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AROUNDTOWN ANNOUNCES Q1 2025 RESULTS WITH STRONG OPERATIONS

- **Net rental income of €295 million in Q1 2025, higher by 1% year-over-year, supported by like-for-like rental income growth of 3%, more than offsetting the impact of disposals.**
- **Adjusted EBITDA of €251 million, higher by 1% driven by solid operational growth and solid cost base.**
- **FFO I amounting to €76 million and €0.07 per share in Q1 2025, stable year-over-year.**
- **Net profit of €319 million and basic earnings per share of €0.2 in Q1 2025, higher by 211% and 400% respectively, compared to €102 million and €0.04 per share in Q1 2024.**
- **Positive property revaluation of +0.8% on a like-for-like basis, on around 15% of the portfolio, supported by operational growth.**
- **EPRA NTA of €8.4 billion and €7.6 per share as of March 2025, higher by 2% and 3% respectively, compared to €8.2 billion and €7.4 per share as of December 2024.**
- **Ca. €150 million of disposals were completed during Q1 2025. YTD signed ca. €140 million.**
- **LTV decreased to 41% as of March 2025, from 42% as of December 2024. Unencumbered assets ratio of 71%, reflecting a value of €17 billion as of March 2025 and ICR of 4.3x in Q1 2025.**
- **Aroundtown successfully completed a €750 million senior unsecured bond issuance in May 2025 (3.5% coupon) and repaid debt of €1.3bn YTD.**
- **FY 2025 Guidance confirmed.**

28 May 2025.

Aroundtown ('the Company' or 'AT') announces results for the first three months of 2025. Net rental income amounted to €295 million, 1% higher compared to Q1 2024. This increase was driven by a like-for-like rental growth of 3%, which offset the impact of net disposals during the period. Adjusted EBITDA rose by 1% year-over-year to €251 million. FFO I reached €76 million, or €0.07 per share in Q1 2025, remaining stable as the growth in adjusted EBITDA was offset by higher perpetual notes attribution. In Q1 2025, the Company revalued 15% of its portfolio, resulting in a +0.8% like-for-like value increase compared to December 2024. Net profit for the period was €319 million and earnings per share for the quarter stood at €0.20, driven by strong operational results and positive property revaluations. EPRA NTA amounted to €8.4 billion as of March 2025, equivalent to €7.6 per share.

The Company continued to strengthen its balance sheet. In Q1 2025, the Company closed €149 million in disposals around book value. Ca. €140 million of disposals were signed YTD. LTV stood at 41% as of March 2025, reducing further compared to 42% as at December 2024 and down from 45% in June 2024. Aroundtown continues to benefit from a significant pool of unencumbered assets, totaling €17 billion or 71% of rent as of March 2025. These assets provide substantial flexibility and access to further secured financing. The ICR increased to 4.3x in Q1 2025, driven by the growth in adjusted EBITDA and reduction in finance expenses.

S&P LOWERS CREDIT RATING TO BBB STABLE FROM BBB+ NEGATIVE

In April 2025, S&P revised Aroundtown's credit rating lower by one notch to BBB with a stable outlook. Consequently, the credit rating on the Company's bonds now stands at BBB, and its perpetual notes at BB+. According to S&P, the downgrade reflects S&P's concerns over increased market volatility and a weakening German economy, which may slow the Company's deleveraging progress. Despite this, Aroundtown remains firmly committed to maintaining a strong financial profile and continues to maintain significant headroom to all financial bond covenants.

SUCCESSFUL €750 BILLION BOND ISSUANCE AND €1.3BN DEBT REPAYMENT YTD EXTENDING DEBT MATURITY PROFILE

Following the end of the reporting period, Aroundtown successfully completed a €750 million 5-year senior unsecured bond issuance. The new bond carries a 3.5% coupon, significantly lower compared to the 4.8% of the last issuance in July 2024. The offer was met with strong investor demand, being three times oversubscribed during the day. Simultaneously, the Company launched a tender offer to repurchase certain bond series with short term maturities as well as relatively higher coupons and through which it bought back ca. €600m nominal amount of bonds. The objective of the liability management exercise is to proactively manage and extend the Company's debt maturity profile. In

addition to the bonds bought back as part of the tender offer, the Company has repaid ca. €660 million of scheduled bond repayments in 2025 YTD, bringing total debt repayments to €1.3 billion YTD.

AROWNTOWN DECIDED NOT TO RECOMMEND A DIVIDEND PAYMENT FOR 2024

The board of directors Arowntown has decided not to recommend a dividend payment for 2024 in order to maintain a conservative financial position.

The Interim Consolidated Report for Q1 2025 is available on the Company's website:

<https://www.arowntown.de/investor-relations/publications/financial-reports/>

For definitions and reconciliations of the Alternative Performance Measures, please see the relevant sections in the pages 39-44 of the Interim Consolidated Report for Q1 2025. You can find the Interim Consolidated Report for Q1 2025 on AT's website under Investor Relations > Publications > Financial Reports or under this link:

https://www.arowntown.de/arowntown.de/Data_Objects/Downloads/Financial_Reports/Q1_2025_Financials/AT_Q1_2025.pdf

About the Company

Arowntown SA (symbol: AT1), trading on the Prime Standard of the Frankfurt Stock Exchange, is the largest listed German commercial real estate company. Arowntown invests in income generating quality properties with value-add potential in central locations in top tier European cities primarily in Germany, the Netherlands, and London.

Arowntown SA (ISIN: LU1673108939) is a public limited liability company (société anonyme) established under the laws of the Grand Duchy of Luxembourg, registered with the Luxembourg Trade and Companies Register (Registre de Commerce et des Sociétés, Luxembourg) under number B217868, having its registered office at 37, Boulevard Joseph II, L-1840 Luxembourg, Grand Duchy of Luxembourg.

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