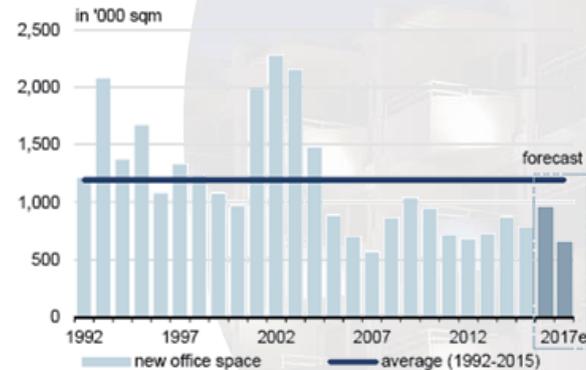
GERMAN OFFICE MARKET LOW SUPPLY AND STRONG DEMAND...

* in Top 7 locations according to DG HYP: Berlin, Munich, Frankfurt, Cologne, Hamburg, Düsseldorf, Stuttgart

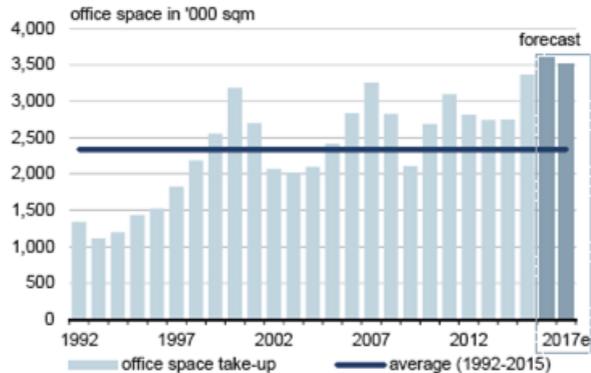
Construction of new commercial buildings in Germany



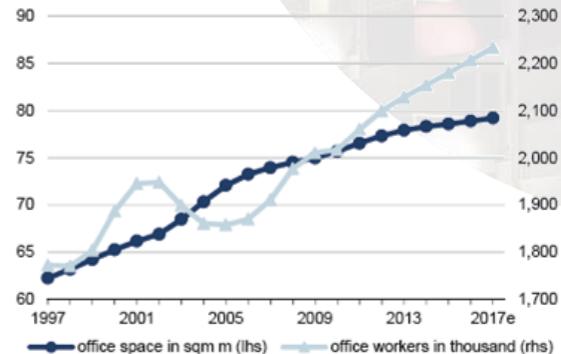
Low addition of new office space*



Increasing and above average office space take-up*



Office workers increase more than available office space

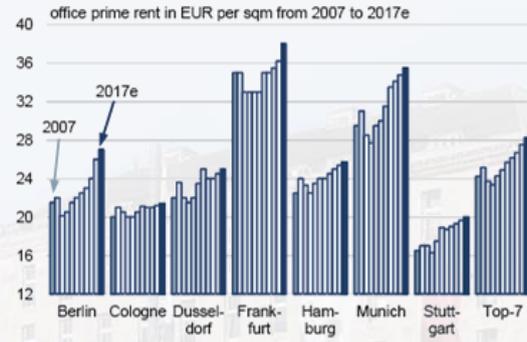


GERMAN OFFICE MARKET

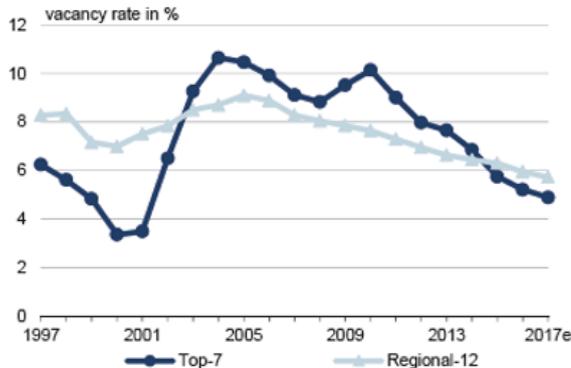
...LEAD TO INCREASING RENTS AND OCCUPANCY

Top 7 locations:
Berlin, Munich,
Frankfurt, Cologne,
Hamburg,
Düsseldorf, Stuttgart

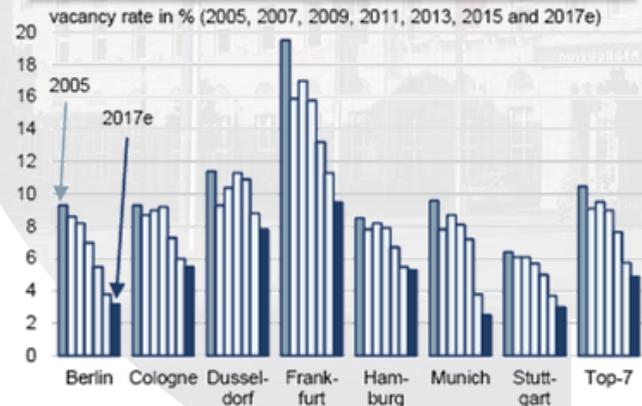
Office rents are increasing



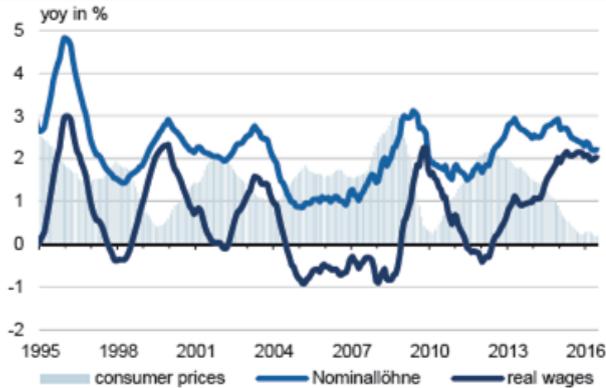
Decreasing vacancy...



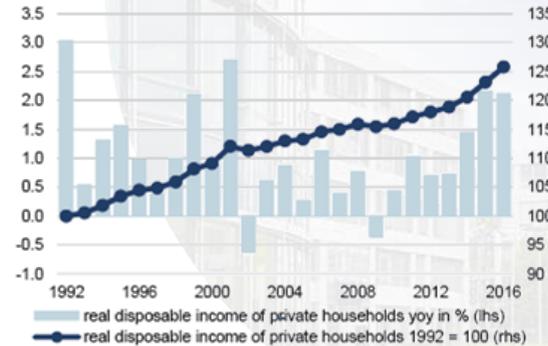
...across Germany...



Development of wages and consumer prices

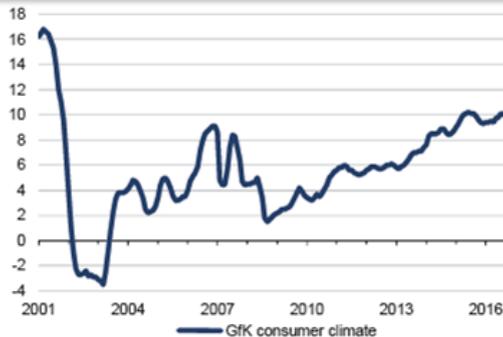


Increase in real disposable income



Disposable income is increasing as real wages are increasing while inflation is decreasing,...

Consumer climate

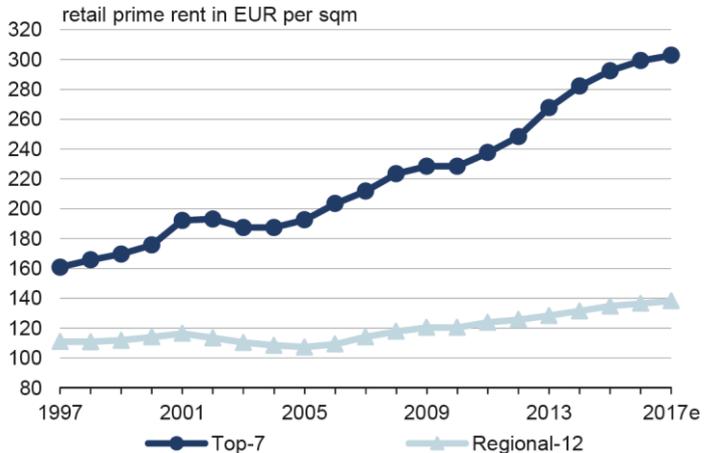


Strong increase in retail sales



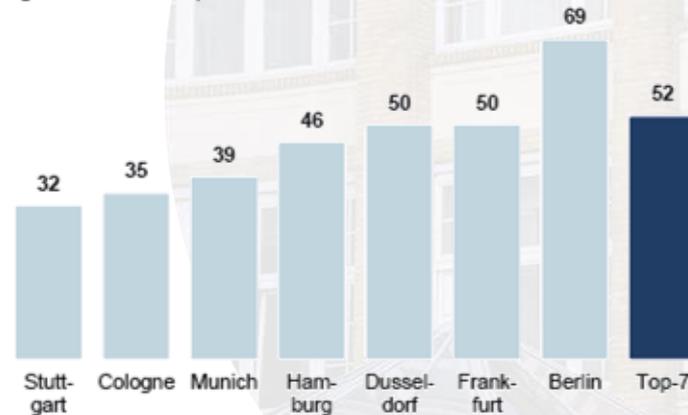
...which leads to a higher consumer climate and higher retail sales

Retail rents are increasing



Especially in the Top 7 cities

growth of the retail prime rent from 2005 to 2015 in %

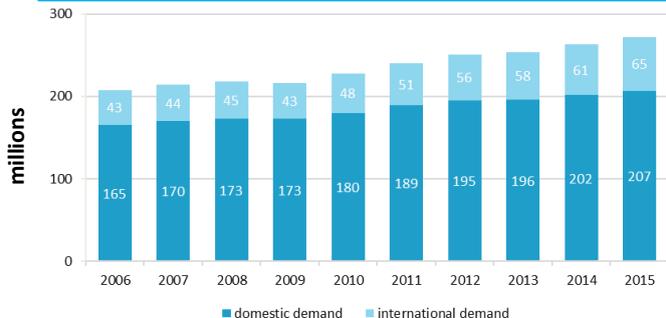


Source: DG HYP German Real Estate Market report

Strong consumer spending from strong employment market supports increasing rents

GERMAN HOTEL MARKET OVERVIEW

Overnight stays across all accommodation types



Transaction volume of hotel properties

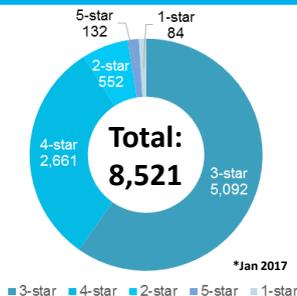


RevPar development

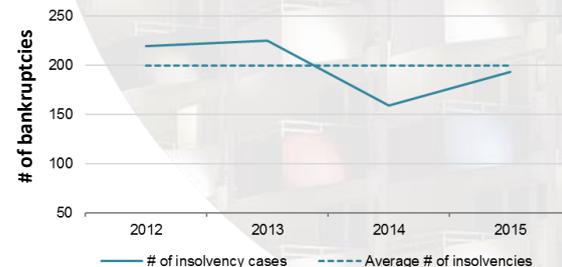


Source: Smith Travel Research (STR)

Rated hotels by category



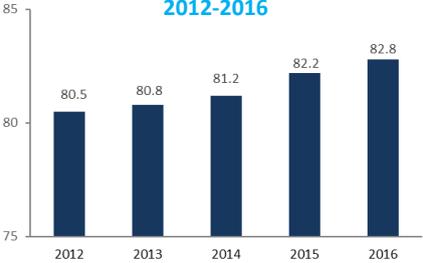
Insolvencies in the accommodation services sector



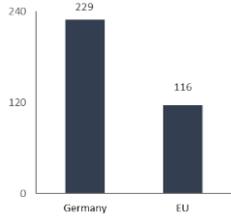
The German hotel market remains highly fragmented despite growing investor interest

MACRO FUNDAMENTALS SUPPORT GCP

Population in Germany 2012-2016



Population Density (residents per km²)



Annualized growth in rent price index*

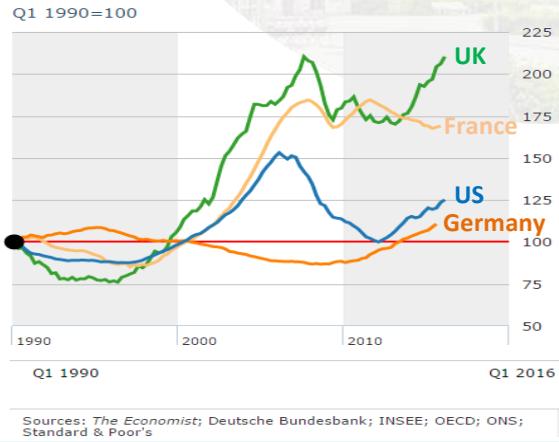


* 2010-2015

➔ From 1991 to 2015 the amount of households increased by 15.7%

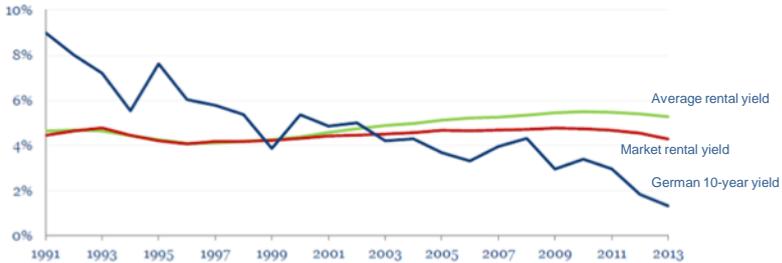
➔ International and domestic immigration trends to cities also support the stronger forecasted increase in the amount of households in cities, reflected in high rent and price increases mainly in German large cities

House price index in real terms for Germany vs. US, UK, and France



Sources: *The Economist*; Deutsche Bundesbank; INSEE; OECD; ONS; Standard & Poor's

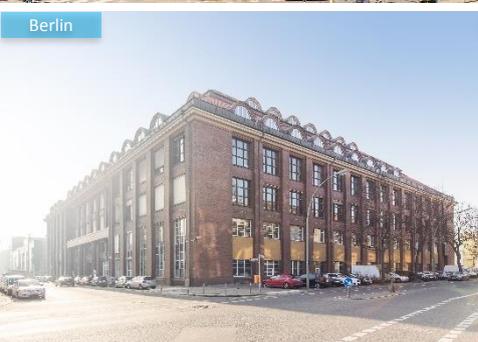
German rental yields vs. German 10 year government bond yields (1990 – date)



With 10 years German bond yielding below 0.5% the German real estate market represents a unique opportunity to generate attractive adjusted risk return

Negative bond yields on one hand coupled with the prospect for rising property prices makes the German Residential sector very attractive from a risk reward perspective

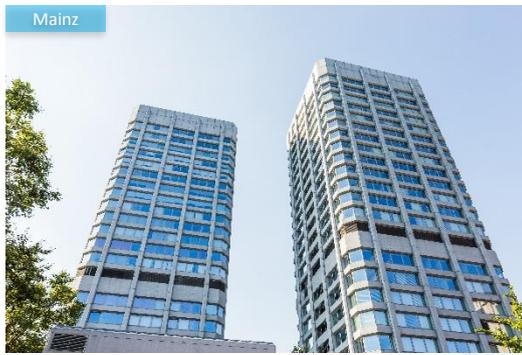
Sources: Federal Statistical Office, Wiesbaden 2014, www.destatis.de; Federal Statistical Office and the statistical Offices of the Länder, Germany 2014, www.regionalstatistik.de; Federal Statistical Office, Statistisches Jahrbuch 2014; IMF World Economic Outlook Database October 2014, Unemployment statistics of the European Commission; Landeshauptstadt Dresden, Mietspiegel 2015, www.dresden.de, Deutsche Bank



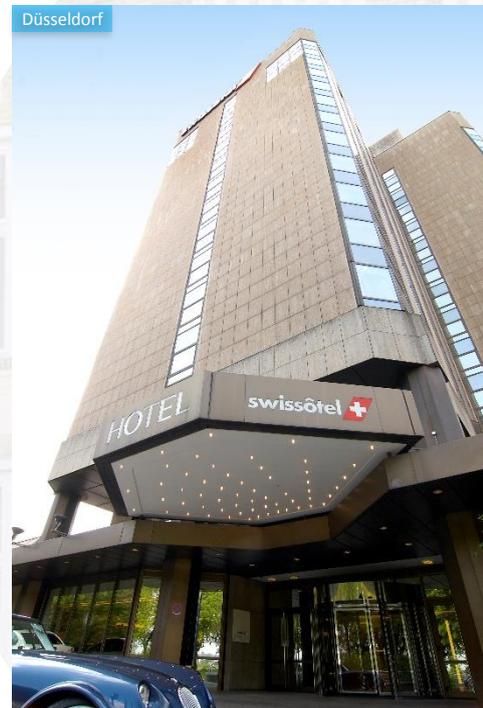
Frankfurt



Mainz



Düsseldorf



Nuremberg



Rotterdam



Stuttgart





DISCLAIMER

IMPORTANT:

This presentation has been provided for information purposes only and is being circulated on a confidential basis. This presentation shall be used only in accordance with applicable law, e.g. regarding national and international insider dealing rules, and must not be distributed, published or reproduced, in whole or in part, nor may its contents be disclosed by the recipient to any other person. Receipt of this presentation constitutes an express agreement to be bound by such confidentiality and the other terms set out herein. This presentation includes statements, estimates, opinions and projections with respect to anticipated future performance of the Group ("forward-looking statements"). All forward-looking statements contained in this document and all views expressed and all projections, forecasts or statements relating to expectations regarding future events or the possible future performance of Aroundtown Property Holdings PLC. or any corporation affiliated with Aroundtown Property Holdings PLC (the "Group") only represent the own assessments and interpretation by Grand City Properties S.A. of information available to it as of the date of this document. They have not been independently verified or assessed and may or may not prove to be correct. Any forward-looking statements may involve significant risks and uncertainties and should not be read as guarantees of future performance or results and will not necessarily be accurate indications of whether or not such results will be achieved. No representation is made or assurance given that such statements, views, projections or forecasts are correct or that they will be achieved as described. Tables and diagrams may include rounding effects. This presentation is intended to provide a general overview of the Group's business and does not purport to deal with all aspects and details regarding the Group. Accordingly, neither the Group nor any of its directors, officers, employees or advisers nor any other person makes any representation or warranty, express or implied, as to, and accordingly no reliance should be placed on, the accuracy or completeness of the information contained in the presentation or of the views given or implied. Neither the Group nor any of its directors, officers, employees or advisers nor any other person shall have any liability whatsoever for any errors or omissions or any loss howsoever arising, directly or indirectly, from any use of this information or its contents or otherwise arising in connection therewith. Aroundtown Property Holdings PLC does not undertake any obligation to publicly release any revisions to these forward-looking statements to reflect events or circumstances after the date of this presentation.

Rotterdam



Frankfurt



Munich



Leipzig



Amsterdam



Berlin

