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AROUNDTOWN PROPERTY HOLDINGS PLC CLOSES FINANCIAL YEAR 2015 WITH RECORD GROWTH AND OPERATIONAL PERFORMANCE

- **Rental and operating income** at € 125.2 million, up 388% from the 2014 pro-forma rental income
- **Adj. EBITDA** increased to € 153.3 million, up 157% YOY
- **Net profit** increased to € 921 million, earnings per share at €1.26
- **FFO I** at € 94.5 million, up 144% YOY
- **FFO I per share** increased to € 0.17, up by 122% YOY
- **Total Assets € 4.4 billion; Total Group Assets (including GCP's assets at 100%) €8 billion**
- **EPRA NAV € 3.04 billion**, up 139% since year-end 2014
- **Loan-To-Value** of 34.5%. After conversion of convertible bonds which are in the money, LTV is 19.9%.
- Conservative capital structure also evident in an **equity ratio of 54.6%** (66.8% assuming conversion) and **Interest Coverage Ratio of 5.2**
- Well positioned for 2016 with acquisition firepower of € 387 million in **cash and liquid assets**

29 March 2016.

Significant growth coming from accretive deals and incremental operational improvements achieved during the year

Aroundtown Property Holding PLC (AT) is pleased to report a highly profitable year. The success is marked by decisive, steady growth and increased performance of assets across the portfolio, achieved through vacancy reduction, improved rent terms and introduction of cost efficiency measures. March 2016 monthly annualized run rate (12*March 2016) adjusted EBIDTA increased to € 224 million, and FFO I run rate to €141.

Going into 2016 with a larger, more diversified, high quality portfolio, with many profitable growth drivers

Total group assets, including Grand City Properties S.A. at 100%, increased during the year to €8 billion as of December 2015, owing to the capitalized value of property improvements, and to numerous realized acquisition opportunities. The carefully selected properties complement the Group's well-diversified, stable cash yielding

portfolio. AT is optimally positioned for the upcoming year to capitalize on economies of scale, and pursue the numerous internal growth drivers embedded in its portfolio.

Widening the equity base, supporting future growth at modest leverage

AT is firmly keeping a well-balance low leverage financing structure, with an LTV of 34.5% (19.9% assuming conversions) as of December 2015, and a conservative ICR of 5.2. Affirming the Company's prudent conduct, Standard & Poor's Ratings Services (S&P) assigned AT on December 2015 an investment grade rating of 'BBB-'. AT's strategy is to keep improving its rating in the next years.

With a wide equity base, 56% unencumbered assets and € 387 million in cash and liquid assets, AT is perfectly situated to pursue further acquisition opportunities that match the Company's skills and experience.

The full FY 2015 interim report is available on the Company's website:

www.aroundtownholdings.com/downloads.html

About the Company

Aroundtown Property Holdings PLC 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 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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