AROUNDTOWN SA

CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2019

Rotterdam

CONTENT

KEY FINANCIALS

Frankfurt

KEY FINANCIALS

in € millions unless otherwise indicated	1-3/2019	change	1-3/2018
Revenue	207.5	25%	166.3
Net rental income	177.6	28%	139.0
Adjusted EBITDA [1]	179.6	34%	133.6
FFO I [1] [2]	118.1	29%	91.2
FFO I per share (in €)	0.105	12%	0.094
FFO I per share after perpetual notes attribution (in €)	0.095	14%	0.083
FFO II	161.1	72%	93.5

1) including AT's share in GCP and other joint ventures, net of contributions from commercial assets held for sale
2) excluding minorities

in € millions unless otherwise indicated	1-3/2019	change	1-3/2018
EBITDA	479.7	-8%	520.1
Profit for the period	436.9	18%	370.6
EPS (basic) (in €)	0.36	9%	0.33
EPS (diluted) (in €)	0.36	16%	0.31

in € millions unless otherwise indicated	Mar 2019	Dec 2018	Dec 2017
Total Assets	20,508.6	19,040.8	13,770.4
Total Equity	10,393.3	9,944.3	7,249.9
Equity Ratio	51%	52%	53%
Loan-to-Value	37%	35%	36%

NET ASSET VALUE

in € millions unless otherwise indicated	NAV	EPRA NAV	EPRA NAV including perpetual notes	EPRA NNNAV
Mar 2019	9,791.1	9,206.9	10,734.5	9,024.0
Mar 2019 per share (in €)	8.7	8.2	9.5	8.0
Per share growth (three months)	+6%	+6%	+4%	+4%
Dec 2018	9,309.5	8,742.4	10,290.1	8,730.7
Dec 2018 per share (in €)	8.2	7.7	9.1	7.7

THE COMPANY

Berlin

The Board of Directors of Aroundtown SA and its investees (the "Company" or "AT"), including associates (the "Group"), hereby submits the interim report as of March 31, 2019. The figures presented are based on the condensed interim consolidated financial statements as of March 31, 2019, unless stated otherwise.

Aroundtown SA is a real estate company with a focus on income generating quality properties with value-add potential in central locations in top tier cities primarily in Germany and the Netherlands. Aroundtown invests in commercial and residential real estate which benefits from strong fundamentals and growth prospects. The commercial properties are held by Aroundtown and the residential investment is held through a holding in Grand City Properties S.A ("GCP"). As of March 2019, the Company`s direct holdings in GCP (a publicly traded real estate company that focuses on investing in value-add opportunities predominantly in the German residential real estate market) was 39%. In AT's financials, GCP is accounted for as an equity-accounted investee. The Group's unique business model and experienced management team led the Company to grow continuously since 2004.

FINANCIAL POSITION HIGHLIGHTS

Munich

FINANCIAL POSITION HIGHLIGHTS

in € millions unless otherwise indicated	Mar 2019	Dec 2018
Cash and liquid assets [1)]	2,118.7	1,600.6
Investment property	14,803.2	14,174.0
Total Assets	20,508.6	19,040.8
Total Equity	10,393.3	9,944.3
Straight bonds	7,577.1	6,351.6
Loans and borrowings [2)]	941.7	1,119.9

1) including cash and liquid assets under held for sale
2) including loans and borrowings under held for sale

Amsterdam

VALUE CREATION PATH

FIRM STEPS INTO 2019

AT continues its strong momentum

VALUE CREATION PROVIDED BY 2 SOURCES

ACCRETIVE EXTERNAL GROWTH

Further accretive acquisitions concluded in 2019, mainly in

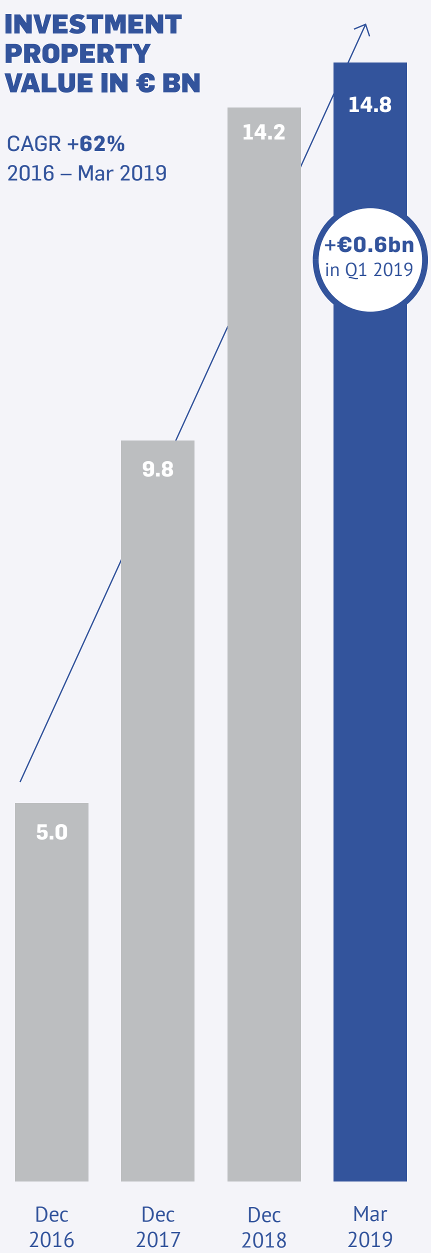
OFFICES & HOTELS

signing YTD

€1.4 BILLION

of which **90%** are located in **top tier German cities** such as

MUNICH
BERLIN
FRANKFURT
COLOGNE
HAMBURG



ROBUST INTERNAL GROWTH

Consistently strong operational performance extracts the upside potential in the portfolio continuously

IN-PLACE RENT L-F-L +2.3%
Mar 2019

TOTAL LIKE-FOR-LIKE +4.5%
Mar 2019

OCCUPANCY L-F-L +2.2%
Mar 2019

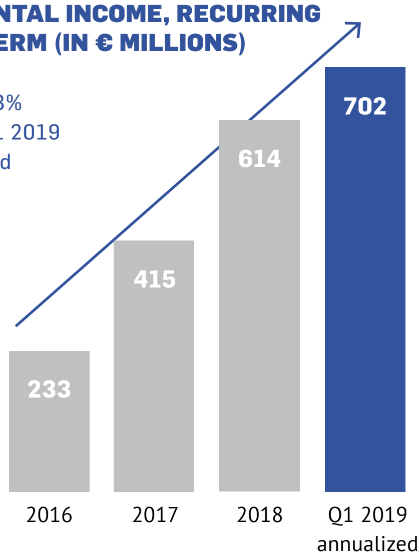
€2,214 VALUE/SQM

5.1% NET RENTAL YIELD

PROFITABLE GROWTH PATH

NET RENTAL INCOME, RECURRING LONG TERM (IN € MILLIONS)

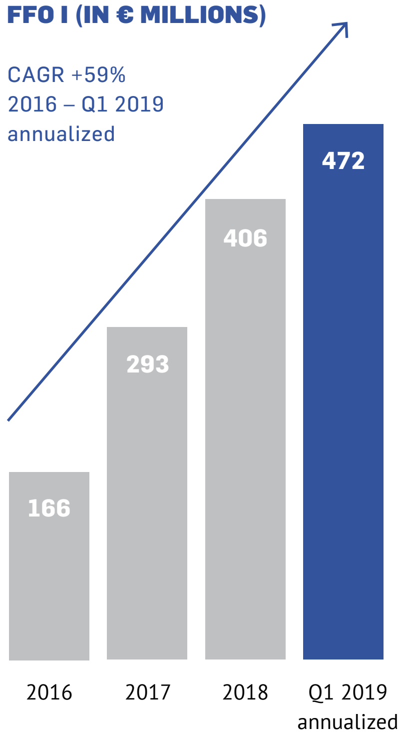
CAGR +63%
2016 – Q1 2019
annualized



On the basis of a proven business model, external and internal drivers provide strong top line and bottom line growth...

FFO I (IN € MILLIONS)

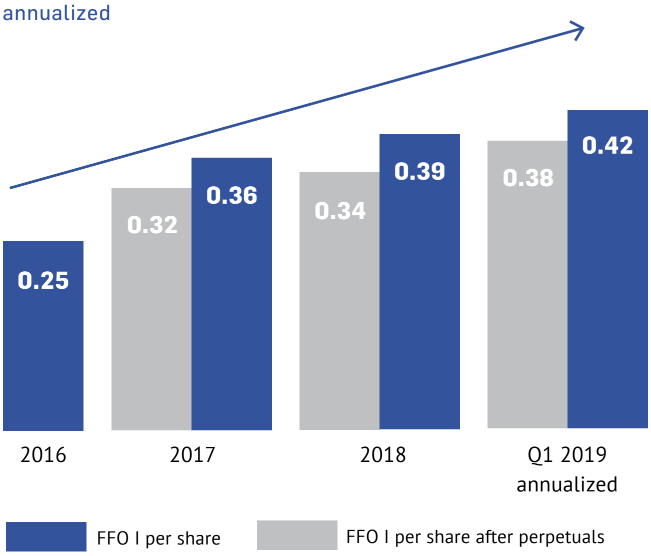
CAGR +59%
2016 – Q1 2019
annualized



...which flows into shareholder value creation

FFO I PER SHARE (IN €)

CAGR +26%
2016 – Q1 2019
annualized



FFO I yield [1)]
5.7%

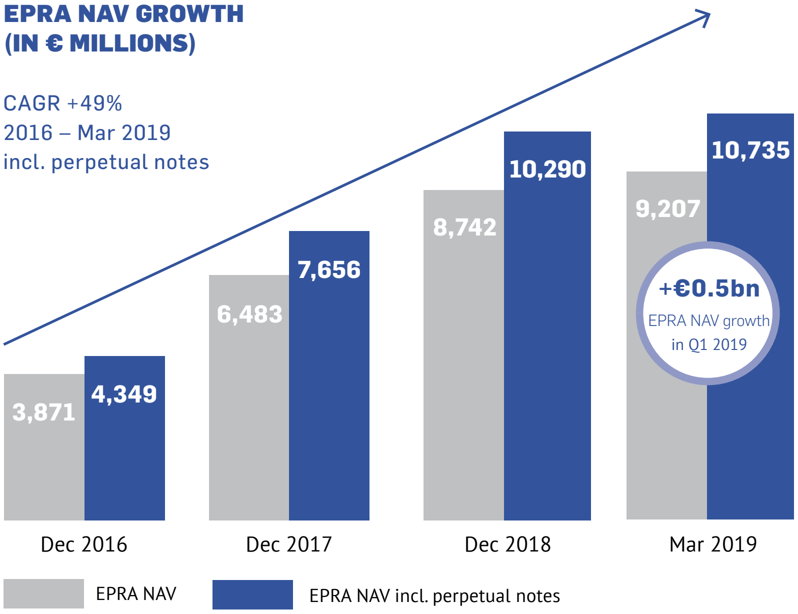
Dividend yield [1)2)]
3.7%

1) based on a share price of €7.38
2) based on a payout ratio of 65% of FFO I per share

HEALTHY CAPITAL STRUCTURE WITH STRONG EQUITY BASE

EPRA NAV GROWTH (IN € MILLIONS)

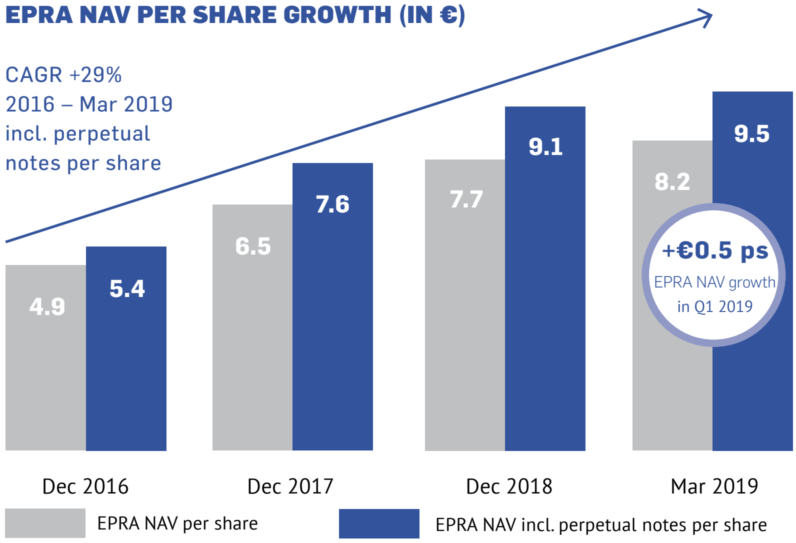
CAGR +49%
2016 – Mar 2019
incl. perpetual notes



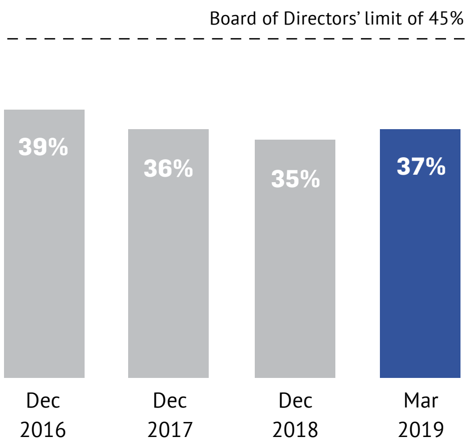
Growing equity base driven by value creation and robust growth

EPRA NAV PER SHARE GROWTH (IN €)

CAGR +29%
2016 – Mar 2019
incl. perpetual notes per share



LOAN-TO-VALUE



strong defensiveness provided by low leverage

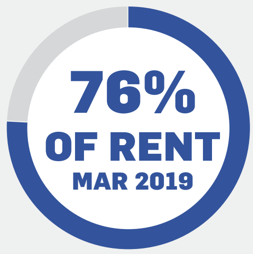
CONSERVATIVE FINANCIAL PROFILE MAINTAINED

HIGH UNENCUMBERED ASSETS RATIO

Large pool and high share of unencumbered investment properties, providing high financial flexibility and additional liquidity potential

€11.1BN
MAR 2019

€10.2BN DEC 2018



72% DEC 2018

DEBT PROFILE OPTIMIZATION

€1.7BN

straight bond issuances in 2019 YTD by tapping into diverse markets and currencies

Debt optimization activities effectively spread out the debt schedule over a long term period with no significant maturities until 2022...

...providing a long average debt maturity of

7.5 YEARS

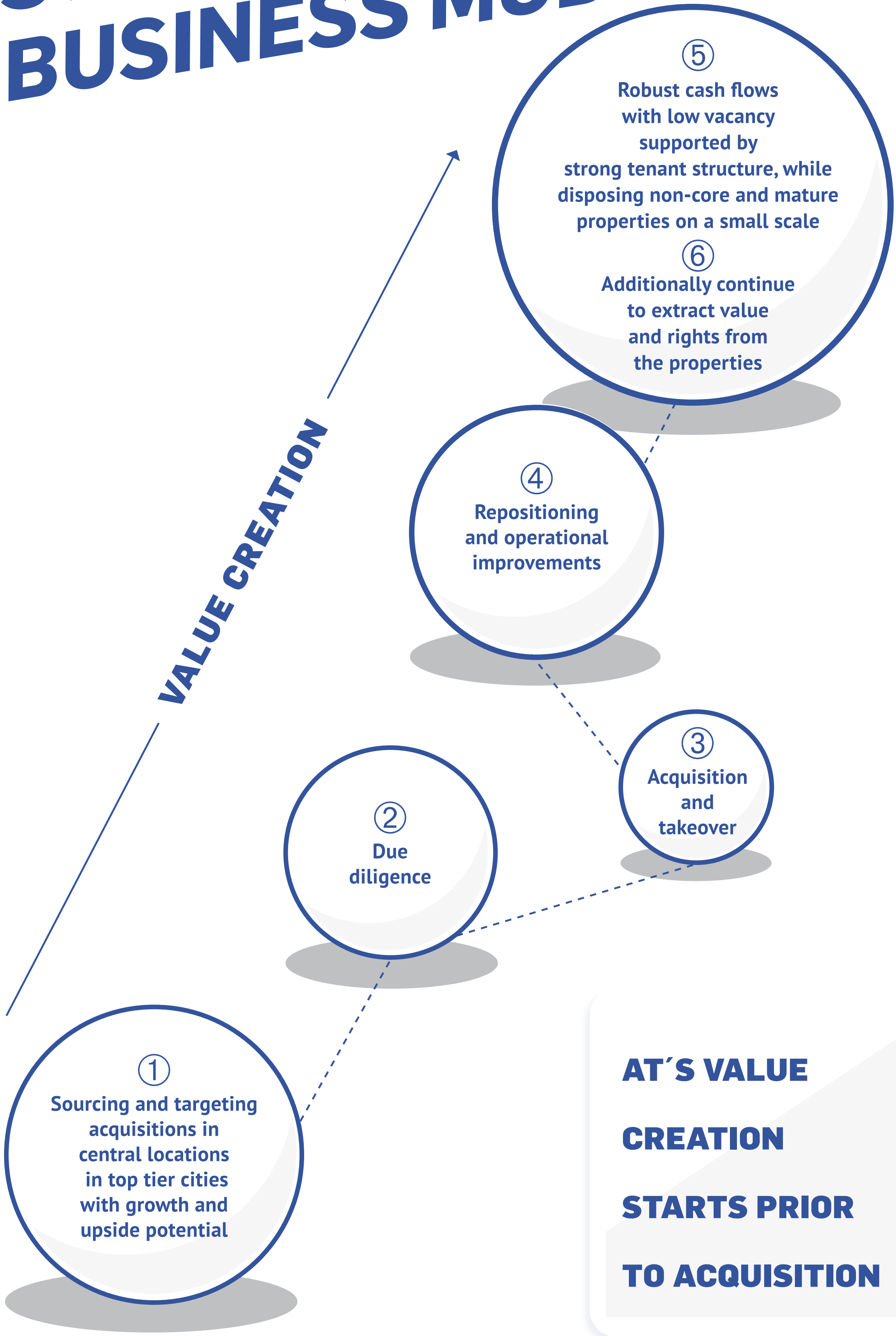
and a low average cost of debt

1.8%

and achieving a high interest coverage ratio of

4.7x ICR
(Q1 2019)

STRATEGY AND BUSINESS MODEL



AT´S VALUE CREATION STARTS PRIOR TO ACQUISITION

① SOURCING AND TARGETING ACQUISITIONS IN CENTRAL LOCATIONS IN TOP TIER CITIES WITH GROWTH AND UPSIDE POTENTIAL

Aroundtown's property sourcing success stems from its unique network as well as its reputation as a reliable real estate acquisition partner. The Group focuses on value-add properties in central locations in top tier cities characterized by below market rent levels, inefficient cost or lease structure and/or vacancy reduction potential. With over 15 years of experience in the real estate markets, 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 networks, distressed owners, private and institutional investors and court auctions. The Group's primary focus is on major cities and metropolitan areas with positive demographic prospects.

The Group follows acquisition criteria which ensure that newly acquired properties align with its business model. These criteria include:

- Acquisition focus in central locations in top tier EU cities
- Value-add potential through operational improvements
- Cash flow generating assets
- Rent level per sqm below market level (under-rented properties)
- Purchase price below replacement cost and below market values
- Potential to reduce the cost per sqm significantly

Due to the experience and knowledge of its board and management, the Group is able to consider all possible uses for properties that it acquires, including altering the property's primary use in order to target specific supply shortages in the market. The Group believes that its business model provides it with a strong and sustainable competitive advantage.

② DUE DILIGENCE

After a potential property passes an initial screening, the property is further assessed in order to take into account the specific features of each project while ensuring that the acquisition is in line with the Group's overall business strategy. AT believes that its experience in analyzing properties with value creation potential, and in 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 for the property. These are subsequently priced in the valuation process in order to provide a fair assessment of the property's acquisition cost. A detailed business plan is created for each property in the due diligence phase, including the identification of feasible tenants. Beginning to identify potential tenants prior to acquisition of the property not only decreases operational risk but also accelerates the property's repositioning process.

③ ACQUISITION AND TAKEOVER

Due to a thorough cross-organizational process in the due diligence phase, once a property is acquired, the actual takeover occurs swiftly and efficiently. Because liquidity plays a significant role in the acquisition of value-add properties, AT benefits strongly from its solid liquidity position and its ability to acquire properties with existing resources and refinance the acquisition at a later stage. The Group also benefits from a strong and experienced legal department, which, combined with close and longstanding relationships with external law firms, enables AT to complete multiple deals simultaneously.

④ REPOSITIONING AND OPERATIONAL IMPROVEMENTS

As a specific tailored business plan is constructed for each property, and the weaknesses and strengths are identified pre-acquisition, the execution of the repositioning process becomes smoother 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 repositioning progress. The success of the repositioning of the properties is the result of the following functions:

Operational and marketing initiatives

The initial repositioning activities aim at minimizing the time until the profitability of the acquired properties is improved. Targeted marketing activities are implemented to increase occupancy and thereby rental income. Vacancy reduction initiatives are tailored to the specific property type at hand. Procedures applied to AT's commercial properties include establishing a network of internal and external, as well as local and nationwide letting brokers, offering promotional features and building a reputation in the market for high service standards. For the Group's hotel assets, optimal operators are selected and a fixed long-term lease contract is entered into once the hotel is repositioned. Initiatives for the Group's residential properties target relationship building with potential tenants and the local community by collaborating with local municipalities, supporting community initiatives and advertising on key real estate platforms.

Rent increase and tenant restructuring, assessed during the due diligence process, are executed according to the property's business plan. Furthermore, the operational improvements AT initiates improve the living quality or business environment for existing and future tenants, resulting in increased demand for these repositioned assets.

Having identified areas for operational improvements, the Group drills down on cost saving opportunities on a per unit basis, making use of modern technologies such-as consumption-based meters. 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 and therefore higher profitability.

AT manages its entire real estate value chain across acquisition, letting, upkeep and refurbishment. This integrated approach brings further efficiency benefits, 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 high 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 investments. The carried out investments are followed up by AT's experienced construction team.

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

Relationship management

Aroundtown 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 to offer high quality services for both potential and existing tenants. The Group pays great attention to the industry in which its commercial tenants operate and to their individual success factors. The Group also offers direct support to its tenants through add-on facilities at its rental properties such as parking facilities and other space extensions to facilitate growth and smart space re-design to match modern office layouts. For its residential tenant base, GCP supports its tenants through a state-of-the-art TÜV- and ISO 9001:2015-certified Service Center with 24/7 availability via various channels. Further, the Group aims to establish personal relationships between its asset and property managers and its tenants, providing them with personal contact points, which allows the Group to react promptly to problems and proactively prolonging existing contracts in order to optimize and secure long-term revenues.

⑤ ROBUST CASH FLOWS WITH LOW VACANCY SUPPORTED BY STRONG TENANT STRUCTURE

Secure cash flows are continuously strengthened by ongoing cost controls and profitability improvements. Given vacancy and rents below market rents, AT's portfolio exhibits further strong and lasting growth after the implementation of initial repositioning activities. In line with the Group's primarily 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.

Capital recycling by selling non-core and mature assets

While AT's main focus is on extracting the potential of its portfolio, the Company also pursues an accretive capital recycling of non-core or mature properties on an opportunistic basis. AT continuously analyzes its portfolio in terms of upside potential to lift and focuses its resources on properties with higher upside. AT seeks to dispose properties where most of the potential has been lifted or which are not in the core locations of Aroundtown. The disposal of such properties enables capital recycling and provides firepower to pursue new accretive acquisitions with high upside potential on one hand, and increases the quality of the portfolio on the other. AT believes that it will continue to recycle a limited amount of properties in the future.

⑥ EXTRACTING UNUSED OR UNDERUTILIZED BUILDING RIGHTS FROM EXISTING AND NEW LAND & BUILDINGS

As part of the value creation process, Aroundtown identifies and extracts unused or underutilized building rights from existing and new land and buildings, providing additional internal growth. AT assesses internally the best use for the rights and advances on to maintain the discussion with authorities and architects in order to realize plans into permits. Once the planning and permit phases are completed, Aroundtown analyzes each project individually and decides the best way to realize the value into proceeds. This is either through materializing these building rights into actual sellable permits or proceeding the rights into actual development. Aroundtown does not intend to fully build and develop all of the rights, and estimates that part of the rights will be disposed at high gains. In certain assets, Aroundtown considers development of the rights where Aroundtown believes to have low risk and such projects enable the Company to unlock further potential through pre-let long-term agreements with strong tenants.

Utrecht

KEY STRENGTHS

Berlin

EXPERIENCED BOARD AND MANAGEMENT

AT's board and management can draw on a wealth of experience in the real estate market and associated sectors. This enables the Group to continuously innovate, make strategic decisions quickly and accurately, and successfully grow. The Company's remarkable growth in recent years has created two key benefits in this regard: on one hand, the ability to attract managers and employees that redefine the industry, and 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 its business units which shapes its processes and operational improvements, such as automated cost saving measures and automated rent increase processes.

AT's management possesses the knowledge that makes up its main competitive advantage, the ability to extract the operational and value potential from its assets. This includes the ability to execute the business plan successfully, which includes executing vacancy reduction activities rapidly, establishing cost efficiency measures, setting rent increase processes, understanding tenant structures and optimizing rental contracts in terms of lease maturity and income security. Cross-sector experience enables the extraction of the full value of the properties and operational experience improves the monitoring and reduction of costs.

MEMBERS OF THE BOARD OF DIRECTORS

Name	Position
Mr. Frank Roseen	Director
Mr. Oschrie Massatschi	Director
Ms. Jelena Afxentiou	Director
Mr. Markus Leininger	Independent Director
Mr. Markus Kreuter	Independent Director
Dr. Axel Froese	Independent Director

SENIOR AND KEY MANAGEMENT

Name	Position
Mr. Shmuel Mayo	CEO
Mr. Andrew Wallis	Deputy CEO
Mr. Eyal Ben David	CFO

MEMBERS OF THE ADVISORY BOARD

Name	Position
Dr. Gerhard Cromme	Chairman of the Advisory Board
Mr. Yakir Gabay	Advisory Board Deputy Chairman
Mr. Claudio Jarczyk	Advisory Board Member

DEAL SOURCING AND THE ABILITY TO CREATE ACCRETIVE GROWTH

The Group's acquisition track record over the past 15 years has led it to become a market leader and have a preferred acquirer status, primarily due to its professional approach, fast and high execution rates, and reliability.

The Group has a proven track record of acquiring properties with various value-add drivers and successfully extracting the upside potential. This activity is accompanied by a continuous pipeline and acquisition of attractive properties and the successful transition of the existing properties into mature assets, generating secure long-term cash flows.

QUALITY LOCATIONS IN TOP TIER CITIES

Aroundtown's assets are primarily located in two of Europe's best performing economies with AAA sovereign ratings: Germany and the Netherlands. Within these countries, the Company mainly focuses on central locations in top tier cities including Germany's capital, Berlin, the financial center Frankfurt, the wealthiest cities Hamburg and Munich, the large metropolitan area of North Rhine-Westphalia, as well as the Netherlands' financial center and capital Amsterdam and Europe's biggest port, Rotterdam. Aroundtown's assets are further diversified into other top cities with strong economic fundamentals, such as Europe's largest financial center and most popular touristic destination, London.

PROPRIETARY IT/SOFTWARE PLATFORM

Aroundtown emphasizes the internalization of relevant skills to support innovation and improve processes. Its operations and growth are supported by scalable proprietary IT/software systems, enabling efficient monitoring and implementation of value-add measures. The platform constantly monitors vacancy and rents across AT's portfolio, ensuring yields are optimized and a strict cost discipline is implemented.

Munich

COMMITMENT TO SUSTAINABILITY

Along the growth of the Company, Aroundtown has dedicated itself to set high standards with regards to sustainability, as the Company strongly believes in generating sustainable value creation for all of its stakeholders. It is of importance to the Company's long-term success that its operations are sustainable in the long term such as ensuring a minimal environmental footprint, high standard of governance and transparency, healthy and balanced workplace environment, high standard of service quality provided to tenants, and a positive social impact on the communities in which the Company operates. AT strives to be a responsible corporate citizen, with its strong operational business success being mirrored in an equally strong corporate reputation. The Company places emphasis on the shared benefits of a socially responsible investment strategy where it jointly improves its society, shareholders, employees, tenants, business partners, suppliers and communities, with leaving a minimal environmental impact. For this reason, Aroundtown incorporated an ESG team to structure its sustainability efforts and manage processes related to these matters. Hereby, Aroundtown proudly presented its second Corporate Responsibility Report which is available to download on the Company's website.

Aroundtown was ranked by Sustainalytics as Outperformer in the 93rd percentile globally among 319 real estate peers, received in September 2018. This rating reflects a strong improvement from the previous ranking of 88th percentile.

Aroundtown received the EPRA BPR Gold award in September 2018 for the second time, the highest standard for financial reporting, as well as EPRA sBPR Gold award and sBPR most improved award.

Aroundtown published its second Corporate Responsibility Report

London

Hamburg

CONSERVATIVE FINANCING STRUCTURE

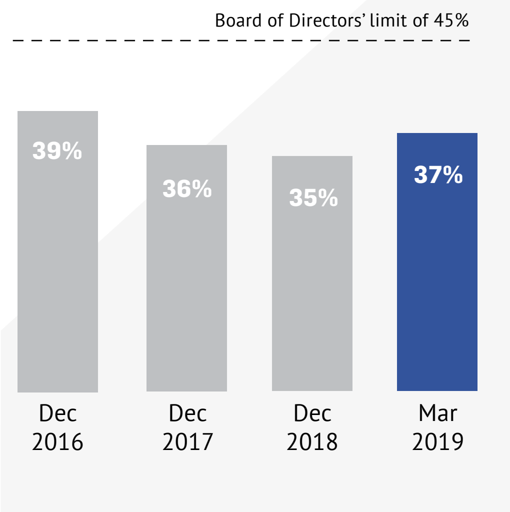
AT's conservative capital structure approach is reflected in a low LTV of 37% as of March 31, 2019, well below the limit of 45% established by the Board of Directors. Aroundtown's management views the conservative debt metrics as vital to secure long-term financial strength and implements policies to keep financing costs low and the share of unencumbered assets high. The low leverage of the Group enables further external growth, while still maintaining a conservative capital structure. This conservative capital structure stems from AT's diversified financing sources with long debt maturities.

FINANCIAL POLICY

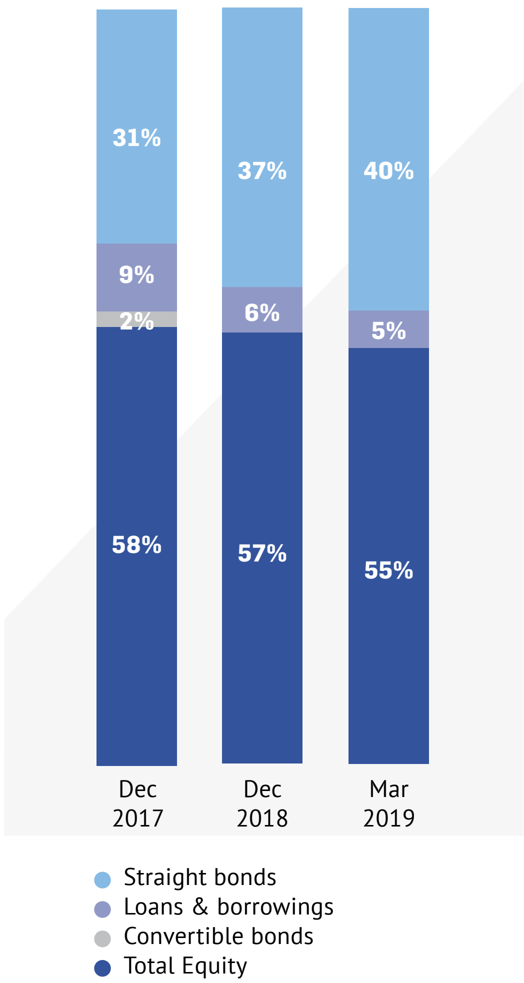
Aroundtown has set a financial policy to improve its capital structure further:

- **Strive to achieve A- global rating in the long-term**
- LTV limit at 45%
- Debt to debt-plus-equity ratio at 45% (or lower) on a sustainable basis
- Maintaining conservative financial ratios with a strong ICR
- Unencumbered assets above 50% of total assets
- Long debt maturity profile
- Good mix of long-term unsecured bonds & non-recourse bank loans
- Dividend of 65% of FFO I per share

LOAN-TO-VALUE

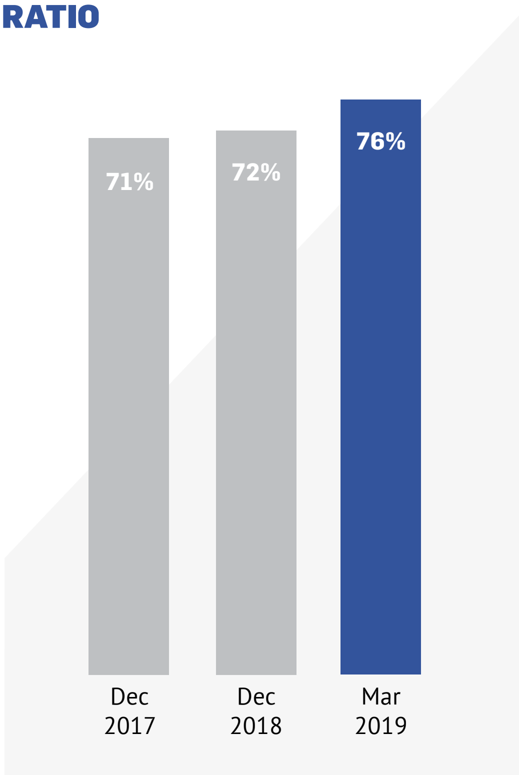


FINANCING SOURCES MIX

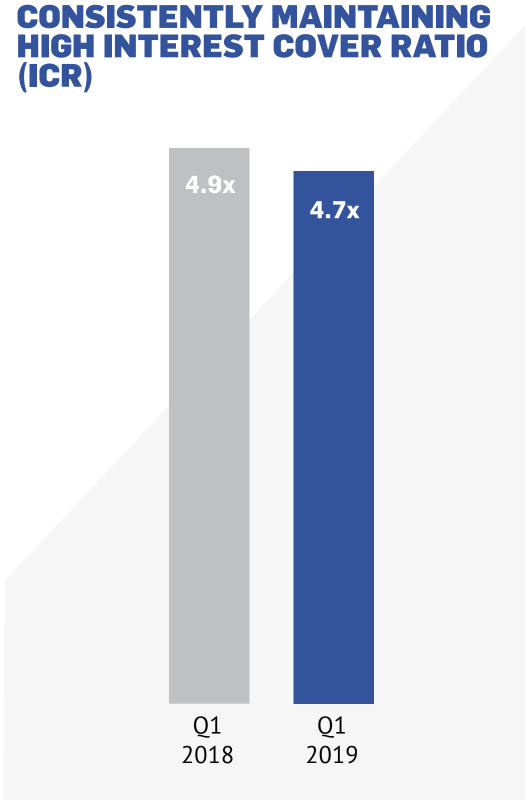


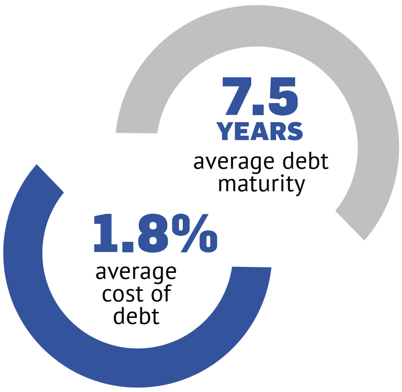
In addition to its conservative capital structure and vast experience in accessing capital markets that enables AT to finance its future growth, the Company maintains a robust liquidity position through a mix of operational cash generation and balance of cash and liquid assets which as of March 31, 2019 amounted to €2.1 billion. Additionally, the high ratio of unencumbered assets of 76% (€11.1 billion in total value) as of March 31, 2019 provides for additional financial flexibility.

HIGH UNENCUMBERED ASSETS RATIO



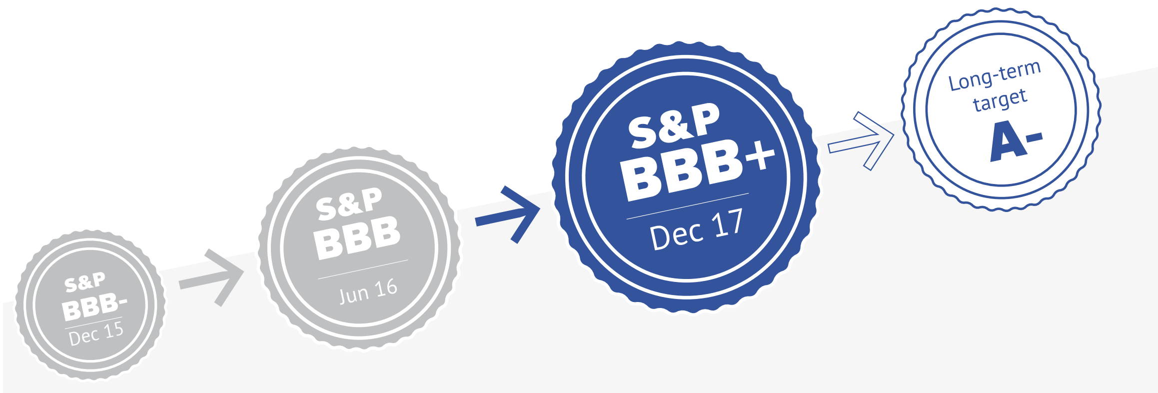
CONSISTENTLY MAINTAINING HIGH INTEREST COVER RATIO (ICR)





INVESTMENT GRADE CREDIT RATING

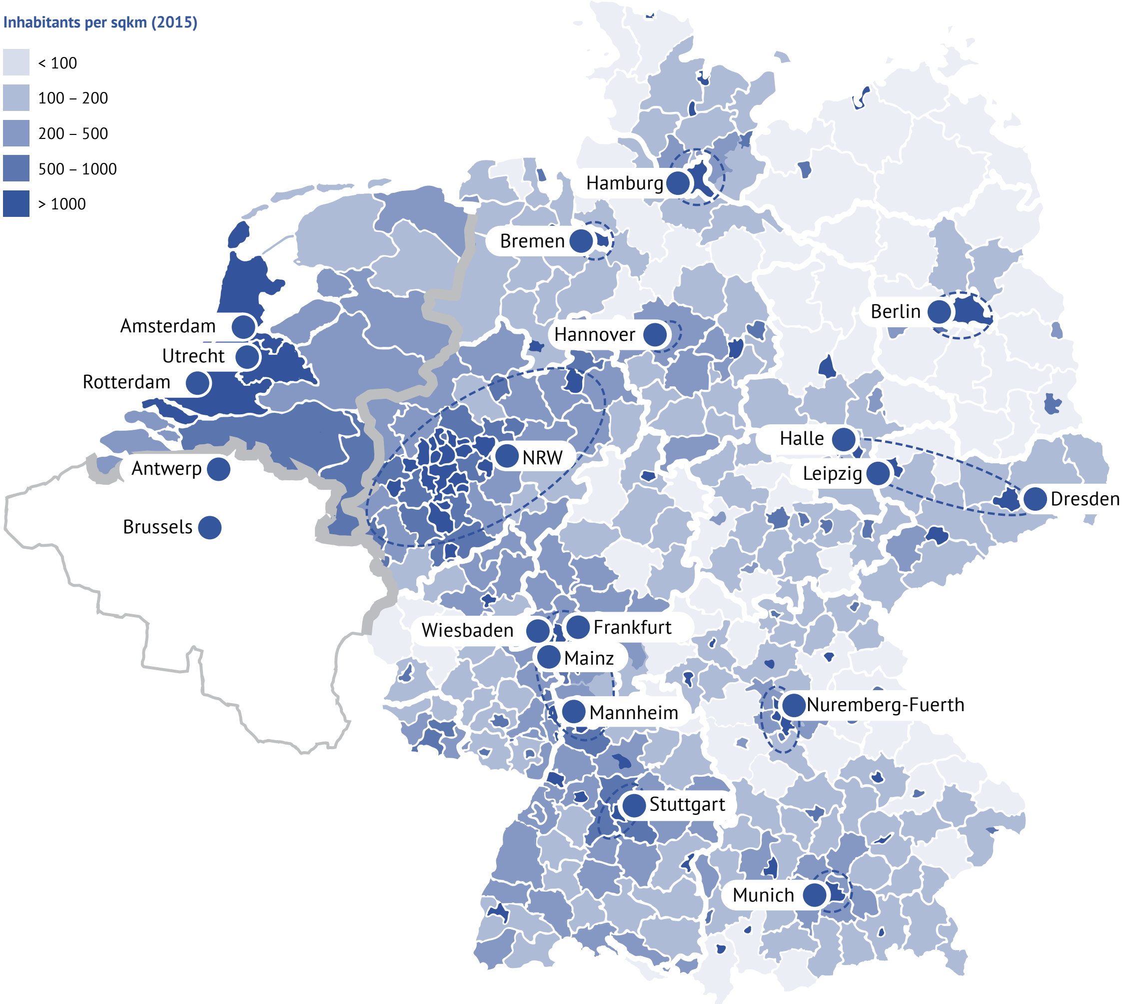
AT has a ‘BBB+’ rating by Standard & Poor’s ratings services (“S&P”). S&P acknowledges AT’s strong business profile and larger portfolio with great scale and diversification, well balanced across multiple asset types and regions with no dependency on a single asset type or region, together with a large and diverse tenant base and long lease structures. Since the initial credit rating of ‘BBB-’ received from S&P in December 2015, AT’s rating was upgraded twice to reach the ‘BBB+’ rating. **Aroundtown continues to strive to achieve its long-term target rating of A-.**

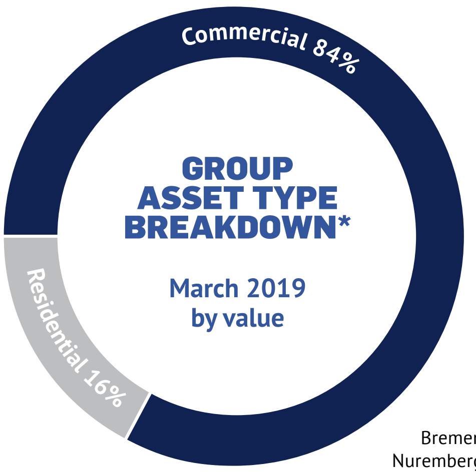


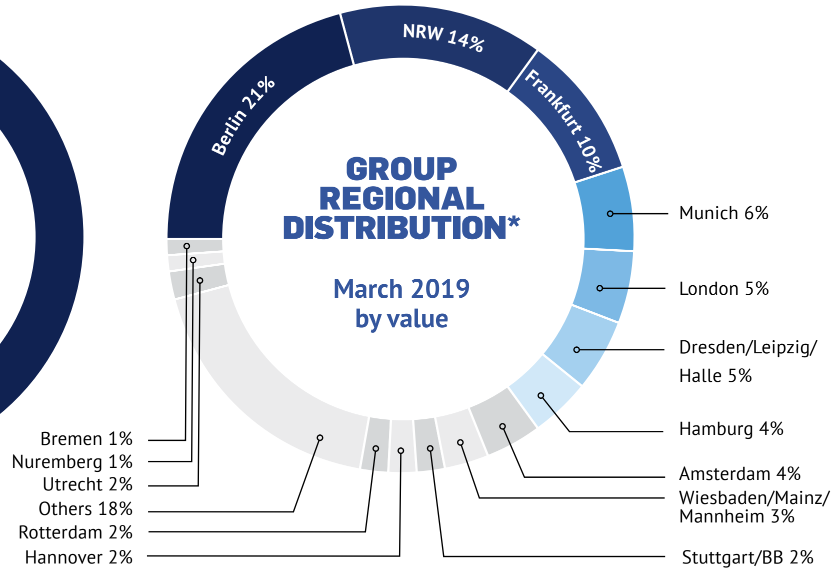
AROUNDTOWN'S QUALITY PORTFOLIO

GROUP PORTFOLIO OVERVIEW

POPULATION DENSITY IN GERMANY AND THE NETHERLANDS



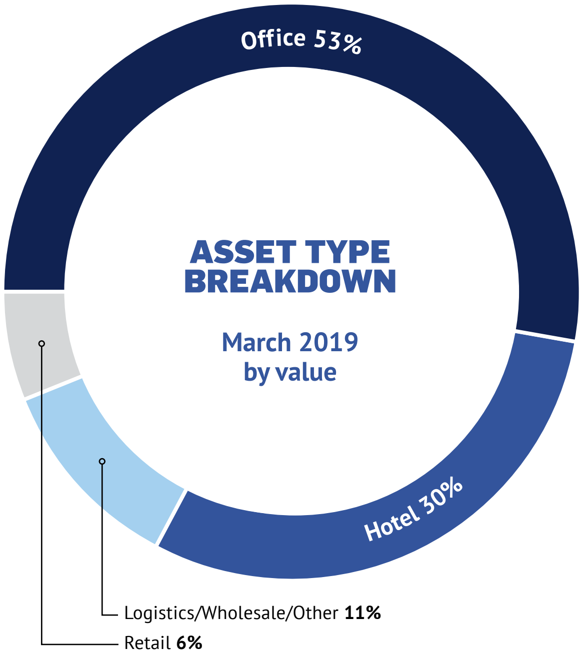




* the residential portfolio is accounted for at the holding rate of 39%

COMMERCIAL PORTFOLIO – TOP TIER CITIES

Aroundtown owns a diverse portfolio of commercial assets which focuses on central locations in top tier cities with strong demographics and favorable economic fundamentals. The commercial portfolio is diversified over several different asset types including office, hotel, logistics, wholesale, retail and other covering a total of 6.2 million sqm as of March 2019. As of March 2019 and excluding assets held for sale, the Group's commercial portfolio with a value of €14.8 billion operates at an in-place rent of 9.9 €/sqm and an EPRA vacancy of 8.9%. The portfolio generates as of March 2019 an annualized net rental income of €703 million and includes a strong growth potential through rent and occupancy increases as well as cost efficiency improvements. Furthermore, AT's portfolio is well diversified in terms of geographical and asset type diversification but also has a limited dependency on single tenants, with a tenant base of over 3,000 tenants spread across a wide range of sustainable market sectors which further reduces cluster risk. A long portfolio WALT of 8.2 years offers long-term cash flow stability and security. The management believes that its business platform benefits from its skilled personnel, experience and track record, and reliable practices that enable the Company to perform strongly and to further expand in the commercial property market. In addition, the management is extracting new building rights from existing and new land & buildings, contributing to the value creation process. The Company also believes that the business environment will provide abundant acquisition opportunities in the attractive markets it targets, to support its external growth strategy in the medium to long term. An active deal pipeline and favorable market conditions provide for continued opportunities for accretive external growth.



PORTFOLIO DISTRIBUTION

Aroundtown's commercial portfolio is spread over different asset classes, mainly offices and hotels, and is located in quality locations which benefit from strong demographic and economic fundamentals, such as Berlin, Munich, Hamburg, Frankfurt, Düsseldorf, Cologne, London and Amsterdam. Within these regions Aroundtown focuses on assets with favorable micro-locations and various demand drivers.

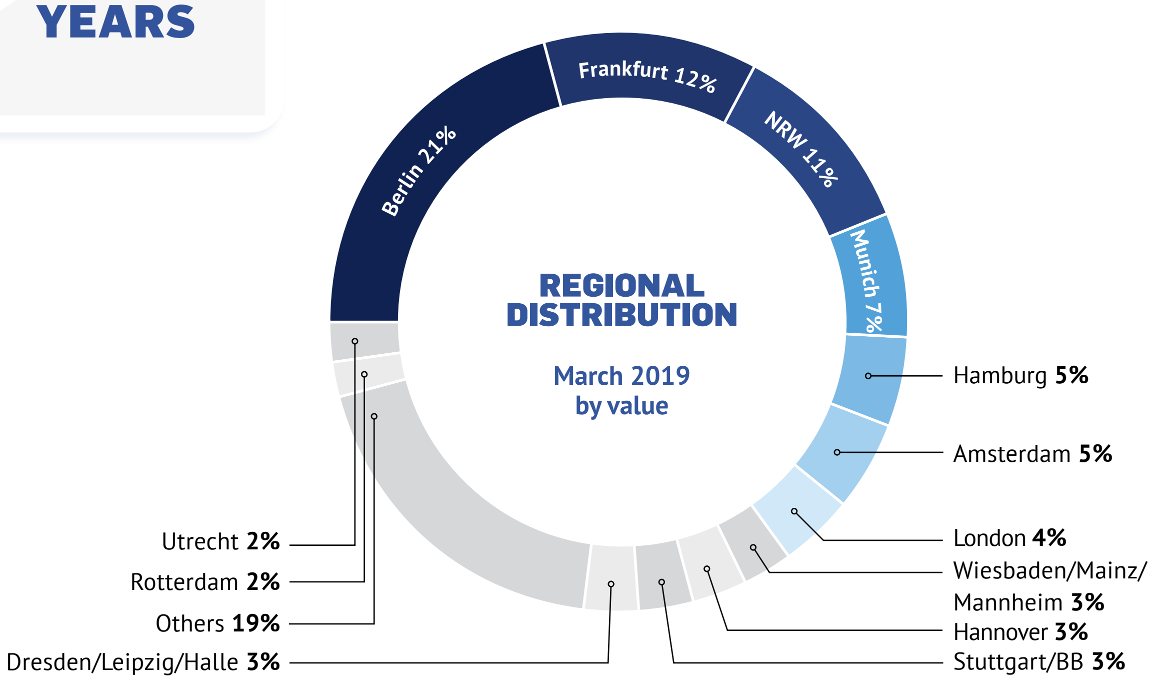
ASSET TYPE OVERVIEW

MARCH 2019	Investment properties (in €M)	Area (in k sqm)	EPRA vacancy	Annualized net rent (in €M)	In-place rent per sqm (in €)	Value per sqm (in €)	Rental yield	WALT (in years)
Office	7,183	3,006	11.1%	360	10.7	2,390	5.0%	4.4
Hotel	4,392	1,365	6.5%	214	13.8	3,217	4.9%	15.8
Logistics/Wholesale/Other	1,267	1,401	5.5%	72	4.5	904	5.7%	6.5
Retail	962	464	8.3%	57	10.3	2,073	6.0%	5.7
Land for development & other rights	999							
Total	**14,803**	**6,236**	**8.9%**	**703**	**9.9**	**2,214**	**5.1%**	**8.2**

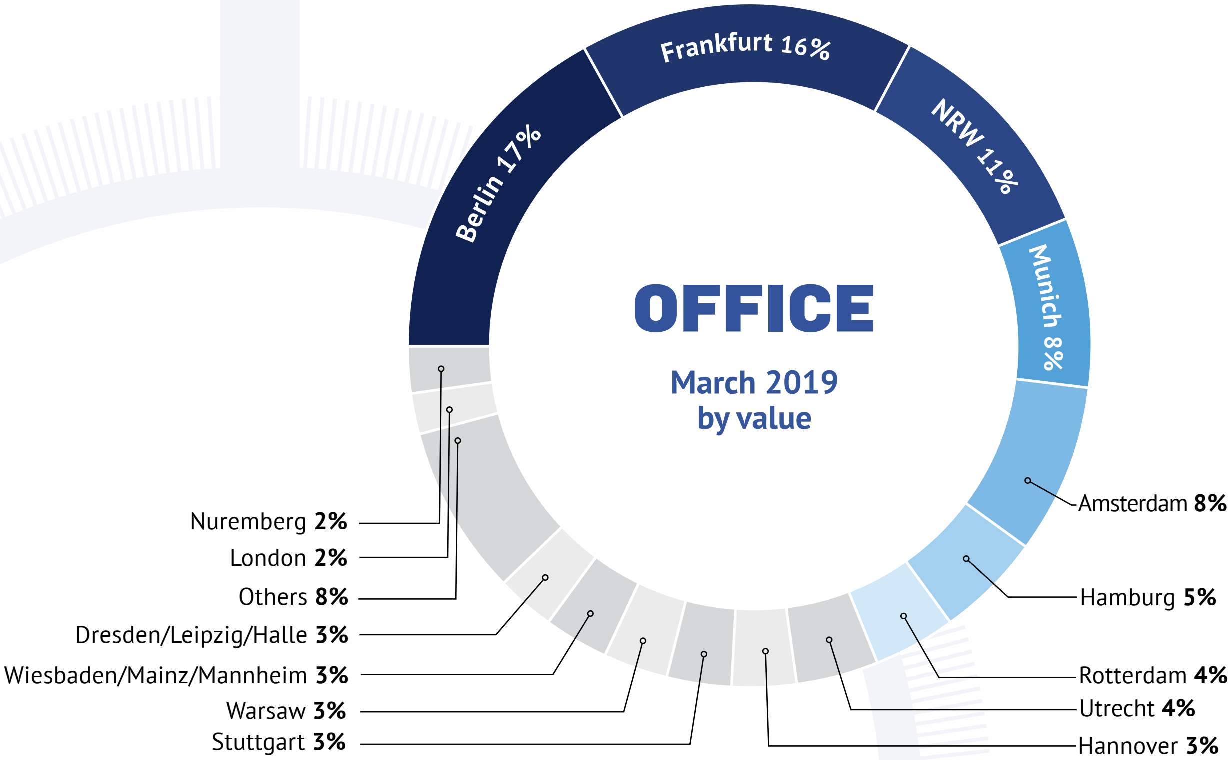
REGIONAL OVERVIEW

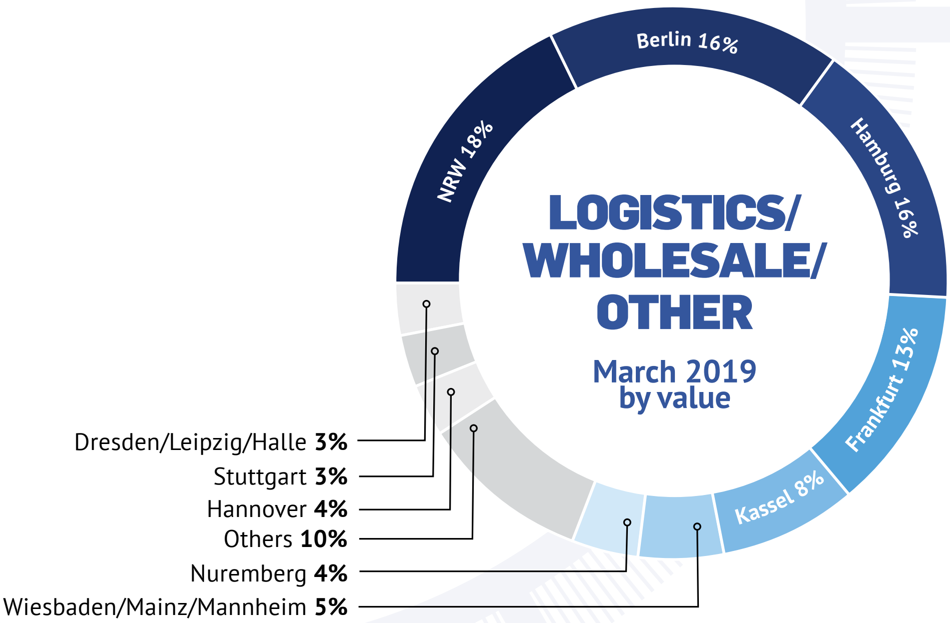
MARCH 2019	Investment properties (in €M)	Area (in k sqm)	EPRA vacancy	Annualized net rent (in €M)	In-place rent per sqm (in €)	Value per sqm (in €)	Rental yield
Berlin	2,665	855	12.0%	98	10.5	3,117	3.7%
Frankfurt	1,478	471	19.1%	51	10.8	3,140	3.5%
Munich	830	263	7.2%	36	11.3	3,154	4.3%
NRW	1,648	1,115	7.7%	100	7.5	1,478	6.0%
Hamburg	501	270	5.4%	27	8.9	1,854	5.3%
London	652	88	7.3%	28	29.9	7,399	4.3%
Amsterdam	657	192	7.4%	31	13.7	3,430	4.7%
Hannover	415	286	10.3%	24	8.0	1,452	5.8%
Wiesbaden/Mainz/Mannheim	382	179	6.7%	23	10.9	2,135	6.1%
Stuttgart/BB	374	172	2.1%	23	10.9	2,172	6.1%
Dresden/Leipzig/Halle	390	217	4.4%	23	9.2	1,794	5.9%
Rotterdam	311	138	7.3%	22	13.3	2,258	6.9%
Utrecht	300	124	12.0%	16	10.8	2,413	5.2%
Other	3,201	1,866	7.5%	201	9.5	1,716	6.3%
Land for development & other rights	999						
Total	**14,803**	**6,236**	**8.9%**	**703**	**9.9**	**2,214**	**5.1%**

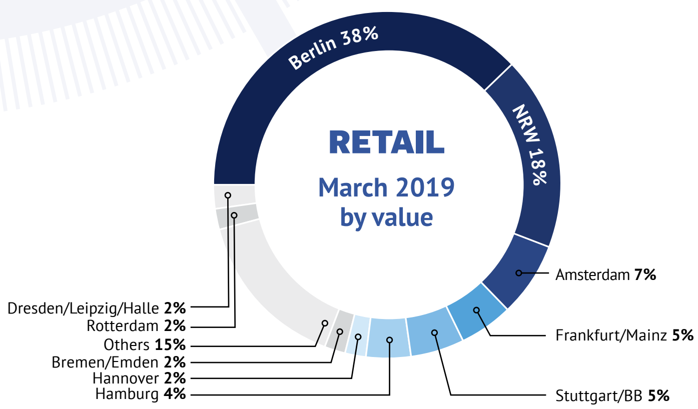
WALT
8.2
YEARS



REGIONAL DISTRIBUTION

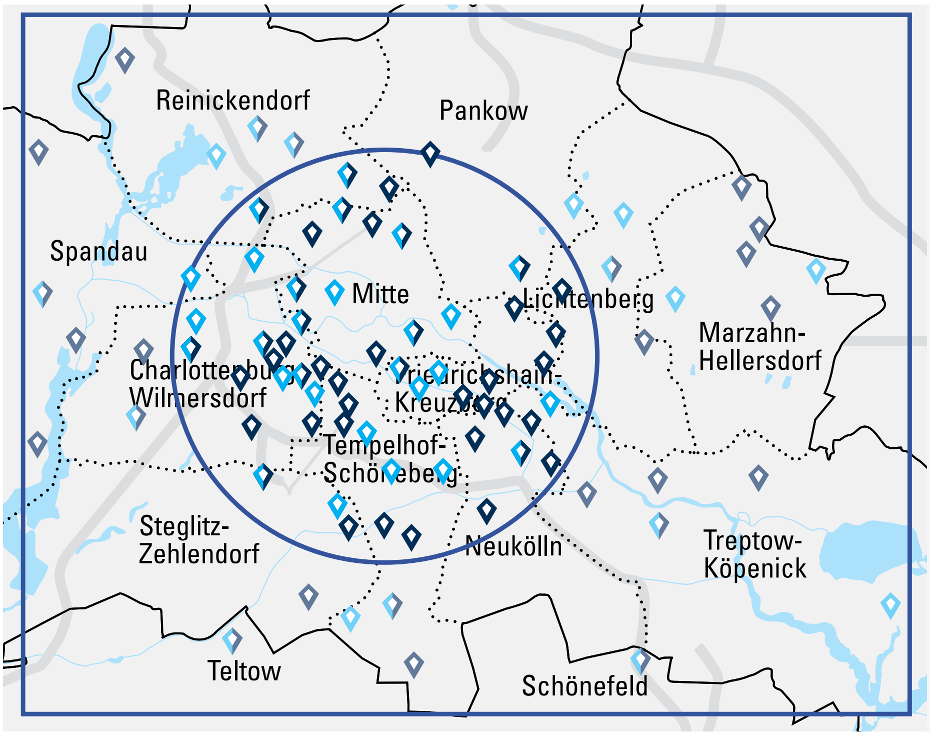






Berlin

BEST-IN-CLASS BERLIN PORTFOLIO



- **90%** of the commercial portfolio is located in top tier neighborhoods including Charlottenburg, Wilmersdorf, Mitte, Kreuzberg, Friedrichshain, Lichtenberg, Schöneberg, Neukölln, Steglitz and Potsdam

- **10%** of the commercial portfolio is well located primarily in Reinickendorf, Spandau, Treptow, Köpenick and Marzahn-Hellersdorf

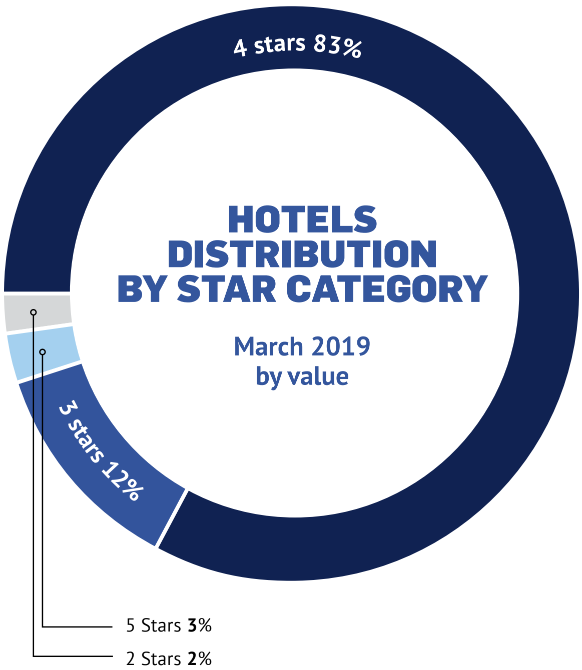
Commercial properties

Residential properties

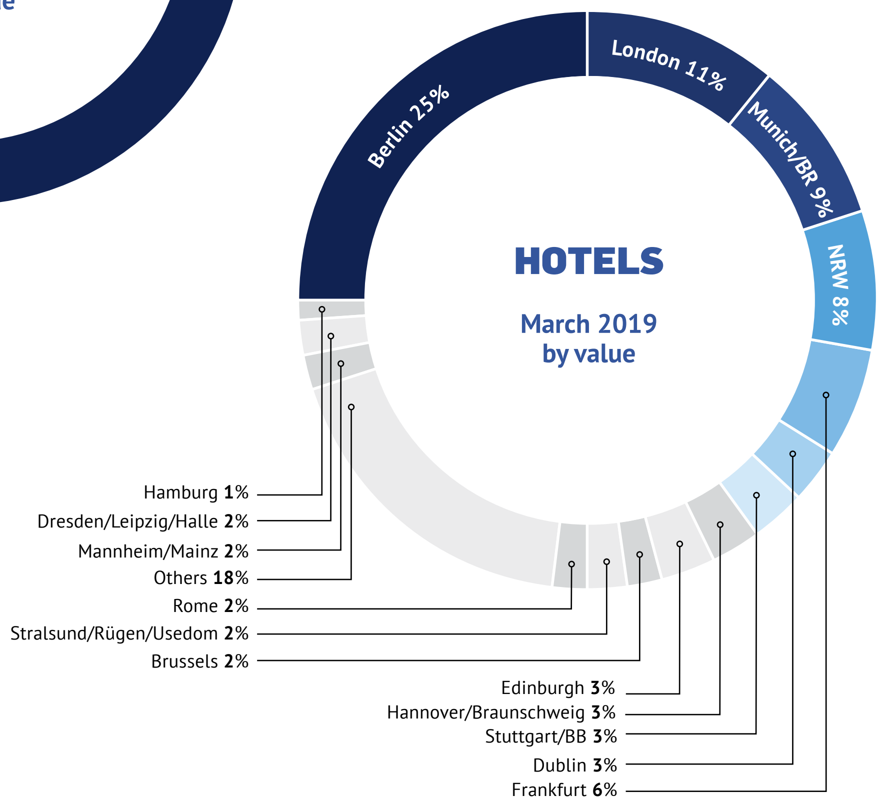
*Map representing approx. 95% of the portfolio and 99% including central Potsdam

HIGH QUALITY HOTELS IN PRIME LOCATIONS

OVER 120 HOTELS ACROSS TOP LOCATIONS



AT's hotel portfolio, valued at €4.4 billion as of March 2019, is well diversified and covers a total of approx. 1.4m sqm. The largest share of the hotel portfolio is 4-star hotels with 83%, meeting the strong market demand which rises from tourism and business travel. The hotels are branded under a range of globally leading branding partners which offer key advantages such as worldwide reservation systems, global recognition, strong loyalty programs, quality perception and benefits from economies of scale. Furthermore, the hotels have long-term fixed leases with third-party hotel operators, providing stable cash flows.



The hotel assets are let to hotel operators which are selected according to their capabilities, track record and experience. The management participates in 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 stability. AT maintains close relations with the operators and monitors their performance on an ongoing basis, making use of its tailor-made IT/software system.

Cologne

Frankfurt

HOTELS FRANCHISED WITH VARIOUS STRONG BRANDS AND A LARGE SCALE OF CATEGORIES WHICH PROVIDES HIGH FLEXIBILITY FOR THE BRANDING OF ITS ASSETS

Hilton HOTELS & RESORTS
INTERCONTINENTAL HOTELS & RESORTS
SHERATON EST. 1937
HOTEL BRISTOL BERLIN
Marriott
DOUBLETREE BY HILTON
Radisson BLU HOTELS & RESORTS
HYATT REGENCY
MELIÃ HOTELS INTERNATIONAL
nH HOTEL GROUP
moxy (by Marriott)
STEIGENBERGER HOTELS AND RESORTS
Hilton Garden Inn
Hotel im Wasserturm Cologne
CROWNE PLAZA HOTELS & RESORTS
Mercure HOTELS
WYNDHAM Hotels and Resorts
WYNDHAM GARDEN
Best Western
ibis HOTELS
Holiday Inn
NOVUM group hotels
TRYP BY WYNDHAM
ACCORHOTELS Feel Welcome
CARLSON REZIDOR HOTEL GROUP
Days Inn
SEMINARIS

RESIDENTIAL PORTFOLIO

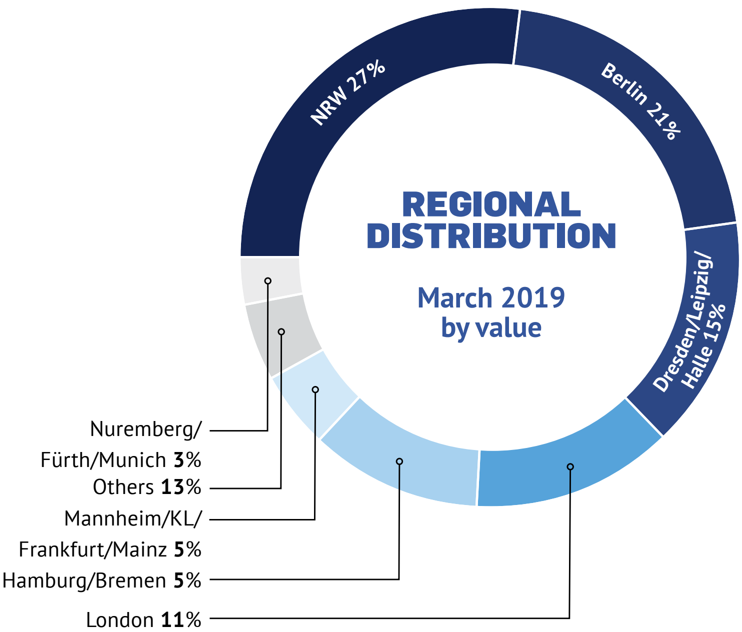
(GRAND CITY PROPERTIES)

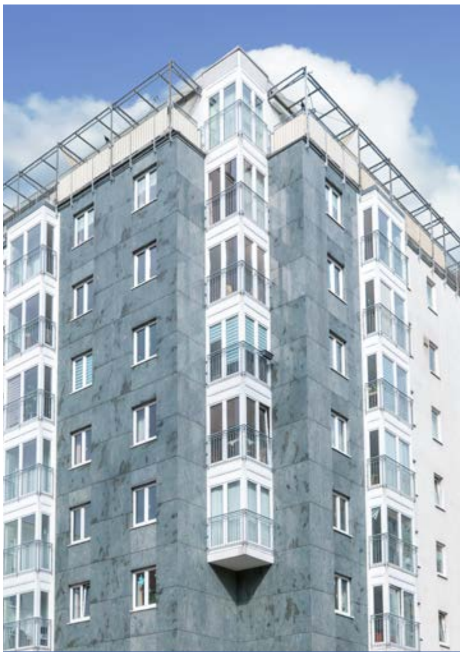
The residential portfolio is mainly held through a 39% stake in Grand City Properties ("GCP"), a leading market player in the German residential market and a specialist in value-add opportunities in densely populated areas predominantly in Germany. AT is the largest shareholder in GCP, with the remaining 61% widely distributed and held mainly by many international leading institutional investors. For an additional increase of AT's position in the residential real estate, AT holds minority positions in several subsidiaries of GCP. As of March 2019, GCP holds 84k units in its portfolio with the properties spread across densely populated areas in Germany, with a focus on North Rhine-Westphalia, Berlin and the metropolitan regions of Dresden, Leipzig and Halle. In addition, GCP's portfolio is complemented by a small scale, but compelling portfolio in London. 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 local community initiatives, GCP established industry-leading service standards and lasting relationships with its tenants. The table below represents GCP at 100%.

REGIONAL OVERVIEW

MARCH 2019	Value (in €M)	Area (in k sqm)	EPRA vacancy	Annualized net rent (in €M)	In-place rent per sqm (in €)	Number of units	Value per sqm (in €)	Rental yield
NRW	2,006	1,843	8.1%	117	5.6	27,591	1,088	5.8%
Berlin	1,425	556	5.3%	50	7.7	7,515	2,560	3.5%
Dresden/Leipzig/ Halle	1,054	1,076	8.0%	59	5.0	18,537	980	5.6%
Mannheim/KL/ Frankfurt/Mainz	403	270	4.9%	22	7.1	4,477	1,494	5.5%
Nuremberg/Fürth/ Munich	220	102	4.4%	10	7.9	1,471	2,155	4.5%
Hamburg/Bremen	361	297	5.2%	20	5.9	4,272	1,214	5.5%
London	497	58	11.0%	19	31.2	1,158	8,607	3.9%
Others	999	1,098	7.0%	67	5.7	18,719	910	6.7%
Development rights and new buildings*	530							
Total	**7,495**	**5,300**	**7.2%**	**364**	**6.15**	**83,740**	**1,314**	**5.2%**

*including land for development, building rights on existing buildings (€237m) and pre-marketed buildings in London (€293m)




Berlin

RESIDENTIAL PORTFOLIO

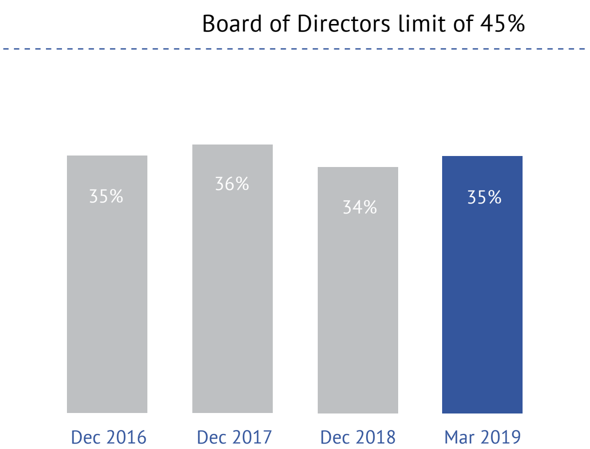
(GRAND CITY PROPERTIES)

Grand City Properties' portfolio generates net rental income of €377 million and bottom line FFO I of €211 million as of Q1 2019 annualized. The current portfolio has an in-place rent of 6.15 €/sqm at an EPRA vacancy rate of 7.2%.

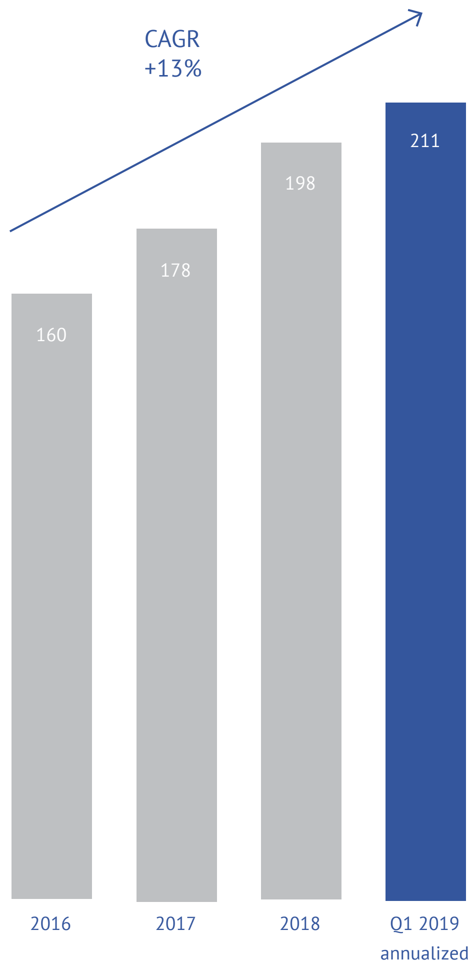
GCP's success is mirrored in its strong performance in the debt and capital markets. GCP is included in the MDAX index of the Deutsche Börse, the FTSE EPRA/NAREIT index series family, GPR 250 and DIMAX, as well as the STOXX All Europe 800 and the MSCI index family. GCP has a dividend policy to distribute 65% of its FFO I per share.

GCP follows a conservative financial approach with low leverage and a diversified capital structure, with a long weighted average debt maturity of over 8.7 years and an average cost of debt of 1.5%. GCP carries two investment-grade credit ratings: BBB+ from Standard & Poor's rating services (S&P) and Baa1 from Moody's investors service (Moody's) – and as part of its strategy aims to achieve an A- rating in the long-term. GCP has a market cap of €3.6 billion as of March 31, 2019.

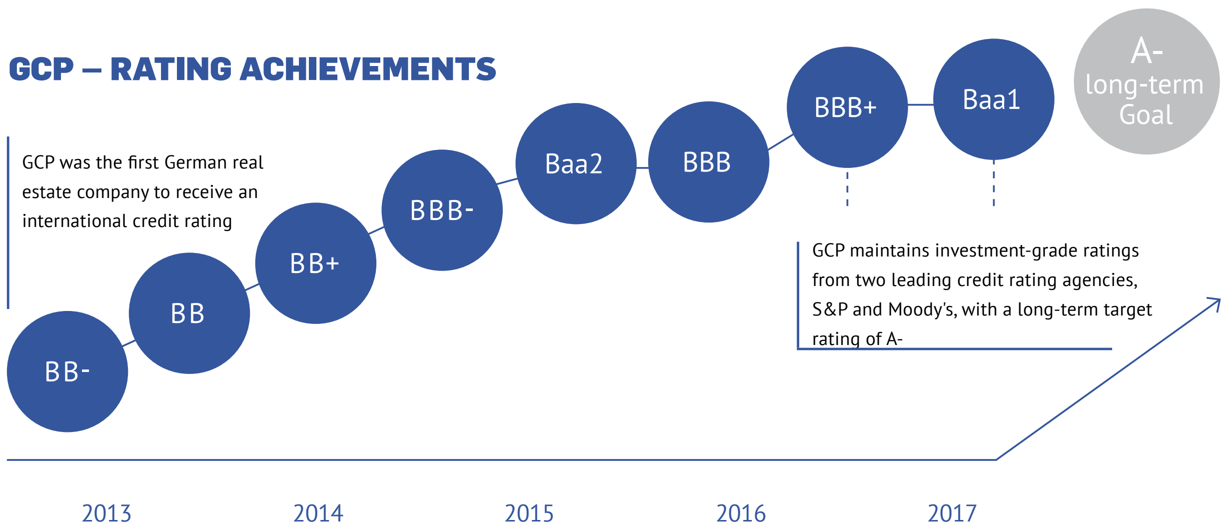
GCP – CONSERVATIVE LOAN-TO-VALUE



GCP – CONSISTENTLY GROWING FUNDS FROM OPERATIONS (IN € MILLIONS)



GCP – RATING ACHIEVEMENTS



CAPITAL MARKETS

Hannover

TRADING DATA AND ANALYST COVERAGE

Placement	Frankfurt Stock Exchange
Market Segment	Prime Standard
Trading ticker	AT1
Initial placement of capital	13.07.2015 (€3.2 per share)
Key index memberships	MDAX FTSE EPRA/NAREIT: – Global – Developed Europe – Eurozone – Germany MSCI Index Series STOXX Europe 600 GPR 250 DIMAX

AS OF MARCH 2019

Number of shares	1,128,581,866
Shareholder Structure	Freefloat: 71.1% - Of which Blackrock Inc. 5.3% Avisco: 28.9%
Market Cap	€8.3 bn

KEY INDEX INCLUSIONS

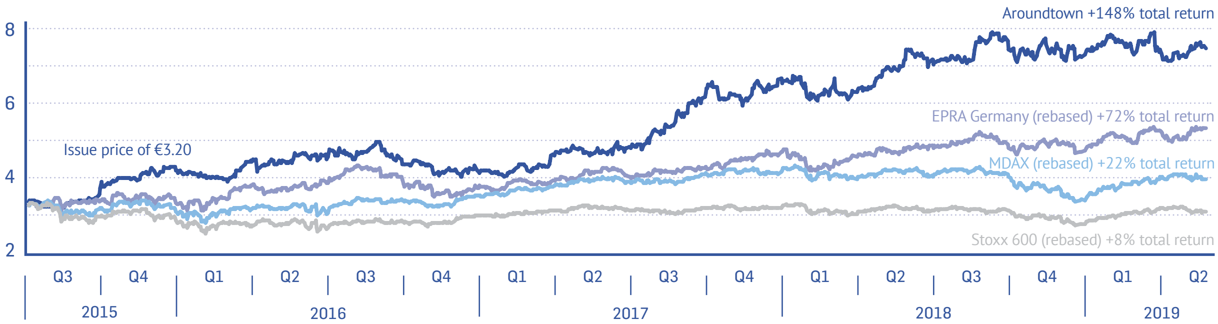
Aroundtown's share is a constituent of several major indices such as **MDAX, FTSE EPRA/NAREIT Index Series, MSCI Index Series, STOXX Europe 600** as well as GPR 250 and DIMAX. These inclusions are the result of Aroundtown's large market cap and high trading volumes on the Prime Standard of the Frankfurt Stock Exchange (XETRA).

INVESTOR RELATIONS ACTIVITIES

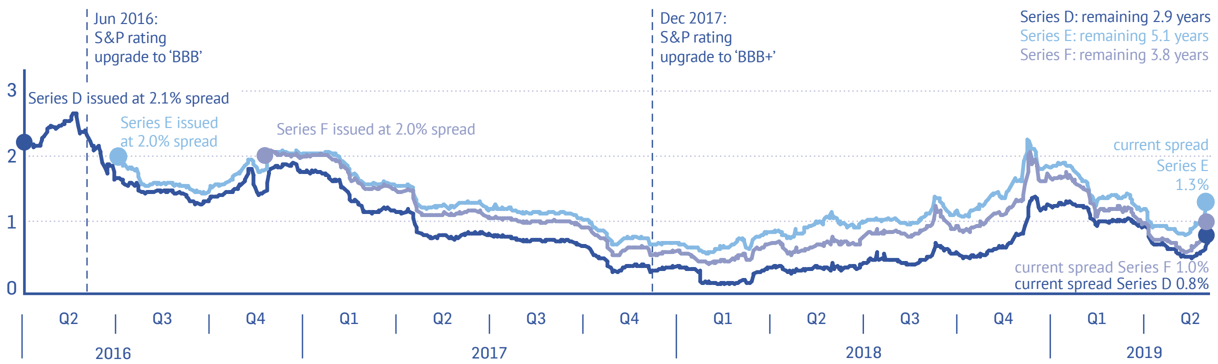
The Group is proactively approaching a large investor audience in order to present its business strategy, provide insight into its progression and create awareness of its overall activities to enhance its perception in the market. AT participates in a vast amount of various national and international conferences, roadshows and one-on-one presentations in order to present a platform for open dialogue. Explaining its unique business strategy in detail and presenting the daily operations allow investors to gain a full overview about the Group's successful business approach. The most recent information is provided on its website and open channels for communication are always provided. Currently, AT is covered by 19 different research analysts on an ongoing basis, with reports updated and published regularly.

STOCK AND BOND PERFORMANCE

SHARE PRICE PERFORMANCE AND TOTAL RETURN SINCE INITIAL PLACEMENT OF CAPITAL (13.07.2015)



SPREAD OVER MID-€-SWAP FOR STRAIGHT BONDS SERIES D-E-F



SPREAD OVER MID-€-SWAP FOR EUR 3.75% PERPETUAL NOTES

Leipzig

NOTES ON BUSINESS PERFORMANCE

Frankfurt

SELECTED CONSOLIDATED INCOME STATEMENT DATA

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Revenue	207.5	166.3
Net rental income	**177.6**	**139.0**
Property revaluations and capital gains	239.9	346.6
Share in profit from investment in equity-accounted investees	91.0	59.7
Property operating expenses	(53.2)	(48.4)
Administrative and other expenses	(6.0)	(4.6)
Operating profit	479.2	519.6
EBITDA	479.7	520.1
Adjusted EBITDA [1]	**179.6**	**133.6**
Finance expenses	(33.7)	(24.4)
Other financial results	48.8	(42.0)
Current tax expenses	(12.5)	(9.7)
Deferred tax expenses	(44.9)	(72.9)
Profit for the period	**436.9**	**370.6**
FFO I [2] [3]	**118.1**	**91.2**
FFO II	**161.1**	**93.5**

1) including AT's share in GCP's and other joint ventures' adjusted EBITDA, net of contributions from commercial assets held for sale. For more details, see page 52-55

2) including AT's share in GCP's and other joint ventures FFO I (after perpetual notes attribution). For more details, see page 52-55

3) excluding minorities and contributions from assets held for sale. For more details, see page 52-55

REVENUE

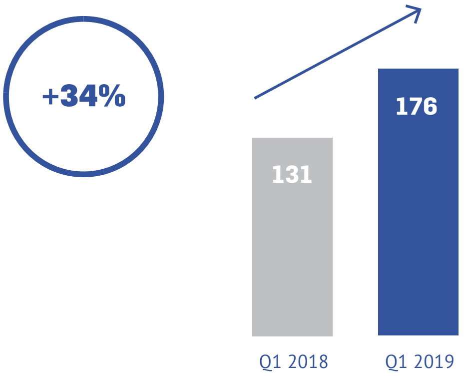
	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Recurring long-term net rental income	**175.5**	**130.5**
Net rental income related to properties marked for disposal	2.1	8.5
Net rental income	**177.6**	**139.0**
Operating and other income	29.9	27.3
Revenue	**207.5**	**166.3**

In the first quarter of 2019, AT generated a revenue growth of 25% to €208 million, compared to €166 million recorded in the first quarter of 2018. Primary source of revenues is net rental income which grew by 28% to €178 million in the first quarter of 2019 from €139 million recorded in the comparable period of 2018. The main driver behind the growth in net rental income was acquisitions that have been concluded since the first quarter of 2018. This is further supported by the organic growth, which is reflected in the high like-for-like net rental income growth of 4.5%, of which 2.3% comes from in-place rent increase and 2.2% from occupancy increase. Once a property enters into the portfolio, AT seeks ways to improve the rent generation level of the property by realizing the rent reversionary potential and decreasing vacancies.

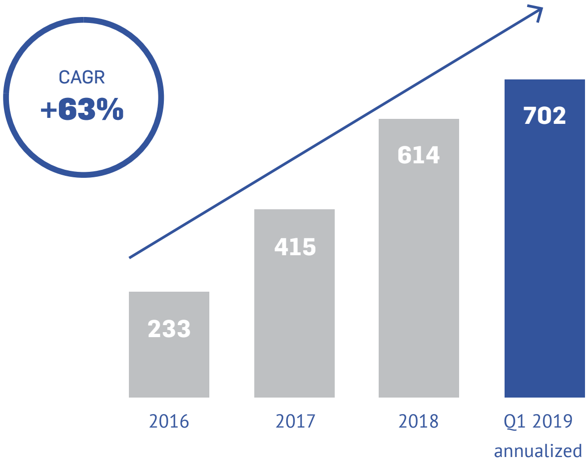
AT additionally breaks down its net rental income into recurring long-term net rental income which excludes the net rental income generated by assets held for sale. Since AT intends to dispose these assets, their contribution is seen to be on a non-recurring basis and thus excluded here to provide a better normalized picture. The net rental income relating to properties marked for sale amounted to €2.1 million in the first quarter of 2019, down from €8.5 million in the first quarter of 2018. The decrease is in line with the significant decrease in assets held for sale, which have decreased from €838 million in March 2018 to €217 million in 2019 mainly due to disposals executed in the past 12 months.

The recurring long-term net rental income amounted to €176 million in the first quarter of 2019 and increased by 34% compared to €131 million recorded in the first quarter of 2018. The annualized Q1 recurring long-term net rental income is €702 million, 14% higher than in full year 2018 and representing a CAGR of 63% since 2016.

RECURRING LONG-TERM NET RENTAL INCOME PERIODIC DEVELOPMENT (IN € MILLIONS)



RECURRING LONG-TERM NET RENTAL INCOME ANNUALIZED DEVELOPMENT (IN € MILLIONS)



SHARE IN PROFIT FROM INVESTMENT IN EQUITY-ACCOUNTED INVESTEES

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Share in profit from investment in equity-accounted investees	**91.0**	**59.7**

Share in profit from investments in equity-accounted investees represents AT's share in the earnings from investments in companies over which it does not obtain control and thus are not consolidated in its financial statements. These profits relate mainly to the Company's strategic investments in GCP and its subsidiaries as well as other joint venture investments. GCP is one of the largest players in the German residential real estate market. AT`s strategic investment in GCP allows AT to benefit from the strong dynamics of the German residential real estate sector and provides an enhanced diversification into this strong asset class with solid fundamentals.

Share in profit from investment in equity-accounted investees amounted to €91 million for the first quarter of 2019, up by 52% compared to €60 million in the first quarter of 2018, due to revaluation and holdings of investment in other joint ventures.

PROPERTY REVALUATIONS AND CAPITAL GAINS

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Property revaluations and capital gains	**239.9**	**346.6**

Property revaluations and capital gains for the first quarter of 2019 amounted to €240 million, compared to €347 million recorded in the first quarter of 2018. AT continues to extract the potential embedded in its portfolio and maintains a high level of revaluation gains, which is a testament to AT's value creation strategy. Acquiring properties with upside potential, following acquisition criteria and lifting the value creation potential fuels this item period over period. Following the acquisition, AT concentrates on improving the properties' operational performance by filling up vacancies, extending WALTs, implementing rent increases as well as improving the cost structure by utilizing the Company's economies of scale. All improvements not only result in high operational profitability but also render value appreciation.

During the first three months of 2019, AT disposed €171 million of mature assets at a 34% profit margin over total cost and 3% over their net book value. AT is analyzing its portfolio and follows a capital recycling strategy of selling properties which are non-core and/or mature, and investing the funds into acquisitions of high quality assets with high upside potential in its focus locations. By recycling non-core assets into accretive acquisitions, the overall portfolio quality is enhanced in the long-term.

AT's properties are appraised by qualified and independent external valuators at least once a year on an ongoing basis. As of March 2019, the portfolio reflects an average value of €2,214 per sqm and a net rental yield of 5.1%, compared to €2,159 per sqm and 5.2% in December 2018, respectively.

PROPERTY OPERATING EXPENSES

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Property operating expenses	**(53.2)**	**(48.4)**

AT recorded property operating expenses during the first quarter of 2019 in the amount of €53 million, compared to €48 million in the first three months of 2018. This item grows in line with the portfolio's increasing size and the increased rental activities of the larger portfolio. The largest proportion of these expenses are ancillary expenses (such as energy, heating and water costs) which are mainly recoverable from the tenants. Additionally, property operating expenses include cost items such as maintenance and operational personnel expenses which also grew in line with the expanding portfolio. While this line item grew marginally lower than the rental and operating income, it should be noted that there has been a small reclassification impact from the first-time implementation of IFRS 16 principles. Therefore, ground lease expenses were allocated from property operating expenses to finance expenses.

Munich


Nuremberg

Berlin

ADMINISTRATIVE AND OTHER EXPENSES

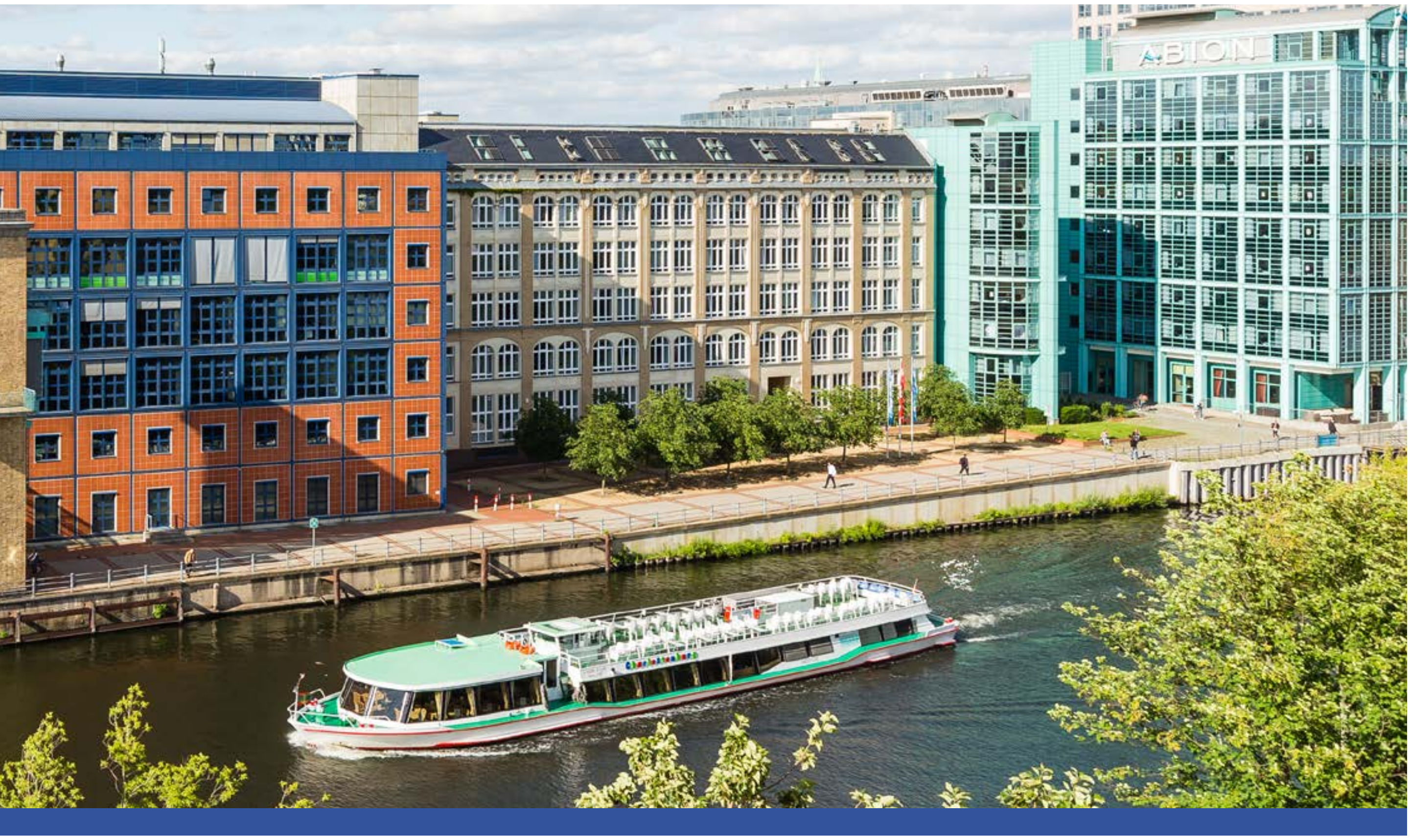
	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Administrative and other expenses	**(6.0)**	**(4.6)**

Administrative and other expenses in the first quarter of 2019 amounted to €6 million, up from €4.6 million in the comparable period of 2018. The largest item under these expenses are expenses for administrative personnel. Since the first quarter of 2018, AT added experienced members to its management team, Advisory Board, as well increased ESG efforts.

FINANCE EXPENSES

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Finance expenses	**(33.7)**	**(24.4)**

AT's finance expenses totaled to €34 million in the first quarter of 2019, up from €24 million in the comparable period of 2018, mainly driven by a larger debt amount from new bond issuances. Between the two periods, AT additionally issued €2.9 billion of new bonds through 13 straight bond (12 new and 1 tap) and 3 Schuldschein issuances. €1.2 billion of this was issued in the first quarter of 2019. Proceeds from these issuances are being utilized to fund the Company's growth, as well as to optimize its debt profile. Adhering to its conservative financial policy, AT undertakes debt optimization activities which allow for a long average debt maturity of 7.5 years, with no significant maturities until 2022, at a low cost of debt of 1.8% currently. The majority of these issuances were under the EMTN programme, enabling AT to tap into diverse markets and currencies, attracting international investors. It should be noted that a part of the increase in finance expenses is attributed to the first-time implementation of IFRS 16 principles. Through its high operational profitability and solid debt profile, AT is able to maintain a high level of coverage ratio with an ICR of 4.7x for the first quarter of 2019.



OTHER FINANCIAL RESULTS

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Other financial results	**48.8**	**(42.0)**

AT recorded an income of €49 million for its other financial results in the first quarter of 2019, compared to an expense of €42 million recorded in the first quarter of 2018. This item is composed of expenses which are primarily non-recurring or non-cash, which fluctuate by nature. The income in the first quarter of 2019 is mainly the result of positive changes in the fair value of financial derivatives and traded securities. The expenses recorded in the first quarter of 2018 were mainly due to the effect of the repurchase of €319 million of the straight bond Series D bearing a high coupon and short maturity, and due to negative changes in the fair value of financial assets and liabilities.

TAXATION

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Current tax expenses	(12.5)	(9.7)
Deferred tax expenses	(44.9)	(72.9)
Tax and deferred tax expenses	**(57.4)**	**(82.6)**

AT's total tax expenses amounted to €57 million in the first quarter of 2019, down from €83 million recorded in the comparable period of 2018. Current tax expenses, comprised of corporate and property taxes, increased to €13 million, as a result of the growth in operational profits and in the growth of the Company. The decrease in total tax expenses is attributed to the decrease in its largest item - deferred tax expenses - which amounted to €45 million in the first quarter of 2019. The lower amount of deferred tax expenses compared to €73 million in the first quarter of 2018 is driven by the lower revaluation gains recorded in the first quarter of 2019, in comparison to the first quarter of 2018. Deferred tax expenses are non-cash expenses and the Company accounts for a theoretical future disposals of properties in the form of asset deals, triggering the full real estate tax rate.

PROFIT FOR THE PERIOD

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Profit for the period	**436.9**	**370.6**
Profits attributable to:		
Owners of the company	411.6	322.5
Perpetual notes investors	10.9	10.9
Non-controlling interests	14.4	37.2

AT generated a profit of €437 million for the first quarter of 2019, growing by 18% compared to €371 million recorded in the comparable period of 2018. This bottom-line profit growth reflects the robust growth in the top-line as well as solid growth in the operational profits and positive effect of changes in financial assets. Shareholders' profit grew by 28% to €412 million in the first quarter of 2019. Profit attributable to the perpetual notes investors remained at the same level and amounted to €11 million in the first quarter of 2019. Profit attributable to non-controlling interests decreased by 61% to €14 million mainly due to the Company's net consolidation activities between the two periods.

Essen

Rheinsberg

EARNINGS PER SHARE

	For the 3 months ended March 31,	
	2019	2018
Basic earnings per share (in €)	0.36	0.33
Diluted earnings per share (in €)	0.36	0.31
Weighted average basic shares (in millions)	1,128.6	966.2
Weighted average diluted shares (in millions)	1,129.8	1,022.2

AT recorded in the first quarter of 2019 basic earnings per share of €0.36 and diluted earnings per share of €0.36, growing by 9% and 16% respectively compared to €0.33 and €0.31 per share recorded in the first quarter of 2018. This strong growth is driven by the shareholders' profit growth, although it was partially offset by the higher share count between the two periods. Between the two periods, over €360 million of the remaining convertible bonds were converted into equity, as well as €600 million equity capital was raised in the end of the first quarter of 2018 which had its full impact on the weighted average basic shares. Therefore, weighted average basic shares increased by 17% between the two periods. On the other hand, a lower dilution effect driven by the conversions resulted in the higher growth of the diluted earnings per share.

COMPREHENSIVE INCOME

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Total comprehensive income for the period	**454.2**	**337.3**

AT generated total comprehensive income of €454 million for the first quarter of 2019, increasing by 35% compared to €337 million recorded in the first quarter of 2018. The growth in the total comprehensive income follows the growth in the profit for the period with the addition of €17 million other comprehensive income mainly in relation to hedge and foreign currency translation reserve effect.

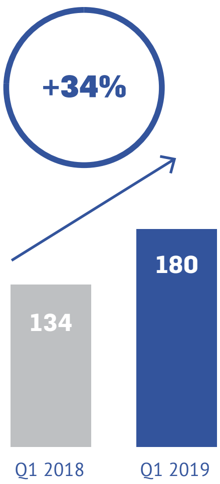
ADJUSTED EBITDA

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Operating profit	479.2	519.6
Total depreciation and amortization	0.5	0.5
EBITDA	**479.7**	**520.1**
Property revaluations and capital gains	(239.9)	(346.6)
Share in profit from investment in equity-accounted investees	(91.0)	(59.7)
Other adjustments	(0.7)	(6.0)
Adjusted EBITDA commercial portfolio, recurring long-term	**148.1**	**107.8**
Adjustment for GCP's and other joint venture positions' adjusted EBITDA contribution [1]	31.5	25.8
Adjusted EBITDA	**179.6**	**133.6**

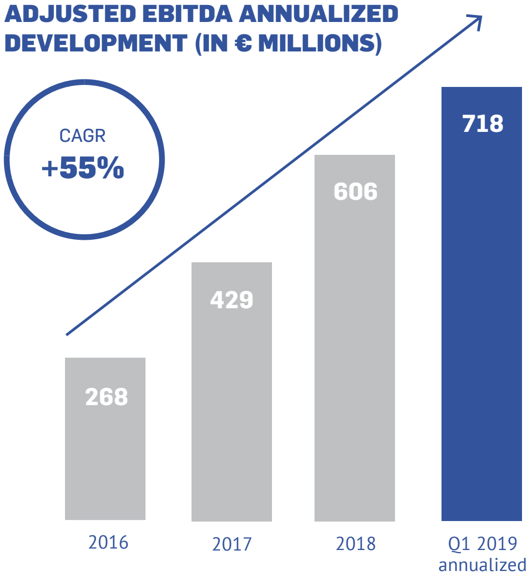
1) the adjustment is to reflect AT's share in GCP's and other joint ventures' adjusted EBITDA. GCP generated an adjusted EBITDA of €73 million in Q1 2019 and €68 million in Q1 2018

The adjusted EBITDA is a key performance measure used to evaluate the operational result of the Company, derived by deducting from the EBITDA non-operational items such as revaluation and capital gains, result from disposal of properties and other adjustments. Additionally, in order to mirror the recurring operational results of the Group, the share in profit from investment in equity-accounted investees is subtracted as it also includes the Company's share in non-operational profits generated by its equity-accounted investees. Due to the nature of its strategic investment in GCP and for other joint venture positions, AT includes in its adjusted EBITDA calculation its share in the adjusted EBITDA generated by those investments for the period in accordance with its holding rate over the period. AT's holding rate in GCP has increased to 39% as of the end of March 2019 from 38% as of the end of March 2018.

ADJUSTED EBITDA PERIODIC DEVELOPMENT (IN € MILLIONS)



ADJUSTED EBITDA ANNUALIZED DEVELOPMENT (IN € MILLIONS)



The adjusted EBITDA for the first quarter of 2019 amounted to €180 million, up by 34% compared to €134 million recorded in the first quarter of 2018. This robust growth in the operational profits was delivered by external growth as well as solid organic growth. Its scalable and efficient operating platform enables AT to uplift the internal reversionary potential in the portfolio continuously, which is reflected in the total like-for-like net rental income growth of 4.5%. Through its increased efficiency, AT also achieved higher operational profitability, reflected in the marginally higher growth of the adjusted EBITDA of the commercial portfolio compared to net rental income. AT's adjusted EBITDA additionally includes the contributions from GCP's and other joint venture holdings' adjusted EBITDA. Through its effective operating platform, GCP was also able to achieve a strong EBITDA growth year-over-year.

The adjusted EBITDA additionally accounts for other adjustments in the amount of €0.7 million. These adjustments are implemented mainly to deduct non-recurring items and add back non-cash items. Non-recurring items being mainly the contributions from properties marked for disposal since they are intended to be disposed and therefore not part of the recurring adjusted EBITDA, and non-cash item being mainly expenses for the employee share incentive plan.

FUNDS FROM OPERATIONS I (FFO I)

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Adjusted EBITDA commercial portfolio, recurring long-term	**148.1**	**107.8**
Finance expenses [1]	(33.7)	(24.4)
Current tax expenses	(12.5)	(9.7)
Contribution to minorities	(3.9)	(2.1)
Other adjustments	1.0	3.0
FFO I commercial portfolio, recurring long-term	**99.0**	**74.6**
Adjustment for GCP's and other joint ventures' FFO I contribution [2]	19.1	16.6
FFO I	**118.1**	**91.2**
Weighted average basic shares (in millions)	1,128.6	966.2
FFO I per share (in €)	**0.105**	**0.094**

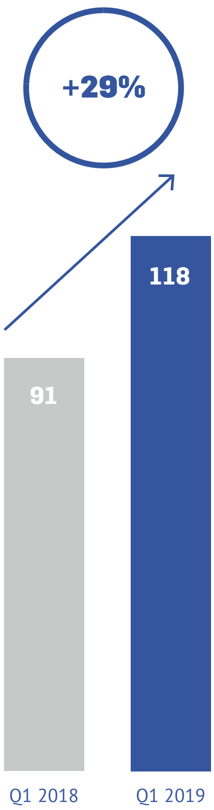
1) including the effects of IFRS 16

2) the adjustment is to reflect AT's share in GCP's and other joint ventures' FFO I. GCP generated an FFO I after perpetual notes attribution of €45 million in Q1 2019 and €43 million in Q1 2018

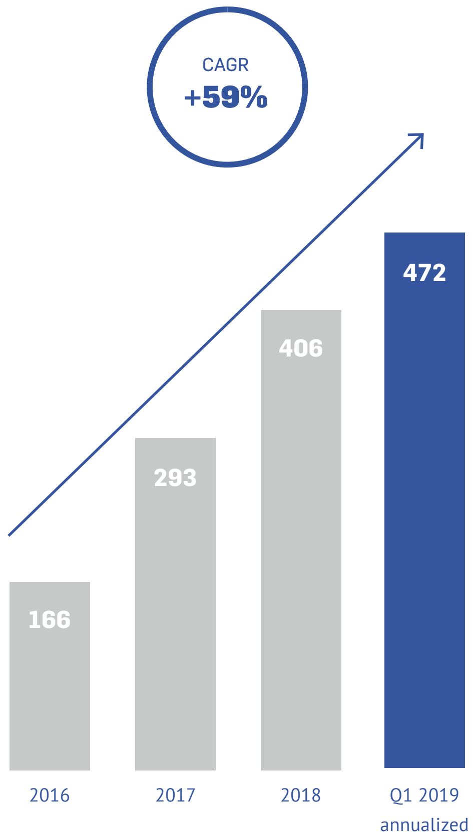
Funds from Operations I (FFO I) is an industry standard performance indicator, reflective of the recurring operational profits after deducting the finance expenses and current tax expenses from the adjusted EBITDA. The calculation further includes adjustments to consider minorities and the relative share of AT in GCP's reported FFO I (after perpetual notes attribution), and the FFO I of other joint venture positions.

The Group generated an FFO I of €118 million in the first quarter of 2019, up by 29% compared to €91 million recorded in the comparable period of 2018. This strong FFO I growth follows the growth in the adjusted EBITDA, and is mainly attributable to solid top and bottom-line results driven by accretive acquisitions and organic growth. AT's strong top-line growth and efficiencies achieved in bottom-line were partially offset by higher finance expenses driven by AT's debt optimization activities. As part of its financial policy, AT seeks ways to extend its long debt maturity profile at a low cost of debt, effectively spreading out the debt schedule over long periods. By utilizing this strategy, AT achieved a long-term debt maturity of 7.5 years, with no significant maturities until 2022 and with a low average cost of debt of 1.8%. The FFO I additionally includes the FFO I contribution from GCP and other joint ventures. In addition, the FFO I includes other adjustments in the amount of €1 million, mainly relating to finance and tax expenses from the contribution of properties marked for disposal.

FFO I PERIODIC DEVELOPMENT (IN € MILLIONS)



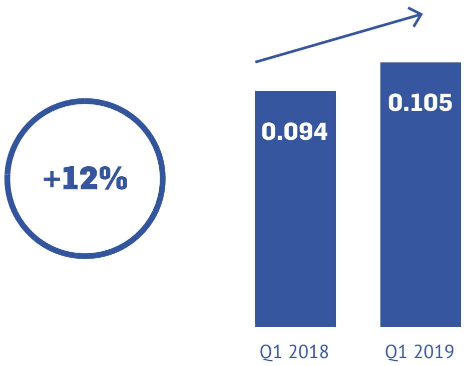
FFO I ANNUALIZED DEVELOPMENT (IN € MILLIONS)



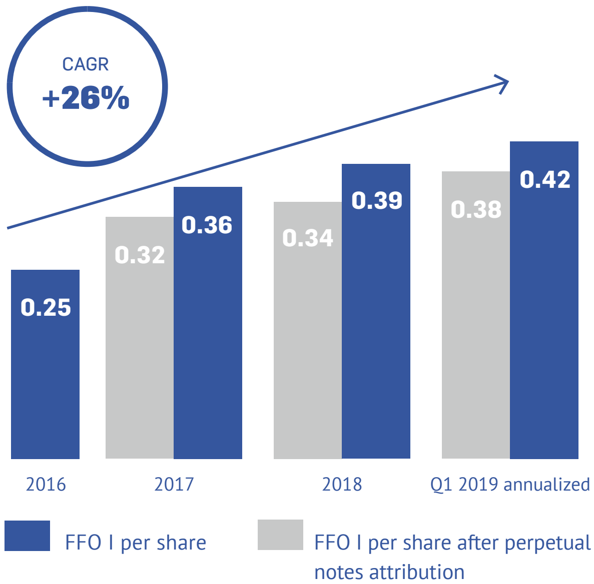
FFO I PER SHARE

Aroundtown's FFO I per share for the first quarter of 2019 amounted to €0.105, representing a growth of 12% over €0.094 recorded in the comparable period of 2018. This double-digit growth reflects AT's ability to create value for its shareholders, despite the higher share count between the two periods due to the full conversion of convertible bonds and full impact of the equity capital issuance on the weighted average shares. When annualized, FFO I per share amounts to €0.42 reflecting an FFO I yield of 5.7%.

FFO I PER SHARE DEVELOPMENT (IN €)



FFO I PER SHARE ANNUALIZED DEVELOPMENT (IN €)

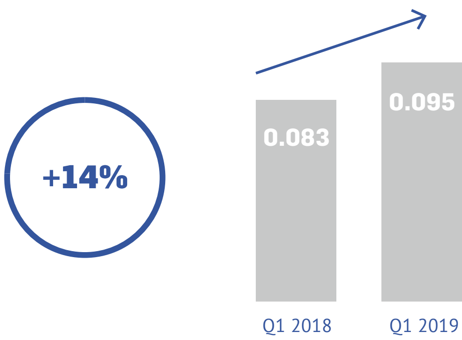


FFO I PER SHARE AFTER PERPETUAL NOTES ATTRIBUTION

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
FFO I	**118.1**	**91.2**
Adjustment for accrued perpetual notes attribution	(10.9)	(10.9)
FFO I after perpetual notes attribution	**107.2**	**80.3**
Weighted average basic shares (in millions)	1,128.6	966.2
FFO I per share after perpetual notes attribution (in €)	**0.095**	**0.083**

According to IFRS accounting treatment, contributions to perpetual notes are recorded through changes in equity and not as a financial expenses in the income statement. In order to ensure a high level of transparency, the Company additionally presents an adjusted FFO I per share figure factoring in these accrued attributions. AT recorded an FFO I after perpetual notes attribution of €107 million in the first quarter of 2019, growing by 33% from €80 million in the first quarter of 2018. FFO I per share after perpetual notes attribution was €0.095, up by 14% compared to €0.083 recorded in the first quarter of 2018.

FFO I PER SHARE AFTER PERPETUAL NOTES ATTRIBUTION DEVELOPMENT (IN €)



FFO II

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
FFO I	118.1	91.2
Result from disposal of properties [1]	43.0	2.3
FFO II	**161.1**	**93.5**

1) the excess amount of the gross sale price to total cost (cost price plus capex of the disposed properties)

FFO II is an additional key performance indicator used in the real estate industry to evaluate the operational recurring profits including the impact from disposal profits during the reporting period. Results from the disposal of properties amounted to €43 million in the first quarter of 2019, up significantly compared to €2 million in the first quarter of 2018, given that most of the disposals in 2018 were closed after the first quarter. Hence, FFO II amounted to €161 million, up by 72% compared to €94 million recorded in the first quarter of 2018. In the first three months of 2019, AT continued its capital recycling program and disposed mature assets with a total value of €171 million, reflecting a disposal margin of 34% over total costs. The proceeds from these non-core and/or mature disposals were utilized for accretive acquisitions, which supports the quality enhancement of the portfolio.

CASH FLOW

	For the 3 months ended March 31,	
	2019	2018
	in € millions	
Net cash provided by operating activities	122.9	100.2
Net cash used in investing activities	(676.4)	(1,354.6)
Net cash provided by financing activities	909.3	1,686.7
Net changes in cash and cash equivalents	**355.8**	**432.3**

The net cash provided by operating activities for the first three months of 2019 amounted to €123 million, up by 23% compared to €100 million recorded in the comparable period of 2018. This robust growth is line with the growth in operational profits and was also achieved through accretive external growth, as well as strong organic growth. The organic growth is reflected in the 4.5% total like-for-like net rental income growth in the past twelve months.

Net cash used in investing activities totaled to €676 million for the first quarter of 2019, compared to €1.4 billion used in the first quarter of 2018. The majority of AT's year-to-date acquisitions took place after the first quarter of 2019 and AT's acquisition activities in the first three months of 2019 have been lower compared to the same period of 2018. This was additionally offset by the disposals of mature assets during the first quarter of 2019. In addition, the Company invested in traded securities and other financial assets, of which the largest investment was attributed to the investment in Globalworth's shares.

Düsseldorf

Stuttgart

Net cash provided by financing activities for the first quarter of 2019 amounted to €909 million, compared to €1.7 billion recorded in the comparable period of 2018. AT continued its debt optimization program in 2019 and issued €1.2 billion of new bonds during the first three months of the year. Part of the proceeds were utilized to prepay bank debt and thus offsetting the increase. Although this bond issuance level was higher than the level in the first quarter of 2018, the net cash provided by financing activities balance in the first quarter of 2018 was further boosted by an equity capital raise and perpetual notes issuance.

As a result, the net increase in cash and cash equivalents was €356 million for the first quarter of 2019, compared to €432 million in the first quarter of 2018. This net increase strongly contributed to the Company's high liquidity balance of €2.1 billion as at the end of March 2019. This robust liquidity position strengthens the Company's healthy balance sheet with high financial flexibility and allows for swift acquisitions to realize the Company's pipeline.

ASSETS

	Mar 2019	Dec 2018
	in € millions	
Non-current assets	**17,839.0**	**16,938.9**
Investment property	14,803.2	14,174.0
Equity-accounted investees in publicly traded company - holding in GCP SA [1]	1,832.2	1,807.6
Equity-accounted investees, other	461.3	407.2
Current assets	**2,669.6**	**2,101.9**
Assets held for sale [2]	215.0	209.9
Cash and liquid assets [3]	2,118.7	1,600.6
Total Assets	**20,508.6**	**19,040.8**

1) according to AT's holding rate, the fair market value of GCP SA as of March 2019 is €1.4 billion and €1.5 billion as of the date of this report
2) excluding cash in assets held for sale
3) including cash in assets held for sale

AT recorded total assets of €21 billion as of March 2019, up by 8% compared to €19 billion at year-end, driven by the portfolio's growth through acquisitions and value appreciation, as well as by higher liquidity provided via the capital market activities mainly.

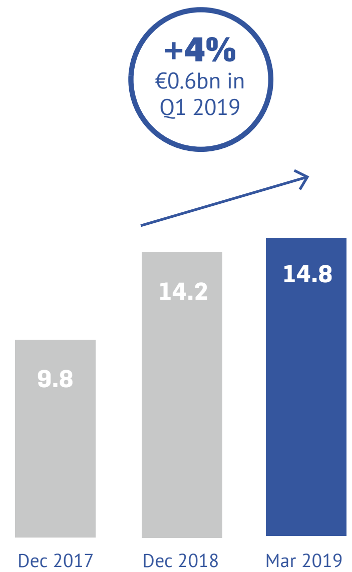
Non-current assets grew by 5% since year-end 2018 to €18 billion as of March 2019, driven mainly by the growth in investment properties. Accordingly, investment properties amounted to €14.8 billion as at the end of the first quarter of 2019, reflecting a growth of 4% compared to €14.2 billion at year-end 2018. This growth was driven by acquisitions as well as by value enhancement in the portfolio. Further accretive acquisition were concluded during the first quarter of 2019, mainly in office and hotel assets. AT performed nearly €300 million of acquisitions in the first quarter of 2019, with a rent multiple of 21x, primarily situated in central locations of top tier cities such as Berlin, Frankfurt, Cologne and Hamburg. The acquisitions are accretive in nature given that AT targets assets in quality locations with high growth and upside potential. Once entered into the portfolio, AT's operations are focused on improving the operational profile of these properties that maximizes the cash flow in the long-term. The aspects that AT targets to enhance are mainly improving occupancies and lease terms with stronger tenants at higher rents, and improving the cost structures, benefiting from the Companies scalable platform and thus achieving high like-for-like performance on a continuous basis. Strong operational performances and positive market developments resulted in high valuation gains that the Company recorded during the first quarter of 2019. Further value creation measures include identification and extraction of additional building rights, which provides an additional value-add driver to the portfolio. The growth in investment properties was partially offset by the €171 million disposals during the first quarter of 2019. The disposal mainly relates to mature assets in Berlin where most of the asset's potential was maximized and was disposed at high value of €4,000 per sqm. The proceeds from the disposal was recycled into accretive acquisitions, adding to the portfolio quality.

Investment in equity-accounted investees totaled to €2.3 billion at March 2019, growing by 4% from €2.2 billion at year-end 2018. This line item represents AT's investments which are not consolidated in its financial accounts and is mainly attributed to the Company's strategic residential portfolio investment via a 39% stake in Grand City Properties as of the end of March 2019, totaling to €1.83 billion compared to €1.81 billion as of year-end 2018. The increase mainly relates to the profit generation of GCP. GCP not only provides Aroundtown with an access to benefit from favorable developments in the strong residential real estate market primarily in Germany, but also adds value given GCP's high recurring operational performance. The balance of other investees increased to €461 million due to the Company's investment in other joint ventures and due to profits of those investments. Non-current assets also include long-term derivative financial assets, deferred tax assets and other non-current assets which are mainly comprised of loans that are connected to future real estate transactions and tenancy deposits.

Current assets amounted to €2.7 billion at the end of the first quarter of 2019, increasing by 27% compared to €2.1 billion at year-end 2018, driven by higher liquidity mainly related to the capital market activities. During the first quarter of 2019, AT issued approx. €1.2 billion of bonds. The proceeds are mainly utilized to fund the Company's growth and repay bank debts. The remainder resulted in higher liquidity which allows AT for swift cash acquisitions when opportunities arise. Some of the liquidity is parked through holdings in traded securities which amounted to €515 million as at the end of March 2019, increasing from €352 million at year-end 2018, mainly due to the Company's investment in Globalworth.

The assets held for sale balance consists of non-core assets that are intended to be sold within the next 12 months. The balance (excluding the cash of assets as held for sale) totaled to €215 million at the end of March 2019, staying relatively at similar level compared to €210 million at year-end 2018.

INVESTMENT PROPERTY (IN € BILLIONS)



LIABILITIES

	Mar 2019	Dec 2018
	in € millions	
Loans and borrowings [1]	941.7	1,119.9
Straight bonds	7,577.1	6,351.6
Deferred tax liabilities [2]	947.8	887.8
Other long-term liabilities and derivative financial instruments [3]	251.4	164.1
Current liabilities [4]	397.3	573.1
Total Liabilities	**10,115.3**	**9,096.5**

1) including short-term loans and borrowings
2) including deferred tax under held for sale
3) including short-term derivative financial instruments
4) excluding short-term loans and borrowings, short-term derivative financial instruments and deferred tax liabilities held for sale

Total liabilities at the end of the first quarter of 2019 amounted to €10.1 billion, compared to €9.1 billion at year-end 2018, growing mainly due to the new debt issuances. During the first quarter of 2019, AT continued its efforts to optimize its debt profile by issuing 4 straight bonds and 2 Schuldschein bonds with a total value of €1.2 billion. The straight bonds were issued in various different currencies (CHF, HKD, USD and NOK) with currency hedges in place, reflecting AT's broad and diversified investor base. After the reporting date, AT issued further straight bonds (GBP and JPY) with a total value of €0.5 billion and with currency hedges in place. The issuances have positively impacted AT's borrowing costs and debt maturity profile. AT has a long average debt maturity of 7.5 years with a low cost of debt at 1.8%. By obtaining long-term debt at low costs, AT effectively spreads out its debt schedule over a long-term period. The proceeds from the issuances are channeled into funding the Company's growth, prepayment of bank debt as well as contributed to the higher liquidity balance. The balance of loans and borrowings declined by 16% from €1.1 billion at year-end 2018 to €0.9 billion at the end of March 2019, mainly due to prepayments of bank debts and loans related to disposed assets.

Total liabilities also include deferred tax liabilities which are non-cash items that are predominantly tied to revaluation profits. Deferred tax liabilities increased to €948 million as at the end of March 2019, compared to €888 million at year-end 2018, driven by the revaluation gains recorded during the first quarter. The deferred taxes are calculated assuming theoretical future property disposals in the form of asset deals and as such the full corporate tax rate is applied as a result.

Berlin

NET FINANCIAL DEBT

	Mar 2019	Dec 2018
	in € millions	
Total financial debt	8,518.8	7.471.5
Cash and liquid assets [1]	2,118.7	1,600.6
Net financial debt	**6,400.1**	**5,870.9**

1) including balances held for sale

AT's net financial debt amounted to €6.4 billion at the end of March 2019, compared to €5.9 billion at year-end 2018, driven by the new issuances. The cash and liquid assets balance totaled to €2.1 billion at the end of March 2019, increasing from €1.6 billion at year-end 2018. A high liquidity balance allows AT to reinforce its healthy balance sheet with financial flexibility, as well as provides funds for swift acquisitions when the opportunity arises.

LOAN-TO-VALUE

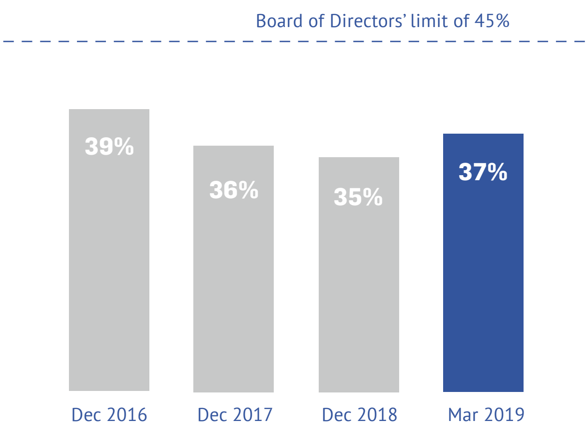
	Mar 2019	Dec 2018
	in € millions	
Investment property 1)	14,801.6	14,222.6
Assets held for sale 2)	209.8	203.7
Investment in equity-accounted investees	2,293.5	2,214.8
Total value	**17,304.9**	**16,641.1**
Net financial debt 3)	**6,400.1**	**5,870.9**
LTV	**37%**	**35%**

1) including advance payments for investment properties and excluding the effects of IFRS 16
2) including properties held for sale net of cash
3) including cash and liquid assets held for sale

The Loan-to-Value (LTV) is the ratio of the financial debt, net of cash and liquid assets, to the value of investment property, including advance payments and investments in equity-accounted investees. Maintaining a conservative level of leverage is a key component of Aroundtown's financial policy, with an internal LTV limit of 45% set by the Board of Directors, and results in a strong financial and credit profile.

AT's LTV as at the end of March 2019 amounted to 37%, up from 35% at year-end 2018, due to proportionally higher net financial debt from acquisitions. Nevertheless, the LTV remains to be well below the Board of Director's limit which reflects the strong defensiveness of the Company's financial profile and provides the Company with significant headroom to initiate further growth and comfort against a potential market downturn.

LOAN-TO-VALUE



UNENCUMBERED ASSETS RATIO

	Mar 2019	Dec 2018
	in € millions	
Rent generated by unencumbered assets *	653.9	600.4
Rent generated by the total Group *	855.1	830.0
Unencumbered assets ratio	**76%**	**72%**

* annualized net rent including GCP's contribution and excluding the net rent from assets held for sale

AT's portfolio embeds additional financial flexibility through a high ratio of unencumbered assets. A high ratio of 76% with a total value of €11 billion at the end of March 2019, compared to 72% and €10 billion at year-end 2018, provides the Company with additional potential liquidity.

ICR

AT's strong credit profile is further reflected in its solid financial cover ratio, with 4.7x ICR at the end of March 2019. By maintaining its debt metrics at such high multiples, AT demonstrates the high level of comfort that its operational results have in covering its debt interest servicing.

	For the 3 months ended March 31, 2019	2018
	in € millions	
Group Finance expenses1)	38.3	28.7
Adjusted EBITDA2)	180.8	140.1
ICR	**4.7x**	**4.9x**

1) including AT's share in GCP's finance expenses
2) including the contributions from commercial assets held for sale, GCP and other joint ventures

Frankfurt

EQUITY

	Mar 2019	Dec 2018
	in € millions	
Total equity	**10,393.3**	**9,944.3**
of which equity attributable to the owners of the Company	8,281.5	7,829.5
of which equity attributable to perpetual notes investors	1,527.6	1,547.7
of which non-controlling interests	584.2	567.1
Equity ratio	**51%**	**52%**

AT's total equity at the end of March 2019 amounted to €10.4 billion, growing by 5% compared to €9.9 billion at year-end 2018. The growth mainly comes from the growth in shareholders' equity, driven by the profitability in the quarter, which amounted to €8.3 billion at the end of March 2019, up by 6% compared to €7.8 billion at year-end 2018. The equity ratio at the end of the first quarter of 2019 was 51%, decreasing from 52% at year-end 2018, due to the proportionally larger increase in liabilities driven by the bond issuances in the quarter. Following IFRS accounting treatment, perpetual notes are classified as equity as they do not have a repayment date, coupon payments are deferrable at the Company's discretion, they are subordinated to debt and do not have any default rights nor covenants.

EPRA NAV

The EPRA NAV is defined by the European Public Real Estate Association (EPRA) as the net asset value of the Company adjusted to include real estate properties and other investment interests at fair values and exclude certain items that are not expected to materialize in a long-term real estate business model. The purpose of the EPRA NAV is to adjust the IFRS NAV in order to provide stakeholders with the most relevant information on the Group's balance sheet items in the context of a true real estate investment company with a long-term oriented investment strategy. As perpetual notes are classified as equity in accordance with IFRS accounting treatment, AT additionally reports an EPRA NAV including perpetual notes.

Rotterdam

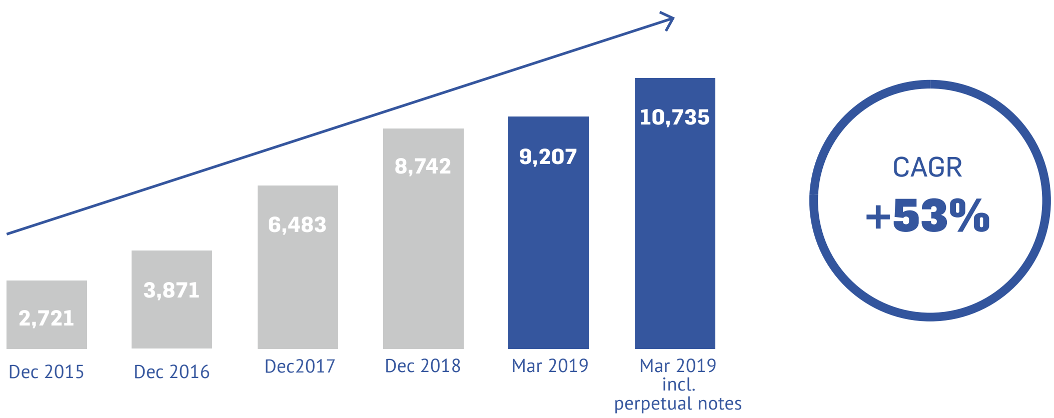
	Mar 2019		Dec 2018	
	in € millions	per share	in € millions	per share
NAV per the financial statements	10,393.3		9,944.3	
Equity attributable to perpetual notes investors	(1,527.6)		(1,547.7)	
NAV excluding perpetual notes	8,865.7		8,396.6	
Fair value measurements of derivative financial instruments 1)	(22.4)		25.1	
Deferred tax liabilities 1)	947.8		887.8	
NAV	**9,791.1**	**€8.7**	**9,309.5**	**€8.2**
Non-controlling interests	(584.2)		(567.1)	
EPRA NAV	**9,206.9**	**€8.2**	**8,742.4**	**€7.7**
Equity attributable to perpetual notes investors	1,527.6		1,547.7	
EPRA NAV including perpetual notes	**10,734.5**	**€9.5**	**10,290.1**	**€9.1**
EPRA NAV	9,206.9		8,742.4	
Fair value measurements of derivative financial instruments	22.4		(25.1)	
Net fair value of debt	(166.8)		50.4	
Deferred tax liabilities 2)	(38.5)		(37.0)	
EPRA NNNAV	**9,024.0**	**€8.0**	**8,730.7**	**€7.7**
Number of shares, including in-the-money dilution effects (in millions)	1,129.4		1,129.7	

1) including balances in assets held for sale
2) assuming disposals through share deals

EPRA NAV at the end of March 2019 amounted to €9.2 billion, growing by 5% compared to €8.7 billion at year-end 2018. Per share growth was 6%, from €7.7 per share at year-end 2018 to €8.2 per share at the end of March 2019. The growth in EPRA NAV was driven by high net profits recorded during the quarter, supported by the value appreciation in the portfolio and strong operational profits.

AT additionally reports the EPRA NAV including perpetual notes since perpetual notes are classified as equity in accordance with IFRS accounting treatment. The EPRA NAV including perpetual notes amounted to €10.7 billion and €9.5 per share at the end of March 2019, both growing by 4% from €10.3 billion and €9.1 per share recorded at year-end 2018, respectively, which follows the growth in the EPRA NAV.

EPRA NAV DEVELOPMENT (IN € MILLIONS)



ALTERNATIVE PERFORMANCE MEASURES

Aroundtown follows the real estate reporting criteria and provides alternative performance measures. These measures provide more clarity on the business and enables benchmarking and comparability to market levels. In the following section, Aroundtown presents a detailed reconciliation for the calculations of its Alternative Performance Measures.

Bad Reichenhall

ADJUSTED EBITDA

The adjusted EBITDA is a performance measure used to evaluate the operational results of the Company by deducting from the *EBITDA*, which includes the *Total depreciation and amortization* on top of the *Operating Profit*, non-operational items such as the *Property revaluations and capital gains*, and *Other adjustments*. *Other adjustments* is calculated by (1) deducting the Adjusted EBITDA related to assets held for sale, a non-recurring item and (2) adding back employee share based payments, a non-cash item. In order to reflect only the recurring operational results, AT deducts the *Share in profit from investment in equity-accounted investees* as this item also includes non-operational profits generated by AT's equity-accounted investees. Due to the nature of its strategic investment in GCP and in other joint venture positions, AT includes in its adjusted EBITDA calculation its share in the adjusted EBITDA generated by those investments for the period in accordance with its holding rate over the period, labelled as the *Adjustment for GCP and other joint venture positions adjusted EBITDA contribution*.

Adjusted EBITDA calculation
Operating Profit
(+) Total depreciation and amortization
(=) EBITDA
(-) Property revaluations and capital gains
(-) Share in profit from investment in equity-accounted investees
(-) Other adjustments
(=) Adjusted EBITDA Commercial portfolio, Recurring Long-term
(+) Adjustment for GCP's and other joint venture positions' adjusted EBITDA contribution*
(=) Adjusted EBITDA

* the adjustment is to reflect AT's share in GCP's and other joint ventures' adjusted EBITDA

FUNDS FROM OPERATIONS I (FFO I)

Funds from Operations I (FFO I) is an industry standard performance indicator for evaluating operational recurring profit of a real estate firm. AT calculates FFO I by deducting from the *Adjusted EBITDA Commercial Portfolio, Recurring Long-term*, the *Finance expenses, Current tax expenses* and *Contribution to minorities* and adds back *Other adjustments*. *Other adjustments* refers to finance expenses and current tax expenses related to assets held for sale.

Due to the deduction of the *Share in profit from investment in equity-accounted investees* in the adjusted EBITDA calculation which includes the operational profits from those investments, AT adds back its relative share in GCP's reported FFO I after perpetual notes attribution and the FFO I of other joint venture positions, reflecting the recurring operational profit generated by those investments for the period in accordance with the holding rate over the period.

FFO I calculation
Adjusted EBITDA Commercial Portfolio, Recurring Long-term
(-) Finance expenses
(-) Current tax expenses
(-) Contribution to minorities
(+) Other adjustments
(=) FFO I Commercial Portfolio, Recurring Long-term
(+) Adjustment for GCP's and other joint ventures' FFO I contribution*
(=) FFO I

* the adjustment is to reflect AT's share in GCP's and other joint ventures' FFO I

FFO I AFTER PERPETUAL NOTES ATTRIBUTION

According to IFRS accounting treatment, AT records perpetual notes as equity in its balance sheet and contributions to perpetual notes are recognized through changes in equity, not as a financial expense in the income statement. For the purpose of enhanced transparency, AT additionally provides the FFO I after perpetual notes attribution which is derived by deducting the *Adjustment for accrued perpetual notes attribution* from the *FFO I*.

FFO I after perpetual notes attribution calculation
FFO I
(-) Adjustment for accrued perpetual notes attribution
(=) FFO I after perpetual notes attribution

FUNDS FROM OPERATIONS II (FFO II)

Funds from Operations II (FFO II) is an additional measurement used in the real estate industry to evaluate operational recurring profits including the impact from disposal activities. To derive to the FFO II, the *Results from disposal of properties* are added to the FFO I. These results from disposals reflect the profit driven from the excess amount of the sale price to cost price plus capex of the disposed properties.

FFO II calculation
FFO I
(+) Result from disposal of properties*
(=) FFO II

* the excess amount of the gross sale price to total cost (cost price plus capex of the disposed properties)

Stralsund (Rügen)

EPRA NET ASSET VALUE (EPRA NAV)

The EPRA Net Asset Value (EPRA NAV) is defined by the European Public Real Estate Association (EPRA) as the net asset value of the Company adjusted to include real estate properties and other investment interests at fair values and exclude certain items that are not expected to materialize in a long-term real estate business model. The purpose of the EPRA NAV is to adjust the IFRS NAV in order to provide stakeholders with the most relevant information on the Group's balance sheet items in the context of a true real estate investment company with a long-term oriented investment strategy. As perpetual notes are classified as equity in accordance with IFRS accounting treatment. AT additionally reports the EPRA NAV including the perpetual notes.

AT's EPRA NAV calculation begins with deducting the *Equity attributable to perpetual notes investors* from the *NAV per the financial statements* to arrive at the *NAV excluding perpetual notes*. After adding the *Fair value measurement of derivative financial instruments* and *Deferred tax liabilities* which both include balances in assets held for sale, this results in the *NAV*. These items are added back in line with EPRA's standards as they are not expected to materialize on an ongoing and long-term basis. Equity attributable to the *Non-controlling interests* is deducted from the *NAV* to arrive at the *EPRA NAV. EPRA NAV including the perpetual notes* is calculated by adding back the *Equity attributable to perpetual notes investors* on top of the *EPRA NAV*.

EPRA NAV calculation
NAV per the financial statements
(-) Equity attributable to perpetual notes investors
(=) NAV excluding perpetual notes
(+) Fair value measurements of derivative financial instruments *
(+) Deferred tax liabilities *
(=) NAV
(-) Non-controlling interests
(=) EPRA NAV
(+) Equity attributable to perpetual investors
(=) EPRA NAV including perpetual notes

* including balances in assets held for sale

EPRA TRIPLE NET ASSET VALUE (EPRA NNNAV)

The EPRA Triple Net Asset Value (EPRA NNNAV) is derived by adjusting the EPRA NAV by marking to market the spot values of the Company's financial debt, derivative financial instruments and deferred taxes. The purpose of the EPRA NNNAV is to provide stakeholders with the most relevant information on the Company's financial liabilities by reporting them at their spot values as of the end of the reporting period. Correspondingly, the *EPRA NNNAV* is calculated by deducting first the *Fair value measurements of derivative financial instruments* and the *Net fair value of debt* which is the difference between the market value of debt to the book value of debt, adjusted for taxes. Lastly, *Deferred tax liabilities* are deducted to reach the *EPRA NNNAV* and in compliance with EPRA standards. The adjustment is based on the evidence observed in the market, thus assuming disposal through share deals.

EPRA NNNAV calculation
EPRA NAV
(-) Fair value measurements of derivative financial instruments
(-) Net fair value of debt
(-) Deferred tax liabilities*
(=) EPRA NNNAV

* assuming disposal through share deals

Essen

LOAN-TO-VALUE (LTV)

The Loan-to-Value (LTV) is a measurement aimed at reflecting the leverage of a Company. The purpose of this metric is to assess the degree to which the total value of the real estate properties are able to cover financial debt and the headroom against a potential market downturn. With regards to AT's internal LTV limit due to its conservative financial policy, the LTV shows as well the extent to which AT can comfortably raise further debt to finance additional growth. *Total value* is calculated by adding together the *Investment property* which includes *Advance payments for real estate transactions* and excludes the effects of IFRS 16*, Assets held for sale* (which is held for sale investment property) and *Investment in equity-accounted investees*. *Net financial debt* is calculated by deducting the *Cash and liquid assets* from the *Total financial debt* which is a sum of *Straight bonds* and *Loans and borrowings*. *Loans and borrowings* includes short-term loans and borrowings and financial debt held for sale. *Cash and liquid assets* is the sum of *Cash and cash equivalents, Short-term deposits* and *Traded securities at fair value through profit or loss*, as well as cash balances of assets held for sale. AT calculates the *LTV* ratio through dividing the *Net financial debt* by the *Total value*.

LOAN-TO-VALUE calculation
(+) Investment property [1]
(+) Assets held for sale [2]
(+) Investment in equity-accounted investees
(=) (a) Total value
(+) Total financial debt [3] [4]
(-) Cash and liquid assets [4]
(=) (b) Net financial debt
(=) (b/a) LTV

1) including advance payments for investment properties and excluding the effects of IFRS 16
2) held for sale investment property
3) total bank loans and bonds
4) including balances held for sale


Dresden

UNENCUMBERED ASSETS RATIO

The Unencumbered assets ratio is an additional indicator to assess the Company's financial flexibility. As the Company is able to raise secured debt over the unencumbered asset, a high ratio of unencumbered assets provides the Company with additional potential liquidity. Additionally, unencumbered assets provide debt holders of unsecured debt with a headroom. AT derives the *Unencumbered assets ratio* from the division of *Rent generated by unencumbered assets* by *Rent generated by the total Group*. *Rent generated by unencumbered assets* is the net rent on an annualized basis generated by assets which are unencumbered, including the contribution of GCP but excluding the net rent from assets held for sale. In parallel, *Rent generated by the total Group* is the net rent on annualized basis generated by the total Group including GCP's contribution but excluding the net rent from assets held for sale.

Unencumbered Assets Ratio calculation
(a) Rent generated by unencumbered assets*
(b) Rent generated by the total Group*
(=) (a/b) Unencumbered Assets Ratio

* annualized net rent including GCP's contribution and excluding the net rent from assets held for sale

INTEREST COVER RATIO (ICR)

The Interest Cover Ratio (ICR) is widely used in the real estate industry to assess the strength of a firm's credit profile. The multiple indicates the degree to which the Company's operational results are able to cover its debt servicing. *ICR* is calculated by dividing the *Adjusted EBITDA* including the contributions from commercial assets held for sale, GCP and other joint ventures by the *Group Finance expenses* which is the sum of AT's finance expenses and AT's share in GCP's finance expenses.

ICR calculation
(a) Group Finance expenses [1)]
(b) Adjusted EBITDA [2)]
(=) (b/a) ICR

1) including AT's share in GCP's finance expenses
2) including the contributions from commercial assets held for sale, GCP and other joint ventures

London

RESPONSIBILITY STATEMENT

To the best of our knowledge, the condensed interim consolidated financial statements of Aroundtown SA, prepared in accordance with the applicable reporting principles for financials statements, give a true and fair view of the assets, liabilities, financial position and profit and loss of the Group, and the management report of the Group includes a fair review of the development of the business, and describes the main opportunities, risks, and uncertainties associates with the Group.

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,
May 29, 2019

Frank Roseen
Member of the Board of Directors

Oschrie Massatschi
Member of the Board of Directors

Jelena Afxentiou
Member of the Board of Directors

INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS

		Three months ended March 31,	
		2019	2018
		Unaudited	
	Note	in € millions	
Revenue	5	**207.5**	166.3
Property revaluations and capital gains		239.9	346.6
Share in profit from investment in equity-accounted investees		91.0	59.7
Property operating expenses		(53.2)	(48.4)
Administrative and other expenses		(6.0)	(4.6)
Operating profit		**479.2**	519.6
Finance expenses		(33.7)	(24.4)
Other financial results		48.8	(42.0)
Profit before tax		**494.3**	453.2
Current tax expenses		(12.5)	(9.7)
Deferred tax expenses		(44.9)	(72.9)
Profit for the period		**436.9**	370.6
Profit attributable to:			
Owners of the Company		411.6	322.5
Perpetual notes investors		10.9	10.9
Non-controlling interests		14.4	37.2
Profit for the period		**436.9**	370.6
Net earnings per share attributable to the owners of the Company (in €)			
Basic earnings per share		0.36	0.33
Diluted earnings per share		0.36	0.31

INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	Three months ended March 31,	
	2019	2018
	Unaudited	
	in € millions	
Profit for the period	**436.9**	**370.6**
Other comprehensive income (loss):		
Items that are or may be reclassified subsequently to profit or loss		
Foreign operations – foreign currency translation difference, net of investment hedges of foreign operations	9.3	(2.8)
Cash flow hedges and cost of hedging	12.5	(41.2)
Equity-accounted investees – share of OCI	(0.4)	-
Tax related to the other comprehensive income components	(4.1)	10.7
Total other comprehensive loss for the period, net of tax	**17.3**	**(33.3)**
Total comprehensive income for the period	**454.2**	**337.3**
Total comprehensive income attributable to:		
Owners of the Company	428.9	289.2
Perpetual notes investors	10.9	10.9
Non-controlling interests	14.4	37.2
Total comprehensive income for the period	**454.2**	**337.3**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	March 31, 2019	December 31, 2018
		Unaudited	Audited
		in € millions	
ASSETS			
Equipment and intangible assets		19.9	33.1
Investment property	7	14,803.2	14,174.0
Advanced payments for real estate transactions		143.0	48.6
Investment in equity-accounted investees		2,293.5	2,214.8
Derivative financial assets		79.7	22.0
Other non-current assets		412.0	369.8
Deferred tax assets		87.7	76.6
Non-current assets		**17,839.0**	**16,938.9**
Cash and cash equivalents		1,597.9	1,242.8
Short-term deposits		3.5	4.7
Financial assets at fair value through profit or loss		515.0	352.0
Trade and other receivables		330.4	277.0
Derivative financial assets		5.5	14.4
Assets held for sale		217.3	211.0
Current assets		**2,669.6**	**2,101.9**
Total Assets		**20,508.6**	**19,040.8**

	March 31, 2019	December 31, 2018
	Unaudited	Audited
	in € millions	
EQUITY		
Share capital	11.3	11.3
Retained earnings and other reserves	8,270.2	7,818.2
Equity attributable to the owners of the Company	**8,281.5**	**7,829.5**
Equity attributable to perpetual notes investors	1,527.6	1,547.7
Equity attributable to the owners of the Company and perpetual notes investors	**9,809.1**	**9,377.2**
Non-controlling interests	584.2	567.1
Total Equity	**10,393.3**	**9,944.3**
LIABILITIES		
Loans and borrowings	910.0	1,092.9
Straight bonds	7,577.1	6,351.6
Derivative financial liabilities	52.9	61.5
Other non-current liabilities	188.6	102.6
Deferred tax liabilities	941.5	882.3
Non-current liabilities	**9,670.1**	**8,490.9**
Current portion of long-term loans	31.7	27.0
Trade and other payables	297.2	450.8
Tax payable	13.4	10.0
Provisions for other liabilities and charges	80.3	106.5
Derivative financial liabilities	9.9	-
Liabilities held for sale	12.7	11.3
Current liabilities	**445.2**	**605.6**
Total Liabilities	**10,115.3**	**9,096.5**
Total Equity and Liabilities	**20,508.6**	**19,040.8**

The Board of Directors of Aroundtown SA authorized these condensed interim consolidated financial statements for issuance on May 29, 2019

Frank Roseen
Member of the Board of Directors

Oschrie Massatschi
Member of the Board of Directors

Jelena Afxentiou
Member of the Board of Directors

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2019

	Attributable to the owners of the Company								
	Share capital	Share Premium and other capital reserves	Cash flow hedge and cost of hedge reserves	Retained earnings	Total	Equity attributable to perpetual notes investors	Equity attributable to owners of the Company and perpetual notes investors	Non-controlling interests	Total equity
					in € millions				
Balance as at December 31, 2018 (Audited)	**11.3**	**2,623.1**	**(13.0)**	**5,208.1**	**7,829.5**	**1,547.7**	**9,377.2**	**567.1**	**9,944.3**
Adjustment on initial application of IFRS 16, net of tax (see note 4)	-	-	-	42.4	42.4	-	42.4	1.7	44.1
Restated balance as at January 1, 2019		**2,623.1**	**(13.0)**	**5,250.5**	**7,871.9**	**1,547.7**	**9,419.6**	**568.8**	**9,988.4**
Profit for the period	-	-	-	411.6	411.6	10.9	422.5	14.4	436.9
Other comprehensive income for the period, net of tax	-	8.9	8.4	-	17.3	-	17.3	-	17.3
Total comprehensive income for the period	**-**	**8.9**	**8.4**	**411.6**	**428.9**	**10.9**	**439.8**	**14.4**	**454.2**
Transactions with owners of the Company									
Contributions and distributions									
Equity settled share-based payment	-	0.5	-	-	0.5	-	0.5	-	0.5
Total contributions and distributions	**-**	**0.5**	**-**	**-**	**0.5**	**-**	**0.5**	**-**	**0.5**
Changes in ownership interests									
Non-controlling interests arising from initially consolidated companies and other transactions	-	-	-	(19.8)	(19.8)	-	(19.8)	1.0	(18.8)
Total changes in ownership interests	**-**	**-**	**-**	**(19.8)**	**(19.8)**	**-**	**(19.8)**	**1.0**	**(18.8)**
Transactions with perpetual notes investors									
Amount attributed to perpetual notes investors	-	-	-	-	-	(31.0)	(31.0)	-	(31.0)
Total Transactions with perpetual notes investors	**-**	**-**	**-**	**-**	**-**	**(31.0)**	**(31.0)**	**-**	**(31.0)**
Balance as at March 31, 2019 (Unaudited)	11.3	2,632.5	(4.6)	5,642.3	8,281.5	1,527.6	9,809.1	584.2	10,393.3

INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2018

	Attributable to the owners of the Company								
	Share capital	Share Premium and other capital reserves	Cash flow hedge and cost of hedge reserves	Retained earnings	Total	Equity attributable to perpetual notes investors	Equity attributable to the owners of the Company and perpetual notes investors	Non-controlling interests	Total equity
					in € millions				
Balance as at December 31, 2017 (Audited)	**9.5**	**1,809.5**	**(0.5)**	**3,577.9**	**5,396.4**	**1,173.3**	**6,569.7**	**674.3**	**7,244.0**
Profit for the period	-	-	-	322.5	322.5	10.9	333.4	37.2	370.6
Other comprehensive loss for the period, net of tax	-	(2.8)	(30.5)	-	(33.3)	-	(33.3)	-	(33.3)
Total comprehensive income (loss) for the period	**-**	**(2.8)**	**(30.5)**	**322.5**	**289.2**	**10.9**	**300.1**	**37.2**	**337.3**
Transactions with owners of the Company									
Contributions and distributions									
Issuance of ordinary shares	0.9	599.7	-	-	600.6	-	600.6	-	600.6
Issuance of shares related to conversion of convertible bonds	(*) 0.0	62.2	-	-	62.2	-	62.2	-	62.2
Equity settled share-based payment	-	0.5	-	-	0.5	-	0.5	-	0.5
Total contributions and distributions	**0.9**	**662.4**	**-**	**-**	**663.3**	**-**	**663.3**	**-**	**663.3**
Changes in ownership interests									
Non-controlling interests arising from initially consolidated companies and other transactions	-	-	-	2.9	2.9	-	2.9	(174.4)	(171.5)
Total changes in ownership interests	**-**	**-**	**-**	**2.9**	**2.9**	**-**	**2.9**	**(174.4)**	**(171.5)**
Transactions with perpetual notes investors									
Issuance of perpetual notes	-	-	-	-	-	390.8	390.8	-	390.8
Amount attributed to perpetual notes investors	-	-	-	-	-	(4.9)	(4.9)	-	(4.9)
Total Transactions with perpetual notes investors	**-**	**-**	**-**	**-**	**-**	**385.9**	**385.9**	**-**	**385.9**
Balance as at March 31, 2018 (Unaudited)	**10.4**	**2,469.1**	**(31.0)**	**3,903.3**	**6,351.8**	**1,570.1**	**7,921.9**	**537.1**	**8,459.0**

(*) less than €0.1 million.

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Three months ended March 31,	
	2019	2018
	Unaudited	
	in € millions	
CASH FLOWS FROM OPERATING ACTIVITIES		
Profit for the period	**436.9**	**370.6**
Adjustments for the profit:		
Depreciation and amortization	0.5	0.5
Property revaluations and capital gains	(239.9)	(346.6)
Share in profit from investment in equity-accounted investees	(91.0)	(59.7)
Finance expenses and other financial results	(15.1)	66.4
Current and deferred tax expenses	57.4	82.6
Share-based payment	0.5	0.5
Change in working capital	(15.2)	(5.2)
Tax paid	(11.2)	(8.9)
Net cash provided by operating activities	**122.9**	**100.2**
CASH FLOWS FROM INVESTING ACTIVITIES		
Acquisitions of equipment and intangible assets, net	(1.2)	(1.8)
Investments and acquisitions of investment property, capex and advances paid, net	(243.9)	(386.3)
(Acquisition)/disposals of investees and loans, net of cash acquired/disposed	(234.7)	(709.8)
Proceeds from/(investments in) traded securities and other financial assets, net	(196.6)	(256.7)
Net cash used in investing activities	**(676.4)**	**(1,354.6)**

Baden Baden

	Three months ended March 31, 2019	2018
	Unaudited	
	in € millions	
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from issuance of ordinary shares, net	-	600.6
Proceeds from issuance of bonds, net	1,152.3	778.2
Proceeds (payments) from/(to) perpetual notes investors, net	(31.0)	368.2
Proceeds (repayments) from/(of) loans from financial institutions and others, net	(147.7)	164.4
Amortizations of loans from financial institutions	(5.3)	(6.1)
Transactions with non-controlling interests	(1.9)	(185.1)
Interest and other financial expenses paid, net	(57.1)	(33.5)
Net cash provided by financing activities	**909.3**	**1,686.7**
Net change in cash and cash equivalents	**355.8**	**432.3**
Assets held for sale – change in cash	(1.2)	(5.4)
Cash and cash equivalents as at January 1	1,242.8	736.4
Effect of movements in exchange rates on cash held	0.5	-
Cash and cash equivalents as at March 31	**1,597.9**	**1,163.3**

NOTES TO THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2019

1. GENERAL

Incorporation and principal activities

Aroundtown SA ("the Company" or "Aroundtown"), a public limited liability company (Société Anonyme), incorporated under the laws of the Grand Duchy of Luxembourg, having its registered office at 1, Avenue du Bois, L-1251, Luxembourg. Aroundtown's shares are listed on the Prime Standard of the Frankfurt Stock Exchange and included in the MDAX index of the Deutsche Börse.

Aroundtown is a specialist real estate company, with a focus on value-add and income generating properties primarily in the German, Dutch and UK real estate markets. Aroundtown invests in commercial and residential real estate which benefits from strong fundamentals and growth prospects. The commercial properties are held by Aroundtown and additionally, as at March 2019, Aroundtown holds a significant interest of 38.71% (December 2018: 38.75%) in Grand City Properties S.A., a publicly traded real estate company that focuses on investing in value-add opportunities mainly in the German residential real estate market. Aroundtown's investment in Grand City Properties S.A. is accounted for as equity-accounted investee in its financials.

These condensed interim consolidated financial statements for the three-month period ended March 31, 2019 consist of the financial statements of the Company and its investees ("the Group").

2. SIGNIFICANT CHANGES IN THE REPORTING PERIOD

The financial position and performance of the Group was affected by the following events and transactions during the reporting period:

- Investment property has been increased by €0.6 billion (see note 7).
- The Group raised approximately €1.2 billion (euro equivalent nominal value) in straight bonds under the EMTN Programme and in Schuldscheins. The placements included bond series in various foreign currencies, in each case the currency risk of the principal was fully hedged (see note 8).
- The adoption and initial application of the new leasing standard IFRS 16 Leases (see note 4).
- For additional information about changes in the Group's financial position and performance, see the "Notes on business performance" section in the Board of Directors' Report.

3. BASIS OF PREPARATION

These condensed interim consolidated financial statements have been prepared in accordance with IAS 34 interim financial reporting as applicable in the European Union ("EU").

The condensed interim consolidated financial statements do not include all the information required for a complete set of IFRS financial statements and should be read in conjunction with the Group's annual consolidated financial statements as at December 31, 2018.

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, 2018.

The accounting policies adopted in the preparation of these condensed interim consolidated financial statements, including the judgments, estimates and special assumptions that affect the application of those accounting policies, are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended December 31, 2018, except for the adoption of new standards, amendments to standards and interpretations as described in note 4.

These condensed interim consolidated financial statements have not been reviewed by an auditor, unless written "audited".

Functional and presentation currency

The consolidated financial statements are presented in euro, which is also the functional currency of the Group, and reported in millions of euros rounded to one decimal point, except when otherwise indicated.

For the purpose of presenting the consolidated financial statements, the assets and liabilities of the Group's foreign operations in the UK which operate in British Pound (GBP), are expressed in Euro (EUR) using exchange rates prevailing at the end of the reporting period. Income and expense items are translated at the average exchange rates for the period, unless exchange rates fluctuated significantly during that period, in which case the exchange rates at the dates of the transactions are used. Exchange differences arising, if any, are recognized in other comprehensive income and accumulated in an equity component under the other capital reserves.

As at March 31, 2019, the Company has financial instruments in British Pound (GBP), US Dollar (USD), Swiss Franc (CHF), Australian Dollar (AUD), Canadian Dollar (CAD), Norwegian Krone (NOK) and Hong Kong Dollar (HKD).

4. CHANGES IN ACCOUNTING POLICIES

IFRS 16 Leases

The Group has adopted IFRS 16 from January 1, 2019 ("date of initial application", "DIA"), using the modified retrospective approach as permitted under the specific transitional provisions in the standard. Therefore, the cumulative effect of adopting IFRS 16 has been recognized as an adjustment to the opening balance of retained earnings at DIA, with no restatement of comparative information.

Adjustments recognized on adoption of IFRS 16

On adoption of IFRS 16, the Group recognized lease liabilities in relation to leases of lands which had previously been classified as 'operating lease' under the principles of IAS 17 Leases. These liabilities were measured at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate as at January 1, 2019.

The associated right-of-use assets were measured at the amount equal to the lease liability, adjusted by the amount of any prepaid or accrued lease payments relating to that lease. There were no onerous lease contracts that would have required an adjustment to the right-of-use assets at DIA.

The Group classifies and measures the right-of-use assets related to lands as an investment property.

The change in accounting policy affected the following items in the interim consolidated statement of financial position on January 1, 2019 (increase/(decrease)):

Item	Line item in the interim consolidated statement of financial position	Impact
		in € millions
Right-of-use assets	Investment property	144.6
Lease liabilities	Other non-current liabilities	(90.7)
Deferred tax liabilities	Deferred tax liabilities	(9.8)

The net impact on retained earnings and non-controlling interests on January 1, 2019 was an increase of €42.4 million and €1.7 million, respectively.

Practical expedients applied

In applying IFRS 16 for the first time, the Group has used the following practical expedients permitted by the standard:

- the use of a single discount rate to a portfolio of leases with reasonably similar characteristics
- reliance on previous assessments whether leases are onerous
- the accounting for operating leases with a remaining lease term of less than 12 months as at January 1, 2019 as short-term leases
- the exclusion of initial direct costs for the measurement of the right-of-use asset at the date of initial application, and
- the use of hindsight in determining the lease term where the contracts contain options to extend or terminate the lease.

The Group has also elected not to reassess whether a contract is, or contains a lease at DIA. Instead, for contracts entered into before the DIA the Group relied on its assessment made applying IAS 17 *Leases* and IFRIC 4 *Determining whether an Arrangement contains a Lease.*

Other Amendments and Interpretations

The following amendments and interpretations were also adopted for the first time in these condensed interim consolidated financial statements, with effective date of January 1, 2019, and did not have any material impact on the Group:

- Amendments to IFRS 9: Prepayment Features with Negative Compensation
- IFRIC 23 Uncertainty over Income Tax Treatments
- Amendments to IAS 28: Long-term Interests in Associates and Joint Ventures
- Amendments to IAS 19: Plan Amendment, Curtailment or Settlement
- Annual Improvements to IFRS standards 2015-2017

5. REVENUE

	Three months ended March 31,	
	2019	2018
	in € millions	
Net rental income	177.6	139.0
Revenue from contracts with customers	29.9	27.3
	207.5	**166.3**

5.1 Disaggregation of revenue from contracts with customers

	Three months ended March 31,	
	2019	2018
	in € millions	
Revenue from goods or services transferred to customers over time:		
Operating and other income	29.9	27.3

5.2 Geographical information

	Three months ended March 31,	
	2019	2018
	in € millions	
Germany	144.4	135.9
The Netherlands	32.6	24.8
United Kingdom	20.2	3.3
Others	10.3	2.3
	207.5	**166.3**

Edinburgh

6. FAIR VALUE MEASUREMENT

This note provides an update on the judgements and estimates made by the Group in determining the fair values of the financial instruments since the last annual consolidated financial statements.

6.1 Fair values hierarchy

The following table presents the Group's financial assets and financial liabilities measured and recognized at fair value as at March 31, 2019 and December 31, 2018 on a recurring basis:

	March 31, 2019				December 31, 2018			
			Fair value measurement using					
	Carrying amount	Total fair value	Quoted prices in active market (Level 1)	Significant unobservable inputs (Level 2)	Carrying amount	Total fair value	Quoted prices in active market (Level 1)	Significant unobservable inputs (Level 2)
	in € millions							
Financial assets								
Financial assets at fair value through profit or loss	515.0	515.0	515.0	-	352.0	352.0	352.0	-
Derivative financial assets	85.2	85.2	-	85.2	36.4	36.4	-	36.4
Total financial assets	600.2	600.2	515.0	85.2	388.4	388.4	352.0	36.4
Financial liabilities								
Derivatives financial liabilities	62.8	62.8	-	62.8	61.5	61.5	-	61.5
Total financial liabilities	62.8	62.8	-	62.8	61.5	61.5	-	61.5

Level 1: the fair value of financial instruments traded in active markets (such as debt and equity securities) is based on quoted market prices at the end of the reporting period.

Level 2*:* the fair value of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) is determined using valuation techniques which maximize the use of observable market data and rely as little as possible on entity-specific estimates. If all significant input required to fair value of financial instrument are observable, the instrument is included in level 2.

The Group's policy is to recognized transfers into and transfers out of fair value hierarchy levels as at the end of the reporting period.

There were no transfers between level 1 and level 2 during the reporting period.

6.2 Valuation techniques used to determine fair values

Specific valuation techniques used to value financial instruments include:

- the use of quoted market prices.
- for derivative financial instruments - forward pricing and swap models using present value calculations. The models incorporate various inputs including foreign exchange spot and forward rates, yield curves of the respective currencies, currency basis spreads between the respective currencies, interest rate curves and forward rate curves.
- for hybrid instruments - a combination of a discount cash flows method for the host contract and a call pricing model for the embedded derivative (i.e., the conversion option). The models use observable inputs such as market price of the underlying asset and swap rate curve.

6.3 Fair values of other financial instruments

The Group also has a number of financial instruments which are not measured at fair value in the interim consolidated statement of financial position. For the majority of these instruments, the fair values are not materially different to their carrying amounts, since interest receivable/payable is either close to current market rates or the instruments are short-term in nature. Significant differences were identified for the following instruments as at March 31, 2019:

	March 31, 2019				December 31, 2018			
	Fair value measurement using							
	Carrying amount	Total fair value	Quoted prices in active market (Level 1)	Significant unobservable inputs (Level 2)	Carrying amount	Total fair value	Quoted prices in active market (Level 1)	Significant unobservable inputs (Level 2)
	in € millions							
Straight bonds (*)	7,629.6	7,793.4	7,471.6	321.8	6,432.6	6,272.5	6,098.9	173.6

(*) The carrying amount includes accrued interest.

There were no transfers between level 1 and level 2 during the reporting period.

7. INVESTMENT PROPERTY

	Three months ended March 31	Year ended December 31
	2019	2018
	Unaudited	Audited
	in € millions	
Balance as at January 1	14,174.0	9,804.1
Initial application of IFRS 16, see note 4	144.6	-
Restated balance as at January 1	14,318.6	9,804.1
Acquisitions of investment property and capex, net (a)	201.4	3,268.8
Effect of foreign currency exchange differences	52.7	(18.5)
Transfer to Assets held for sale, net	(5.0)	(340.0)
Fair value adjustments	235.5	1,459.6
Balance as at March 31 / December 31	**14,803.2**	**14,174.0**

(a) During the reporting period, the Company sold investment property in the amount of €171.4 million, resulting in a profit of €6 million.

8. LOANS, BORROWINGS AND STRAIGHT BONDS

8.1 Straight bond issuances during the reporting period

		Currency	Nominal amount in original currency	Nominal amount in €	Effective coupon rate (p.a.)	Issuance - Maturity	Carrying amount as at March 31, 2019
							Unaudited
			in millions	in millions	%		in € millions
Series X	(a)	CHF	200	175	1.72	03/2019-03/2026	178.2
Series Y	(b)	EUR	100	100	1.35 + Euribor (6M)	02/2019-02/2026	98.2
Series Z	(c)	EUR	125	125	0.9 + Euribor (6M)	02/2019-02/2024	123.6
Series 27	(d)	HKD	430	48	1.62 (g)	03/2019-03/2024	48.7
Series 28	(e)	USD	600	531	1.75 (g)	03/2019-03/2029	527.7
Series 29	(f)	NOK	1,735	179	1.75 (g)	03/2019-03/2029	179.1
Total carrying amount of straight bonds issued during the reporting period							1,155.5

(a) In March 2019, the Company successfully completed the placement of a CHF 200 million (nominal value) (€175 million) straight bond series X, maturing in 2026 and carrying 1.72% annual coupon, for a consideration that reflected 100% of the principal amount. The Company hedged the currency risk of the principal amount until maturity. The bond was placed under the EMTN Programme.

(b) In February 2019, the Company successfully completed the placement of a €100 million (nominal value) Schuldschein issuance, referred to as series Y bonds, maturing in 2026 and carrying a semi-annual coupon rate of Euribor (6M) floored at zero plus 1.35% p.a., for a consideration that reflected 98.43% of its principal amount.

(c) In February 2019, the Company successfully completed the placement of a €125 million (nominal value) Schuldschein issuance, referred to as series Z bonds, maturing in 2024 and carrying semi-annual coupon rate of Euribor (6M) floored at zero plus 0.90% p.a., for a consideration that reflected 99.02% of its principal amount.

(d) In March 2019, the Company successfully completed the placement of a HKD 430 million (nominal value) (€48 million) straight bond series 27, maturing in 2024, for a consideration that reflected 100% of the principal amount. The Company fully hedged the currency risk of the principal amount and coupon with a cross-currency swap; the effective annual euro coupon is 1.62%. The bond was placed under the EMTN Programme.

(e) In March 2019, the Company successfully completed the placement of a USD 600 million (nominal value) (€531 million) straight bond series 28, maturing in 2029, for a consideration that reflected 99.22% of the principal amount. The Company fully hedged the currency risk of the principal amount and coupon with a cross-currency swap; the effective annual euro coupon is 1.75% for the first 4 years and 2.64% plus Euribor (6M) for the following 6 years. The bond was placed under the EMTN Programme.

(f) In March 2019, the Company successfully completed the placement of a NOK 1,735 million (nominal value) (€179 million) straight bond series 29, maturing in 2029, for a consideration that reflected 100% of the principal amount. The Company fully hedged the currency risk of the principal amount and coupon with a cross-currency swap; the effective annual euro coupon is 1.75% for the first 4 years and 2.52% plus Euribor (6M) for the following 6 years. The bond was placed under the EMTN Programme.

(g) Effective coupon in euro.

8.2 During the reporting period, the Group repaid several bank loans amounting to €67.2 million and deconsolidated a total net amount of €36.3 million, as part of deconsolidations took place.

9. ASSETS AND LIABILITIES HELD FOR SALE

During the reporting period, the Company completed the sale transaction of a non-core property in a value of €2.8 million.

As at March 31, 2019, the assets and liabilities classified as held for sale amounted to €217.3 million and €12.7 million, respectively.

Amsterdam

10. COMMITMENTS

The Group had approximately €70 million of commitments for future capital expenditures on its properties.

11. CONTINGENT ASSETS AND LIABILITIES

The group had no significant contingent assets or liabilities as at march 31, 2019.

12. EVENTS AFTER THE REPORTING PERIOD

a) In April 2019, the Company successfully completed the placement of a GBP 400 million (nominal value) (€468.6 million) straight bond series 30, maturing in 2031, for a consideration that reflected 97.82% of the principal amount. The Company fully hedged the currency risk of the principal amount and coupon with a cross-currency swap; the effective annual euro coupon is 1.75% for the first 4 years and 2.11% plus Euribor (6M) for the following 8 years. The bond was placed under the EMTN Programme.

b) In May 2019, the Company successfully completed the placement of a JPY 7,000 million (nominal value) (€56.8 million) straight bond series 31, maturing in 2029 and carrying 1.42% annual coupon, for a consideration that reflected 100% of the principal amount. The Company hedged the currency risk of the principal amount until maturity. The bond was placed under the EMTN Programme.

c) In May 2019, the Company announced the publication of the convening notice for the Annual General Meeting of shareholders ("AGM") to be held on June 26, 2019. In connection with the AGM, the Board of Directors of the Company has proposed the distribution of a dividend in the amount of €0.2535 (gross) per share, subject to the approval by the AGM. The Board of Directors has also proposed offering a scrip dividend for those shareholders who wish to receive their dividend in the form the Company's shares instead of cash.

d) After the reporting period the Group signed on deals granting control over several real estate properties in a volume of over €1 billion. The contracts are subject to typical conditions precedent.

13. AUTHORISATION OF CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

These condensed interim consolidated financial statements were authorized for issuance by the Company's Board of Directors on May 29, 2019.

Berlin