



# INTERIM CONSOLIDATED REPORT

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2022

# FRANKFURT HBF & CBD

## FRANKFURT HBF & CBD

APPROX. 200,000 SQM LETTABLE SPACE  
IN FRANKFURT'S PRIME CENTERS, MAIN CENTRAL TRAIN  
STATION AND BANKING DISTRICT

Frankfurt  
Büro Center (FBC)  
Mainzer Landstraße  
43k sqm

Frankfurt Stadtmitte  
Bleichstraße  
9k sqm

Intercontinental Frankfurt  
Wilhelm-Leuschner Strasse  
28k sqm

Frankfurt HBF  
Stuttgarter Straße  
9k sqm

Frankfurt Office Campus  
Gutleutstraße  
88k sqm

Banking District

Frankfurt Hauptbahnhof  
(Central Train Station)

Frankfurt HBF  
Hafenstraße  
20k sqm

VIEW FROM HAFENSTR. OFFICE TOWER

VIEW FROM HAFENSTR. OFFICE TOWER

# CONTENT

## BOARD OF DIRECTORS' REPORT

### THE BUSINESS & OPERATIONS

Key Financials	2
Aroundtown	4
Key Achievements	6
Aroundtown's Quality Portfolio	8
Capital Markets	19

### MANAGEMENT DISCUSSION AND ANALYSIS

Notes on Business Performance	20
Alternative Performance Measures	36
Responsibility Statement & Disclaimer	41

## INTERIM CONSOLIDATED FINANCIAL STATEMENTS

### INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Interim consolidated statement of profit or loss	42
Interim consolidated statement of other comprehensive income	43
Interim consolidated statement of financial position	44
Interim consolidated statement of changes in equity	46
Interim consolidated statement of cash flows	48

### NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Notes to the interim consolidated financial statements	50
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## FINANCIAL POSITION HIGHLIGHTS

in € millions unless otherwise indicated	Mar 2022	Dec 2021
Total Assets	38,602.1	39,383.1
Total Equity	18,995.9	19,156.4
Investment property	28,901.7	29,115.9
Investment property of assets held for sale	1,259.4	1,009.3
Cash and liquid assets <sup>1)</sup>	2,169.3	3,244.1
Total financial debt <sup>2)</sup>	14,856.6	15,588.2
Unencumbered assets ratio <sup>3)</sup>	85%	83%
Equity Ratio	49%	49%
Loan-to-Value	40%	39%

1) including cash and liquid assets under held for sale  
 2) including financial debt under held for sale  
 3) by rent

## NET ASSET VALUE

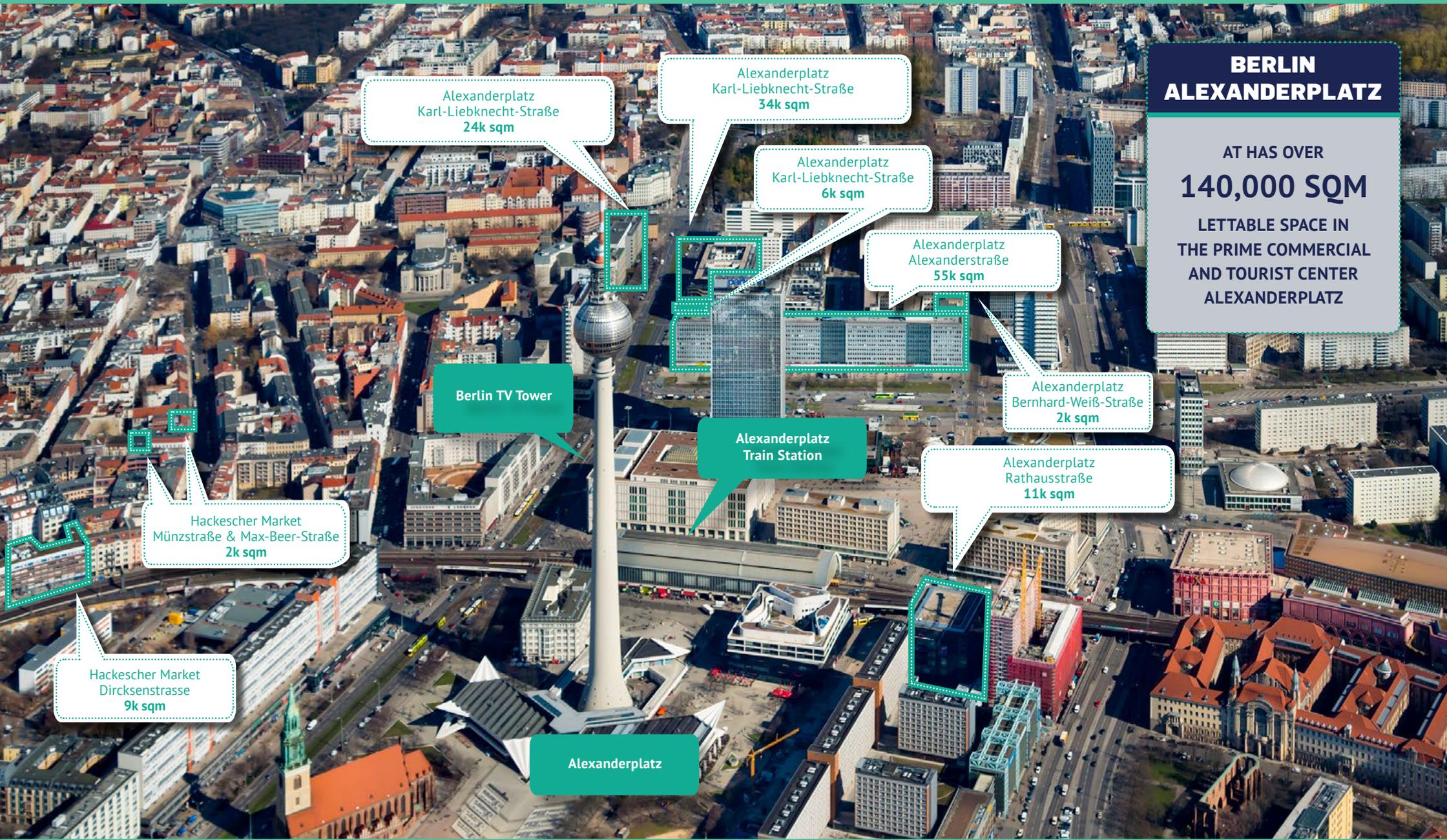
in € millions unless otherwise indicated	EPRA NRV	EPRA NTA	EPRA NDV
Mar 2022	13,024.6	11,364.1	9,070.1
Mar 2022 per share (in €)	11.8	10.3	8.2
Per share growth	3%	1%	9%
Dec 2021	13,057.5	11,564.0	8,462.5
Dec 2021 per share (in €)	11.5	10.2	7.5

## KEY FINANCIALS

in € millions unless otherwise indicated	1-3/2022	Change	1-3/2021
Revenue	393.7	43%	274.9
Net rental income	308.8	32%	233.3
Adjusted EBITDA <sup>1)</sup>	258.2	12%	230.4
FFO I before extraordinary Covid adjustment <sup>1)</sup>	119.3	(4%)	124.6
FFO I per share before extraordinary Covid adjustment (in €) <sup>1)</sup>	0.106	1%	0.105
FFO I <sup>1) 2)</sup>	89.3	3%	86.6
FFO I per share (in €) <sup>1) 2)</sup>	0.080	10%	0.073
FFO II <sup>2)</sup>	142.8	(39%)	233.3
ICR <sup>3)</sup>	5.3x	0.7x	4.6x
Profit for the period	124.5	(15%)	146.3
EPS (basic) (in €)	0.06	(33%)	0.09
EPS (diluted) (in €)	0.06	(33%)	0.09

1) including AT's share in companies which AT has significant influence, excluding the contributions from assets held for sale  
 2) including extraordinary expenses for uncollected rent due to the Covid pandemic (€30 million in Q1 2022, €38 million in Q1 2021)  
 3) reclassified during Q4 2021 to exclude the contributions from joint venture positions

# BERLIN ALEXANDERPLATZ



Alexanderplatz  
Karl-Liebknecht-Straße  
24k sqm

Alexanderplatz  
Karl-Liebknecht-Straße  
34k sqm

Alexanderplatz  
Karl-Liebknecht-Straße  
6k sqm

Alexanderplatz  
Alexanderstraße  
55k sqm

Berlin TV Tower

Alexanderplatz  
Train Station

Alexanderplatz  
Bernhard-Weiß-Straße  
2k sqm

Alexanderplatz  
Rathausstraße  
11k sqm

Hackescher Market  
Münzstraße & Max-Beer-Straße  
2k sqm

Hackescher Market  
Dircksenstrasse  
9k sqm

Alexanderplatz

## BERLIN ALEXANDERPLATZ

AT HAS OVER  
**140,000 SQM**  
LETTABLE SPACE IN  
THE PRIME COMMERCIAL  
AND TOURIST CENTER  
ALEXANDERPLATZ



# AROUNDTOWN



The Board of Directors of Aroundtown SA and its investees (the “Company”, “Aroundtown”, “AT”, or the “Group”), hereby submits the interim report as of March 31, 2022.

The figures presented are based on the interim consolidated financial statements as of March 31, 2022, 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 European cities primarily in Germany, the Netherlands and London. Aroundtown invests in commercial and residential real estate which benefits from strong fundamentals and growth prospects. Aroundtown invests in residential real estate through its subsidiary Grand City Properties S.A. (“GCP”), a publicly traded real estate company that focuses on investing in value-add opportunities predominantly in the German residential real estate market, as well as in London. As of March 31, 2022, the Group’s holding in GCP is 53% excluding shares GCP holds in treasury (49.5% including these shares). GCP is consolidated in AT’s financials starting from July 1, 2021.

The Group’s unique business model and experienced management team led the Group to grow continuously since 2004.



Munich



## ACCRETIVE CAPITAL RECYCLING...

Disposal proceeds utilized for:

### DISPOSALS

**€1.1BN**  
2022 YTD

SOLD ABOVE  
BOOK VALUE

### DEBT REPAYMENTS

**€0.8BN**  
2022 YTD

LOWERING  
LEVERAGE  
AND FINANCE  
EXPENSES

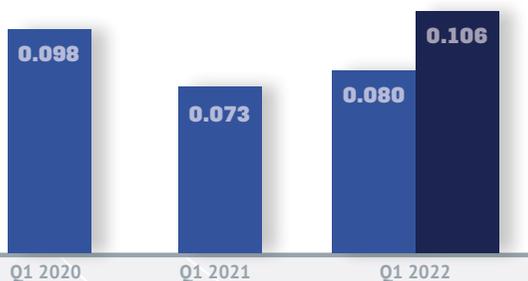
### SHARE BUYBACKS

**€0.2BN**  
2022 YTD

RECYCLING INTO  
OWN PORTFOLIO  
AT A HIGHER  
QUALITY

## ...CREATES SHAREHOLDER VALUE

**FFO I PER SHARE**  
(in €)



**EPRA NTA PER SHARE**  
(in €)



- FFO I per share
- FFO I per share before extraordinary Covid adjustment



# FINANCIAL DISCIPLINE MAINTAINED

## HIGH FINANCIAL FLEXIBILITY

**€2.2BN**

Cash and liquid assets

**€24BN /  
85% OF RENT**

Unencumbered investment properties

## HEALTHY CAPITAL STRUCTURE

**40%**

Conservative LTV

**BBB+/STABLE**

Credit rating by S&P  
reaffirmed in Dec 2021

## CONSERVATIVE DEBT PROFILE

**1.2%**

Low cost of debt

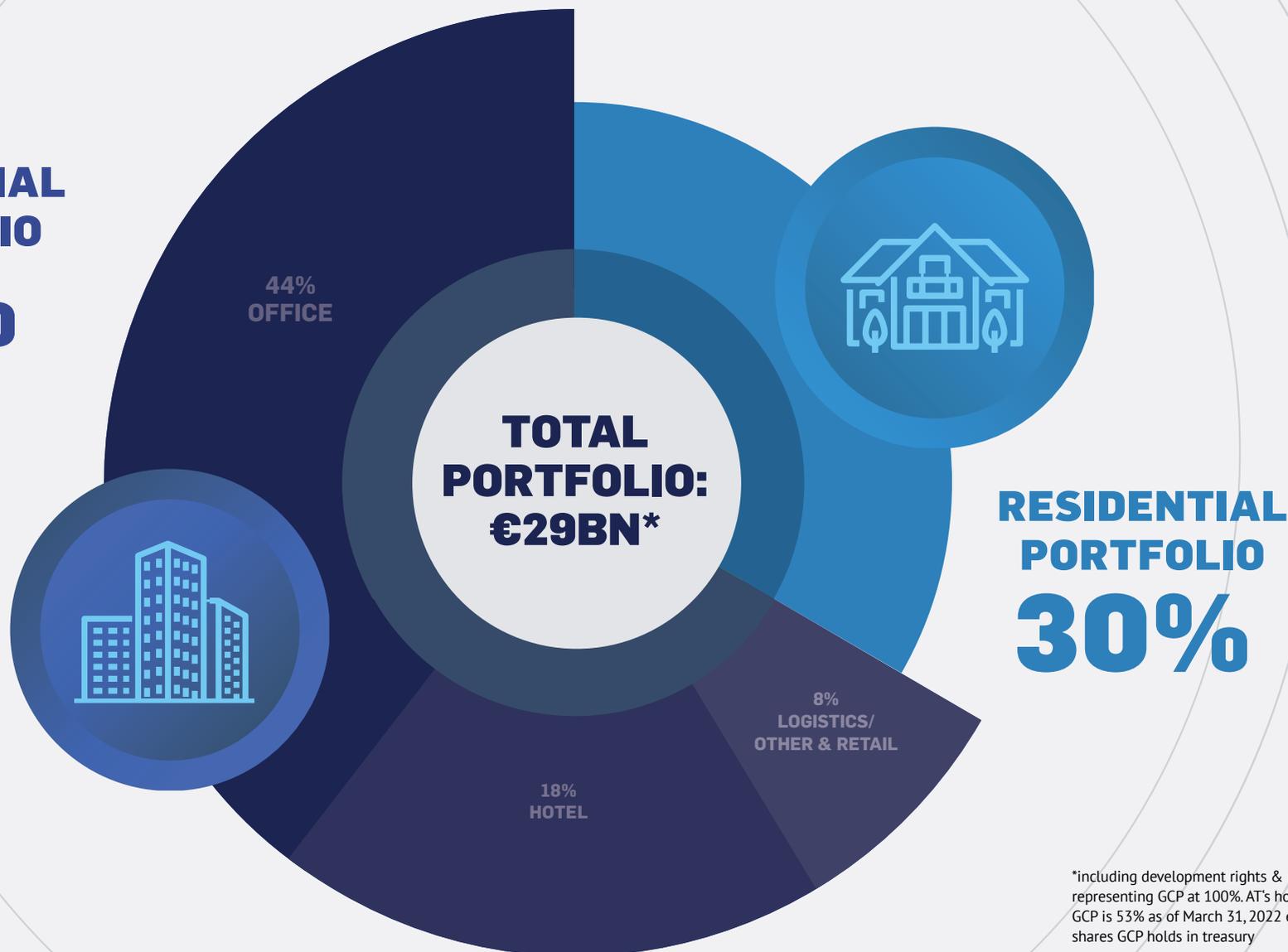
**5.7Y**

Long average debt maturity



# AROUNDTOWN'S QUALITY PORTFOLIO

**COMMERCIAL  
PORTFOLIO  
70%**



**RESIDENTIAL  
PORTFOLIO  
30%**

\*including development rights & invest and representing GCP at 100%. AT's holding rate in GCP is 53% as of March 31, 2022 excluding the shares GCP holds in treasury

# GROUP PORTFOLIO OVERVIEW

8 OF THE 15 LARGEST METROPOLITANS IN THE EU ARE IN GERMANY & THE NL

TOGETHER MAKING UP MORE THAN A QUARTER OF THE EU'S ECONOMY

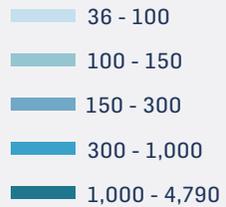
TWO OF THE STRONGEST ECONOMIES IN EUROPE WITH AAA CREDIT RATING

AMONG THE LOWEST UNEMPLOYMENT LEVELS IN EUROPE

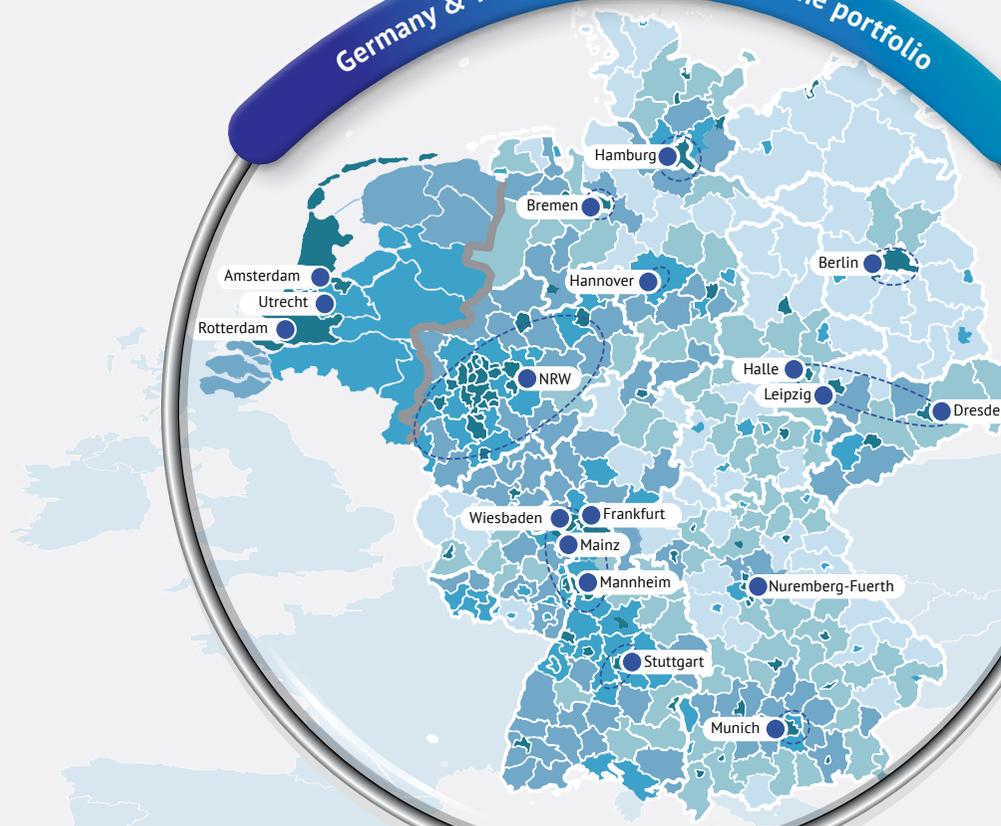
AMONG THE LOWEST DEBT/GDP LEVELS IN EUROPE

Germany & The Netherlands: 85% of the portfolio

## POPULATION DENSITY IN GERMANY AND THE NETHERLANDS



inhabitants per sqkm (Destatis & CBS, 2020)





# WELL-DIVERSIFIED GROUP PORTFOLIO WITH FOCUS ON STRONG VALUE DRIVERS



## ASSET TYPE

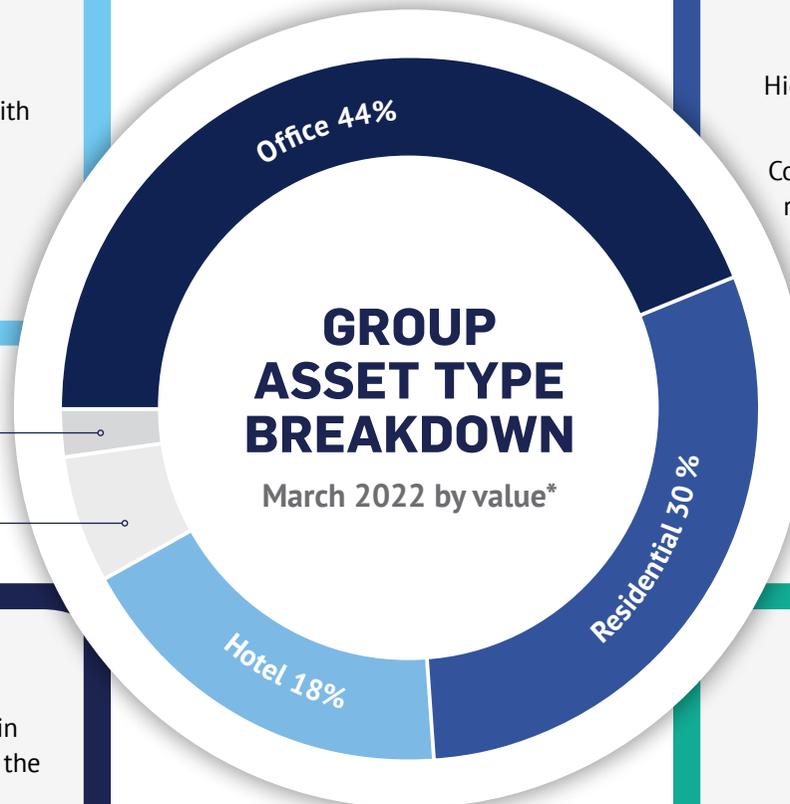
The largest asset type is Office (44%) and together with Residential, they make up 74% of the portfolio. Hotels make up 18%.



## TENANT

High tenant diversification with no material tenant or industry dependency.

Commercial portfolio with approx. 3,500 tenants and residential portfolio with very granular tenant base.



Logistics/ Other 2%

Retail 6%



## LOCATION

The portfolio is focused on the strongest economies in Europe: 85% of the Group's portfolio is in Germany and the Netherlands, both AAA rated countries.

Focus on top tier cities of Germany and the Netherlands and on London.

Well-distributed across multiple regions with a large footprint in top tier cities such as Berlin, Munich, and Frankfurt.



## INDUSTRY

Each location has different key industries and fundamentals driving the demand.

Therefore, the Group's tenants are diversified into distinct sectors, eliminating the dependency on a single industry.

\*including development rights & invest and representing GCP at 100%



# HIGH GEOGRAPHICAL DIVERSIFICATION

## BEST-IN-CLASS BERLIN PORTFOLIO



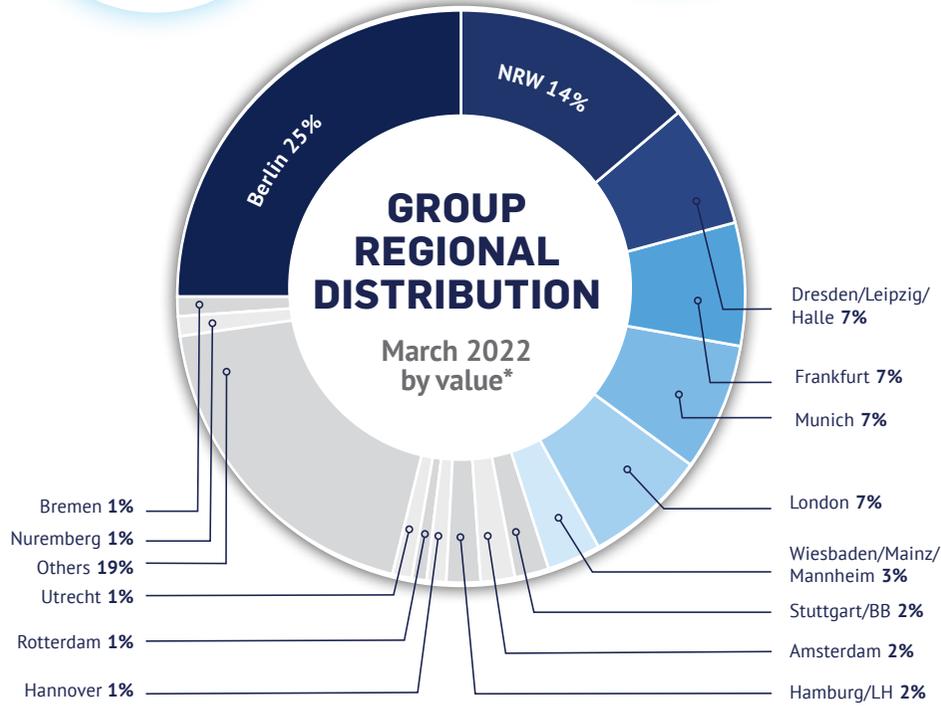
- **85%** of the portfolio is located in top tier neighborhoods including Charlottenburg, Wilmersdorf, Mitte, Kreuzberg, Friedrichshain, Lichtenberg, Schöneberg, Neukölln, Steglitz and Potsdam
- **15%** of the portfolio is well located primarily in Reinickendorf, Spandau, Treptow, Köpenick and Marzahn-Hellersdorf

- ◆ Commercial properties
- ◆ Residential properties

\*Map representing approx. 95% of the portfolio and 97% including central Potsdam

Berlin is the single largest location. AT is a leading landlord in Berlin across multiple asset types.

Central locations within top tier cities: A Berlin example

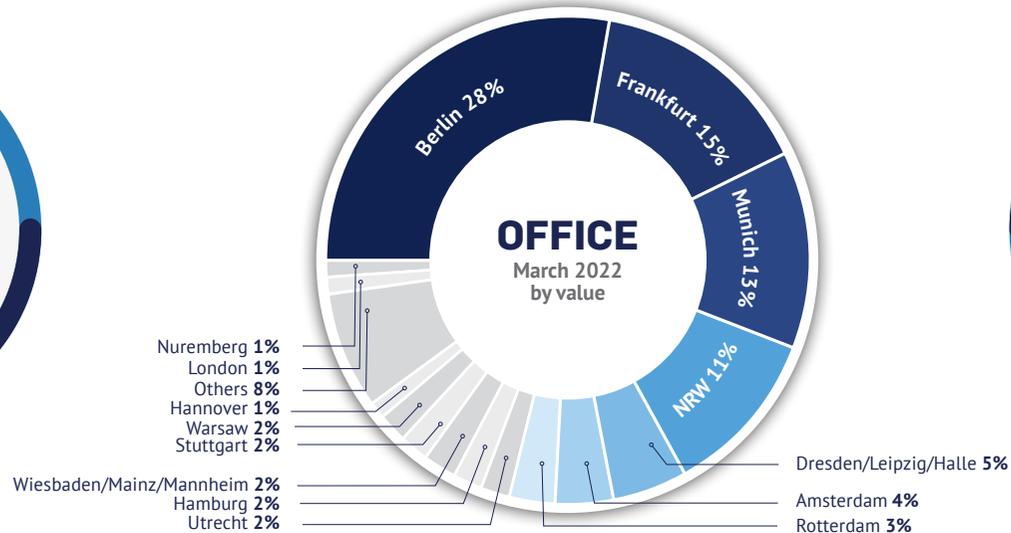


\*including development rights & invest and representing GCP at 100%



# OFFICE: HIGH QUALITY OFFICES IN TOP TIER CITIES

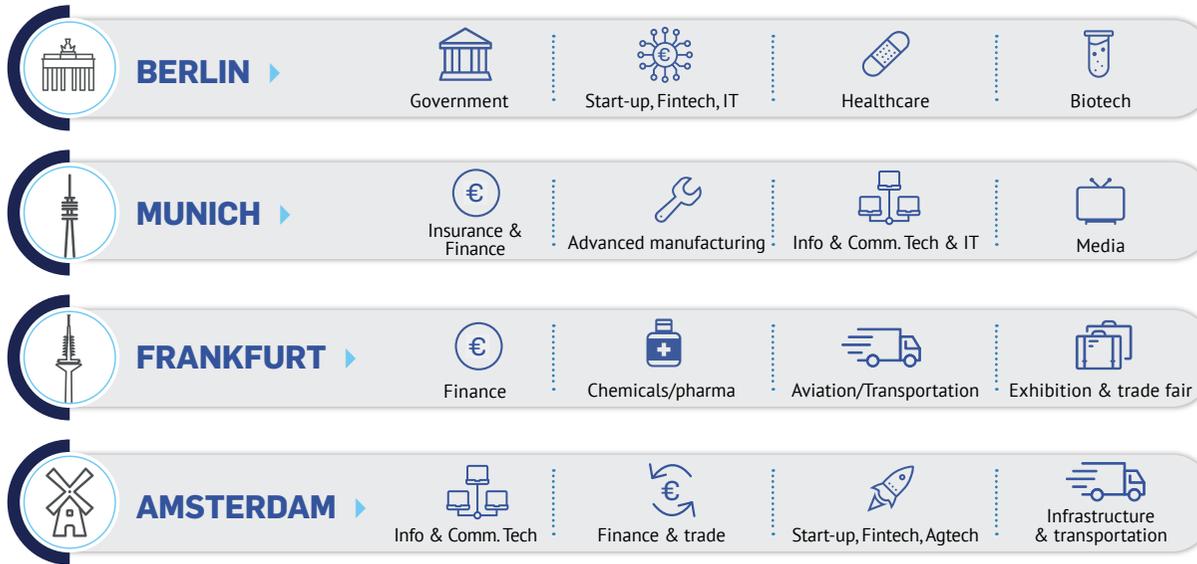
AT is the largest office landlord in Berlin, Frankfurt and Munich among publicly listed peers



Top 4 office cities: Berlin, Munich, Frankfurt and Amsterdam make up 60% of the office portfolio

## TOP OFFICE LOCATIONS Key Industries driving the business demand

Aroundtown's office assets are well-diversified and well-located across top tier cities in Europe with a focus on Germany and the Netherlands, two of the strongest and most stable economies in Europe



On top of geographical diversification, different macroeconomic characteristics of each location provide AT with an additional layer of diversification in terms of industry exposure



Berlin



Frankfurt



Munich



Leipzig



Stuttgart



Amsterdam



Hamburg



Dresden



Rotterdam

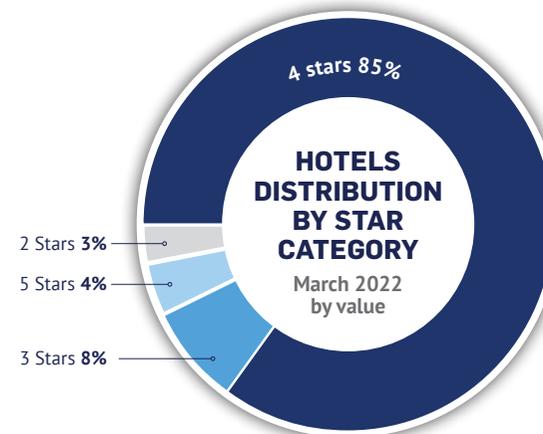


Cologne

# HOTELS: FOCUS ON CENTRAL LOCATIONS

**156**  
**HOTELS**

across top locations with fixed long-term leases with third party hotel operators



AT's hotel portfolio, valued at €4.7 billion as of March 2022, is well diversified and covers a total of 1.5m sqm. The largest share of the hotel portfolio is 4-star hotels with 85%, catching the largest market share 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.

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

## HOTELS LEASED TO THIRD PARTY OPERATORS AND FRANCHISED WITH VARIOUS STRONG BRANDS AND A LARGE SCALE OF CATEGORIES WHICH PROVIDES HIGH FLEXIBILITY FOR THE BRANDING OF ITS ASSETS





# HIGH GEOGRAPHICAL DIVERSIFICATION



Berlin



Frankfurt



Berlin



London



Cologne



Meuse (Netherlands, Center Parcs)



Davos

## DIVERSE EUROPEAN METROPOLITAN FOOTPRINT

### Fixed long term leases with third party hotel operators

Aroundtown's hotel assets are well-diversified and well-located across major European metropolitans, with a focus on Germany. The locations of AT's hotel assets benefit from a strong tourism industry since they are some of Europe's most visited cities as well as top business locations such as Berlin, Frankfurt, Munich, Cologne, Paris, Rome, Brussels, London and Vienna.



Hamburg / Lüneburger Heide (Center Parcs)



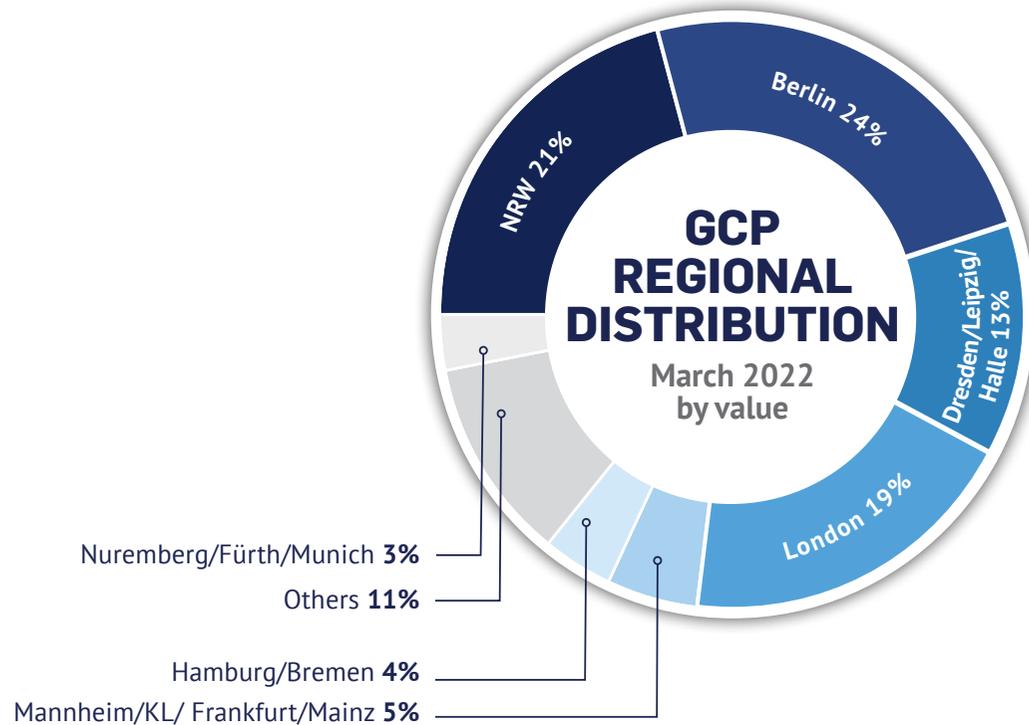
Berlin



Dresden



## GRAND CITY PROPERTIES (RESIDENTIAL PORTFOLIO)



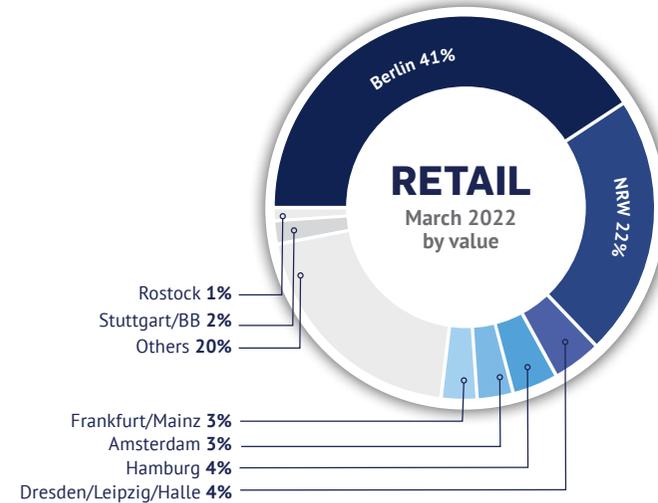
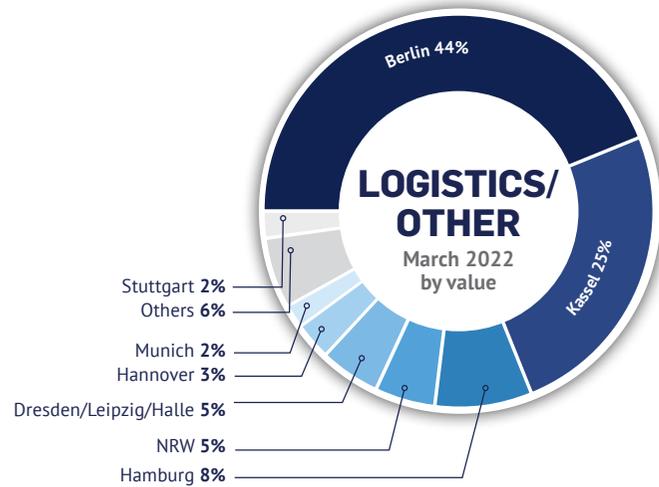
The residential portfolio is primarily held through a 53% stake in Grand City Properties (“GCP”) excluding the shares GCP holds in treasury (49.5% including these shares, as of March 2022). GCP is a leading market player in the German residential market and a specialist in value-add opportunities in densely populated areas, predominantly in Germany, as well as in London. Since July 1, 2021, GCP is consolidated in AT’s financial accounts, providing the Group with a well-balanced portfolio breakdown. GCP’s portfolio has a value of €9.4 billion and operates at an in-place rent of €8.1/sqm and an EPRA vacancy of 5.1%. The portfolio generates an annualized net rental income of €384 million and includes a strong value-add potential. GCP holds 65k units in its portfolio with the properties spread across densely populated areas in Germany, with a focus on Berlin, North Rhine-Westphalia and the metropolitan regions of Dresden, Leipzig and Halle, as well as London. GCP’s portfolio includes a relatively small share of commercial properties which AT reclassifies into their relevant asset class. GCP puts a 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.





# FURTHER PORTFOLIO DIVERSIFICATION THROUGH LOGISTICS/OTHER AND RETAIL

Largest focus is on resilient essential goods tenants and grocery-anchored properties catering strong and stable demand from local residential neighborhoods



## ASSET TYPE OVERVIEW

<b>MARCH 2022</b>	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	11,854	3,753	10.8%	479	11.4	3,158	4.0%	4.5
Residential	8,135	3,711	5.2%	349	8.1	2,192	4.3%	NA
Hotel	4,739	1,542	4.2%	239	13.3	3,073	5.0%	15.1
Logistics/Other	438	457	6.0%	23	4.3	959	5.3%	5.2
Retail	1,689	695	11.9%	74	9.9	2,430	4.4%	4.4
Development rights & Invest	2,047							
<b>Total</b>	<b>28,902</b>	<b>10,158</b>	<b>7.9%</b>	<b>1,164</b>	<b>10.0</b>	<b>2,644</b>	<b>4.3%</b>	<b>7.6</b>
<b>Total (GCP at relative consolidation)</b>	<b>24,488</b>	<b>8,233</b>	<b>8.3%</b>	<b>983</b>	<b>10.5</b>	<b>2,743</b>	<b>4.4%</b>	<b>7.7</b>

## REGIONAL OVERVIEW

<b>MARCH 2022</b>	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	6,408	1,506	7.4%	200	11.4	4,256	3.1%
NRW	3,835	2,004	8.4%	178	7.7	1,914	4.6%
Dresden/Leipzig/Halle	2,069	1,217	4.4%	100	7.0	1,700	4.8%
London	2,028	283	6.1%	92	30.1	7,162	4.5%
Frankfurt	1,940	550	12.9%	78	13.1	3,526	4.0%
Munich	1,876	556	7.3%	56	8.4	3,375	3.0%
Wiesbaden/Mainz/Mannheim	749	274	6.0%	35	10.9	2,731	4.7%
Amsterdam	625	168	8.9%	26	13.5	3,717	4.2%
Hamburg/LH	611	223	4.3%	32	11.7	2,734	5.2%
Stuttgart/BB	333	134	9.2%	17	11.8	2,478	5.0%
Hannover	286	156	12.4%	13	8.3	1,835	4.7%
Rotterdam	258	100	5.2%	16	13.4	2,598	6.4%
Utrecht	223	93	7.4%	13	11.9	2,386	6.0%
Other	5,614	2,894	8.5%	308	9.6	1,940	5.5%
Development rights & Invest	2,047						
<b>Total</b>	<b>28,902</b>	<b>10,158</b>	<b>7.9%</b>	<b>1,164</b>	<b>10.0</b>	<b>2,644</b>	<b>4.3%</b>

# CAPITAL MARKETS

## KEY INDEX INCLUSIONS

Aroundtown's share is a constituent of several major indices such as **MDAX, DAX 50 ESG, FTSE EPRA/NAREIT Index Series, FTSE Eurofirst 300, MSCI Index Series, S&P EUROPE 350, S&P EUROPE 350 ESG, STOXX Europe 600** as well as **GPR 250, GPR ESG** 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).

DAX<sup>®</sup> 50 ESG

MDAX

STOXX

EURONEXT

MSCI

FTSE  
RUSSEL EPRA

S&P Dow Jones  
Indices

A Division of S&P Global

Global property research  
Solutions for customized property indices

## 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, one-on-one presentations and in virtual video conferences 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 18 different research analysts on an ongoing basis, with reports updated and published regularly.

## TRADING DATA

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	DAX 50 ESG MDAX FTSE EPRA / NAREIT: - Global - Developed Europe - Eurozone - Germany - Green Indexes MSCI Index Series S&P Europe 350 S&P Europe 350 ESG STOXX Europe 600 GPR 250 GPR ESG DIMAX

### AS OF MARCH 31, 2022

Number of shares	1,537,025,609
Number of shares, base for share KPI calculations <sup>1)</sup>	1,106,002,403 <sup>1)</sup> excluding suspended voting rights, including the conversion impact of mandatory convertible notes

### AS OF THE DAY OF THIS REPORT:

Number of shares, base for share KPI calculations <sup>1)</sup>	1,102,627,662 <sup>2)</sup> as at May 20, 2022
Shareholder Structure <sup>2)</sup>	Freefloat: 60% - of which Blackrock Inc. 5.6% Shares held in treasury*: 30% Avisco Group: 10%

\*12% are held through TLG Immobilien AG, voting rights suspended

Market cap	€6.9 bn / €4.8 bn (excl. treasury shares)
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## SHARE PRICE PERFORMANCE AND TOTAL RETURN SINCE INITIAL PLACEMENT OF CAPITAL (13.07.2015)





# NOTES ON BUSINESS PERFORMANCE



Frankfurt

## SELECTED CONSOLIDATED INCOME STATEMENTS DATA

	Three months ended March 31,	
	2022	2021
	in € millions	
Revenue	393.7	274.9
<b>Net rental income</b>	<b>308.8</b>	<b>233.3</b>
Property revaluations and capital gains	80.7	56.8
Share of profit from investment in equity-accounted investees	18.6	27.9
Recurring property operating expenses <sup>1)</sup>	(136.7)	(70.5)
Extraordinary expenses for uncollected rent <sup>2)</sup>	(30.0)	(38.0)
Administrative and other expenses	(14.4)	(13.1)
Operating profit	311.9	238.0
<b>Adjusted EBITDA <sup>1) 3)</sup></b>	<b>258.2</b>	<b>230.4</b>
Finance expenses	(47.3)	(42.4)
Current tax expenses	(29.7)	(20.8)
<b>FFO I before extraordinary Covid adjustment <sup>1) 4)</sup></b>	<b>119.3</b>	<b>124.6</b>
<b>FFO I <sup>4)</sup></b>	<b>89.3</b>	<b>86.6</b>
<b>FFO I per share (in €) <sup>4)</sup></b>	<b>0.080</b>	<b>0.073</b>
<b>FFO II <sup>4)</sup></b>	<b>142.8</b>	<b>233.3</b>
Other financial results	(98.5)	(26.5)
Deferred tax expenses	(11.9)	(2.0)
<b>Profit for the period</b>	<b>124.5</b>	<b>146.3</b>

1) excluding extraordinary expenses for uncollected rent due to the Covid pandemic

2) extraordinary expenses for uncollected rent due to the Covid pandemic

3) including AT's share in the adjusted EBITDA of companies in which AT has significant influence, excluding the contributions from commercial assets held for sale. For more details regarding the methodology, please see pages 36-39

4) including AT's share in the FFO I of companies in which AT has significant influence, excluding FFO I relating to minorities and contributions from commercial assets held for sale. For more details regarding the methodology, please see pages 36-39

## OPERATING PROFIT

	Note	Three months ended March 31,	
		2022	2021
		in € millions	
<b>Recurring long-term net rental income</b>		<b>304.6</b>	<b>226.1</b>
Net rental income related to properties marked for disposal		4.2	7.2
<b>Net rental income</b>		<b>308.8</b>	<b>233.3</b>
Operating and other income		84.9	41.6
<b>Revenue</b>	(a)	<b>393.7</b>	<b>274.9</b>
Share of profit from investment in equity-accounted investees	(b)	18.6	27.9
Property revaluations and capital gains	(c)	80.7	56.8
Recurring property operating expenses <sup>1)</sup>	(d)	(136.7)	(70.5)
Extraordinary expenses for uncollected rent <sup>2)</sup>	(d)	(30.0)	(38.0)
Administrative and other expenses	(e)	(14.4)	(13.1)
<b>Operating profit</b>		<b>311.9</b>	<b>238.0</b>

1) excluding extraordinary expenses for uncollected rent due to the Covid pandemic

2) extraordinary expenses for uncollected rent due to the Covid pandemic

### (a) Revenue

AT generated €394 million of revenues in the first quarter of 2022 ("Q1 2022"), up by 43% compared to €275 million generated in the first quarter of 2021 ("Q1 2021"). Net rental income is the largest portion of revenues and amounted to €309 million in Q1 2022, up by 32% compared to €233 million in Q1 2021. This growth is mainly driven by the consolidation of GCP as of July 1, 2021. Excluding GCP's contribution in Q1 2022, net rental income decreased by 9% year-over-year to €212 million. This decrease is mainly due to €2.0 billion of disposals closed between the two periods. The like-for-like net rental income growth slightly offset the disposal impact. Excluding the hotels,

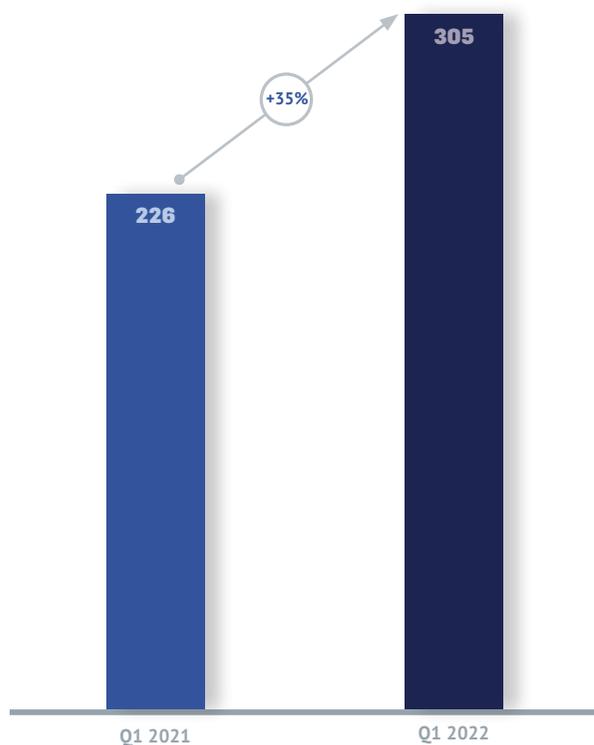
AT recorded a like-for-like net rental income growth of 1.7% as of March 2022. Including the hotels, the total like-for-like amounted to 0.9% growth which is comprised of positive 1.6% in-place rent like-for-like and negative 0.7% occupancy like-for-like. The in-place rent growth was supported by CPI indexation. As the hotel portfolio was significantly impacted by the COVID-19 pandemic, there were no rent increases in the hotel portfolio and in several cases rents were temporarily reduced resulting in a slightly negative rent like-for-like of 0.8% for the standalone hotel portfolio. The like-for-like as of March 2022 does not include the like-for-like performance from GCP which will be included in the following quarters. As of March

2022, GCP's like-for-like rent growth was 2.8%, highlighting the strength of the residential portfolio.

AT generated €85 million of operating and other income in Q1 2022, up by 104% compared to €42 million generated in Q1 2021 mainly due the consolidation of GCP. This income is mainly linked to ancillary expenses that are reimbursed by tenants such as utility costs (heating, water, insurance, etc.) and charges for services provided to tenants (cleaning, security, etc.). The lease structures in residential real estate have a higher share of ancillary expenses compared to commercial real estate where net lease structures are more prevalent and some of these costs are directly incurred by the tenants. As a result, the increase in operating and other income was higher than the increase in net rental income after the consolidation of GCP. This increase in income is in line with the increase in purchased services as explained below.

AT further breaks down its net rental income into the recurring long-term net rental income and net rental income generated by properties marked for disposal. Since AT intends to dispose these properties, AT views their contribution as non-recurring and therefore presents this in a separate line item. The net rental income from held-for-sale and disposed properties amounted to €4 million in Q1 2022, lower compared to €7 million in Q1 2021, mainly due to higher non-income generating development rights included in the balance of Q1 2022. Correspondingly, the recurring long-term net rental income amounted to €305 million in Q1 2022, higher by 35% compared to €226 million in Q1 2021.

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



AT completed over €130 million of disposals during Q1 2022. Including the properties that are signed but not yet disposed, the total volume is €1.1 billion, of which €0.5 billion was signed during 2021. The disposals that were signed but not completed are part of the held-for-sale properties. As of March 2022, the monthly annualized net rent, excluding the properties classified as held for sale, amounts to €1,164 million.

### (b) Share of profit from investment in equity-accounted investees

AT recorded €19 million share of profit from investment in equity-accounted investees in Q1 2022, lower compared to €28 million in Q1 2021. This item represents AT's share of profits from investments which are not consolidated in AT's financial statements, but over which AT has significant influence. Prior to consolidating GCP as of July 1, 2021, GCP was the main contributor to this line item, therefore the result in Q1 2021 included GCP's profits and accordingly was significantly higher than Q1 2022. The main equity-accounted investee as of March 2022 is the investment in Globalworth Real Estate Investments Limited ("GWI"), a leading publicly listed office landlord in Polish and Romanian markets. The recurring contribution of the investees to adjusted EBITDA and FFO I were €12 million and €9 million in Q1 2022 compared to €41 million and €27 million in Q1 2021, respectively.

### (c) Property revaluations and capital gains

Property revaluations and capital gains amounted to €81 million in Q1 2022, higher compared to €57 million in Q1 2021. The higher amount refers mainly to the consolidation of GCP whereas GCP was accounted for as an equity accounted investee in Q1 2021. Given the recent revaluation of the portfolio as of year-end 2021, AT revalued only a very limited part of the portfolio which was carried on a targeted basis only. AT revalues its portfolio at least once a year, performed externally by independent and qualified valuers. The revaluation gains in Q1 2022 reflected a slight positive like-for-like growth, net of capex, which includes GCP's like-for-like.

AT completed over €130 million of disposals during Q1 2022 with a margin of 3% above book value which was recorded as

a €4 million capital gain. The disposal margin over total costs including capex was 66%. The disposals were mainly office and retail assets and located in Hamburg, Stuttgart, Berlin and non-core cities in Germany. Disposals above book value validate the portfolio's valuations and highlight the high demand for real estate. The disposal proceeds are utilized for debt repayments and the currently running share buyback program.

As of March 2022, the portfolio reflects an average value of €2,644 per sqm and net rental yield of 4.3%, compared to €2,614 per sqm and 4.4% as of December 2021.

### (d) Property operating expenses

AT recorded €137 million of recurring property expenses in Q1 2022, higher compared to €71 million in Q1 2021, mainly driven by the consolidation of GCP, as also reflected in the growth of operating and other income. Excluding GCP's contribution, recurring property expenses increased as a result of cost inflation, partially offset by disposals. The main portion of property operating expenses are ancillary expenses and purchased services which are mainly recoverable from tenants such as utility costs (heating, water, insurance, etc.), charges for services provided to tenants (cleaning, security, etc.) and other services contracted in relation to the management of properties. Property operating expenses additionally include maintenance and refurbishment costs, operating personnel expenses, depreciation and amortization and various operating costs such as marketing, letting and legal fees. Overall, these expenses increased year-over-year mainly due to the consolidation of GCP and due to a certain level of cost inflation. AT has seen cost inflation mainly in personnel costs and in the cost

of external services and IT, however cost inflation was partially offset by increased operational efficiencies.

Property operating expenses include non-recurring extraordinary expenses for uncollected rent, which amounted to €30 million in Q1 2022 compared to €38 million in Q1 2021. AT created extraordinary expenses for uncollected rent in response to the impact of the Coronavirus pandemic especially affecting the hotel industry's ability to pay rent which has been heavily impacted by the government-enacted restrictions. The extraordinary expenses recorded during Q1 2022 were lower compared to Q1 2021 as in Q1 2021 the market was under a full lockdown. Additionally, due to disposals, the hotel portfolio was smaller in Q1 2022 in comparison to the comparable period. However, the rent collection during Q1 2022 was still heavily impacted by restrictions and increasing infection rates due to the new variant. Including the extraordinary expenses for uncollected rent, property operating expenses amounted to €167 million in Q1 2022.

*(e) Administrative and other expenses*

AT recorded €14 million of administrative and other expenses in Q1 2022, higher compared to €13 million in Q1 2021, mainly as a result of the consolidation of GCP. Excluding GCP's contribution, administrative and other expenses were lower as a result of higher efficiency, partially offset by general cost inflation. These expenses consist mainly of administrative personnel expenses, fees for legal, professional, accounting and audit services, as well as sales, marketing and other administrative expenses.

## NET PROFIT

	Note	Three months ended March 31,	
		2022	2021
		in € millions	
<b>Operating profit</b>		<b>311.9</b>	<b>238.0</b>
Finance expenses	(a)	(47.3)	(42.4)
Other financial results	(b)	(98.5)	(26.5)
Current tax expenses	(c)	(29.7)	(20.8)
Deferred tax expenses	(c)	(11.9)	(2.0)
<b>Profit for the period</b>	(d)	<b>124.5</b>	<b>146.3</b>
<b>Profit attributable to:</b>			
Owners of the Company		64.0	109.3
Perpetual notes investors		29.1	23.0
Non-controlling interests		31.4	14.0
<b>Basic earnings per share (in €)</b>	(d)	<b>0.06</b>	<b>0.09</b>
<b>Diluted earnings per share (in €)</b>	(d)	<b>0.06</b>	<b>0.09</b>
Weighted average basic shares (in millions)		1,120.4	1,184.2
Weighted average diluted shares (in millions)		1,121.8	1,185.4
<b>Profit for the period</b>		<b>124.5</b>	<b>146.3</b>
Total other comprehensive income for the period, net of tax	(d)	16.9	44.8
<b>Total comprehensive income for the period</b>	(d)	<b>141.4</b>	<b>191.1</b>

#### *(a) Finance expenses*

Finance expenses amounted to €47 million in Q1 2022, higher compared to €42 million in Q1 2021, mainly due to the consolidation of GCP. Excluding GCP's contribution, finance expenses were lower due to repayment of debt in 2021 and Q1 2022. The finance expenses mainly include net interest on bank loans and bonds. Between the two periods, the main changes in the debt position were the following: AT has repaid €2.6 billion of debt, issued new debt with a total amount of €1.3 billion and consolidated €4.5 billion of debt from GCP. The repaid debt had a cost of debt of 1.6% while the issued and consolidated debt had a cost of debt of 0.9%, thus contributing towards lowering the cost of debt from 1.4% in March 2021 to 1.2% in March 2022 while maintaining a long average debt maturity of 5.7 years. The conservative debt profile combined with the operational profitability is highlighted in the high ICR of 5.3x for Q1 2022.

#### *(b) Other financial results*

Other financial results amounted to an expense of €99 million in Q1 2022, higher compared to an expense of €27 million in Q1 2021. Other financial results are composed mainly of items that are non-recurring and/or non-cash with fluctuating values and thus the result varies from one period to another. Other financial results during Q1 2022 were mostly attributable to net changes in the fair value of financial assets and liabilities including derivative instruments which were negatively impacted by the market environment in Q1 2022 driven by the volatility in financial markets and changes in yields and foreign exchange rates. Particularly, the increase in yields negatively

impacted the net fair value of interest hedging instruments while the hedged debt is carried at amortized historical cost. If AT's bonds would be booked at mark to market, the effect on the other finance result would be an income of several hundred millions of euros which would more than offset these expenses. Furthermore, derivatives were impacted by an inflation indexing hedging instrument on a couple of AT's bonds. As the inflation has increased in Q1 2022 more than the predetermined hedged level, an expense was recorded in the other finance item, partially offset by an increase on the revenue line coming from inflation indexed leases. The change in fair value of financial assets and liabilities, includes also changes in contingent liabilities relating to the takeover of TLG.

Additionally, other financial results included costs incurred as a result of over €770 million of debt repayments in Q1 2022 in order to optimize the debt schedule. Other financial results include also expenses relating to currency hedging and bank fees, and others.

#### *(c) Taxation*

AT recorded current tax expenses of €30 million in Q1 2022, higher compared to €21 million in Q1 2021 mainly due to the consolidation of GCP. Current tax expenses are comprised of corporate income taxes and property taxes. Deferred tax expenses amounted to €12 million in Q1 2022, comprised mainly of deferred tax expenses relating to revaluation gains, partially offset by positive tax impact relating to negative changes in the fair value of financial derivatives, compared to €2 million in Q1 2021.

#### *(d) Net income & Earnings per share*

AT generated a net profit of €125 million in Q1 2022, lower compared to €146 million generated in Q1 2021. The growth in operational profits – driven by the consolidation of GCP which offset the impact of disposals – and revaluation gains were offset mainly by higher non-recurring other financial results. Accordingly, the shareholders' profit amounted to €64 million in Q1 2022, lower compared to €109 million in Q1 2021. The profit attributable to non-controlling interest increased from €14 million in Q1 2021 to €31 million in Q1 2022, mainly due to the minorities as a result of the consolidation of GCP. AT's economic holding rate in GCP amounts to 53% as of the end March 2022 and approx. €26 million is attributable to minorities in GCP through the first quarter of 2022. Profit attributable to perpetual notes investors increased from €23 million in Q1 2021 to €29 million in Q1 2022 mainly due to the consolidation of GCP.

AT generated basic and diluted earnings per share of €0.06 in Q1 2022, lower compared to €0.09 in Q1 2021. Per share KPI's were positively impacted by the 5% decrease in the average share count between the periods driven by the share buyback program, offset slightly by the impact of scrip dividends issued during 2021.

AT generated total comprehensive income of €141 million in Q1 2022, lower compared to €191 million in Q1 2021, due to decrease in profits, as well as in total other comprehensive income from €45 million in Q1 2021 to €17 million in Q1 2022. The income in Q1 2022 was lower due to currency fluctuations.

## ADJUSTED EBITDA

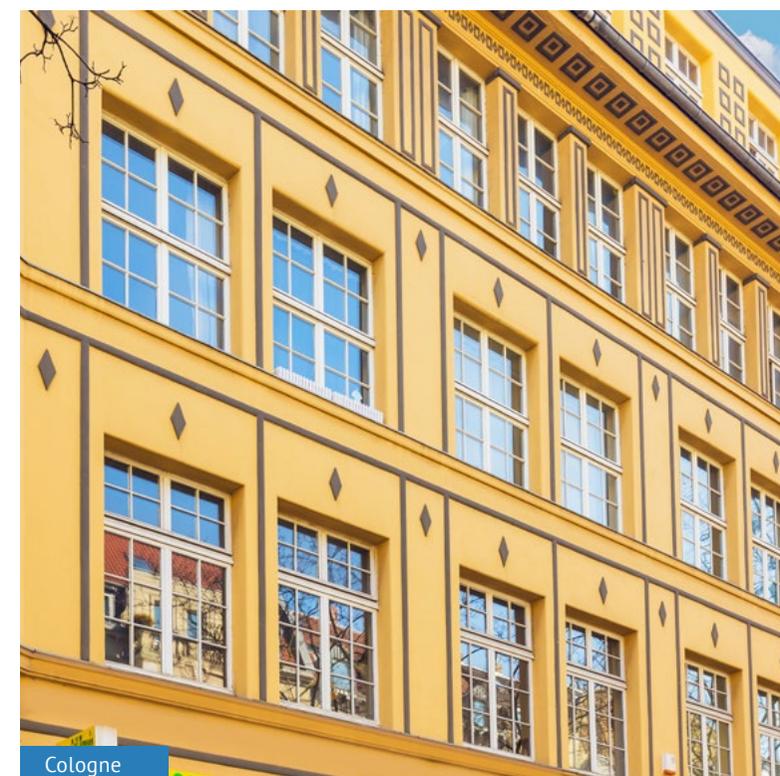
	Three months ended March 31,	
	2022	2021
	in € millions	
Operating profit	311.9	238.0
Total depreciation and amortization	5.1	1.5
<b>EBITDA</b>	<b>317.0</b>	<b>239.5</b>
Property revaluations and capital gains	(80.7)	(56.8)
Share of profit from investment in equity-accounted investees	(18.6)	(27.9)
Other adjustments incl. one-off expenses related to TLG merger <sup>1)</sup>	2.2	1.5
Contribution of assets held for sale	(3.4)	(4.6)
Add back: Extraordinary expenses for uncollected rent <sup>2)</sup>	30.0	38.0
<b>Adjusted EBITDA before JV contribution <sup>3)</sup></b>	<b>246.5</b>	<b>189.7</b>
Contribution of joint ventures' adjusted EBITDA <sup>4)</sup>	11.7	40.7
<b>Adjusted EBITDA</b>	<b>258.2</b>	<b>230.4</b>

- 1) the other adjustment is expenses related to employees' share incentive plans
- 2) extraordinary expenses for uncollected rent due to the Covid pandemic
- 3) previously defined as Adjusted EBITDA commercial portfolio, recurring long-term
- 4) the adjustment is to reflect AT's share in the adjusted EBITDA of companies in which AT has significant influence and that are not consolidated. GCP contributed to this line item until June 30, 2021. Starting from July 1, 2021, GCP is consolidated

Adjusted EBITDA is a key performance measure used to evaluate the operational results of the Group, derived by deducting from the EBITDA non-operational items such as revaluation gains, capital gains, extraordinary expenses and other adjustments. Additionally, in order to mirror the recurring operational results of the Group, the share of profit from investment in equity-accounted investees is subtracted as this also includes the Group's share in non-operational and non-recurring profits generated by these investees. Instead, to reflect their operational earnings, AT includes in its adjusted EBITDA its share in the adjusted EBITDA generated by investments where the Group has a significant influence in according with its economic holding rate over the period. Prior to the third quarter of 2021, this line item was mostly attributed to AT's share in GCP's adjusted EBITDA, however, starting from July 1, 2021, GCP is consolidated in AT's financial accounts.

AT generated in Q1 2022 adjusted EBITDA before JV contribution of €247 million, up by 30% compared to €190 million in Q1 2021, mainly due to the consolidation of GCP which offset the disposal impact. Excluding GCP, adjusted EBITDA before JV contribution decreased by 10% year-over-year to €170 million in Q1 2022 mainly due to the disposal activity. Including joint venture positions' adjusted EBITDA contribution, the Group generated an adjusted EBITDA of €258 million in Q1 2022, higher by 12% compared to €230 million in Q1 2021, mainly driven by the full contribution of GCP in Q1 2022 as opposed to its relative contribution in Q1 2021, offsetting the disposal impact. Adjusted EBITDA excludes the effect of extraordinary expenses for uncollected rent. Including these effects, adjusted EBITDA, Covid adjusted amounted to €228 million in Q1 2022, higher by 19% compared to €192 million in Q1 2021.

The adjusted EBITDA accounts for other adjustments in the amount of €2.2 million in Q1 2022 mainly related to non-cash expenses for employees' share incentive plans and other one-off costs related to the merger process with TLG. Furthermore, AT conservatively does not include the contributions from commercial properties marked for disposal since they are intended to be sold and therefore, their contributions are non-recurring. The adjustment amounted to €3 million in Q1 2022, lower compared to €5 million in Q1 2021.



## FUNDS FROM OPERATIONS (FFO I, FFO II)

	Three months ended March 31,	
	2022	2021
	in € millions	
<b>Adjusted EBITDA before JV contribution</b>	<b>246.5</b>	<b>189.7</b>
Finance expenses	(47.3)	(42.4)
Current tax expenses	(29.7)	(20.8)
Contribution to minorities <sup>1)</sup>	(31.2)	(7.4)
Adjustments related to assets held for sale <sup>2)</sup>	1.2	1.4
Perpetual notes attribution	(29.1)	(23.0)
<b>FFO I before JV contribution <sup>3)</sup></b>	<b>110.4</b>	<b>97.5</b>
Contribution of joint ventures' FFO I <sup>4)</sup>	8.9	27.1
<b>FFO I before extraordinary Covid adjustment</b>	<b>119.3</b>	<b>124.6</b>
<b>FFO I per share before extraordinary Covid adjustment (in €)</b>	<b>0.106</b>	<b>0.105</b>
Extraordinary expenses for uncollected rent <sup>5)</sup>	(30.0)	(38.0)
<b>FFO I</b>	<b>89.3</b>	<b>86.6</b>
<b>FFO I per share (in €)</b>	<b>0.080</b>	<b>0.073</b>
Weighted average basic shares (in millions) <sup>6)</sup>	1,120.4	1,184.2
<b>FFO I</b>	<b>89.3</b>	<b>86.6</b>
Result from the disposal of properties <sup>7)</sup>	53.5	146.7
<b>FFO II</b>	<b>142.8</b>	<b>233.3</b>

1) including the minority share in TLG's and GCP's FFO

2) the net contribution which is excluded from the FFO amounts to €2.2 million in Q1 2022 and €3.2 million in Q1 2021

3) previously defined as FFO I commercial portfolio, recurring long-term

4) the adjustment is to reflect AT's share in the FFO I of companies in which AT has significant influence and that are not consolidated. GCP contributed to this line item until June 30, 2021. Starting from July 1, 2021 GCP is consolidated

5) extraordinary expenses for uncollected rent due to the Covid pandemic

6) weighted average number of shares excludes shares held in treasury and includes the conversion impact of mandatory convertible notes; base for share KPI calculations

7) the excess amount of the sale price, net of transaction costs and total costs (cost price and capex of the disposed properties)

Funds from Operations I (FFO I) is an industry standard performance indicator, reflecting the recurring operational profitability. FFO I starts by deducting the finance expenses, current tax expenses and the contribution to perpetual notes from the adjusted EBITDA. The calculation further includes the relative share in the FFO I of joint venture positions and excludes the share in minorities' operational profits. Prior to the third quarter of 2021, adjustment for joint venture positions included AT's share in GCP's FFO I. Starting from July 1, 2021, GCP is consolidated in AT's financial accounts and the minority share in GCP's FFO I is deducted instead. Furthermore, AT makes an adjustment related to assets held for sale.

In addition, AT provides the FFO II, which is an additional key performance indicator used in the real estate industry to evaluate the operational recurring profits including the disposal gains during the relevant period.

The Group generated an FFO I before extraordinary Covid adjustment of €119 million in Q1 2022, lower by 4% compared to €125 million generated in Q1 2021. The effect from disposals offset the impact from like-for-like growth and increased stake in GCP's and TLG's recurring operational profits. On the other hand, FFO I per share before extraordinary Covid adjustment amounted to €0.106 in Q1 2022, 1% higher compared to €0.105 in Q1 2021, as

a result of the ongoing share buyback program which had a partial impact in the period. The FFO I per share before extraordinary Covid adjustment of €0.106 in Q1 2022 is 8% higher than the €0.098 result in Q1 2020 and 12% higher than the €0.095 result in Q1 2019, reflecting the strong impact of the share buyback program initiated since the pandemic, and validated the value creation on per share basis of the business, excluding the temporary impact of the extraordinary Covid adjustment.

The consolidation of GCP has no material impact on FFO I as this figure already previously included AT's proportional share in GCP's FFO I. However, the increased holding rate in GCP reduced the minorities.

The contribution from commercial properties held for sale, which is excluded from the FFO I, amounted to €2 million in Q1 2022.

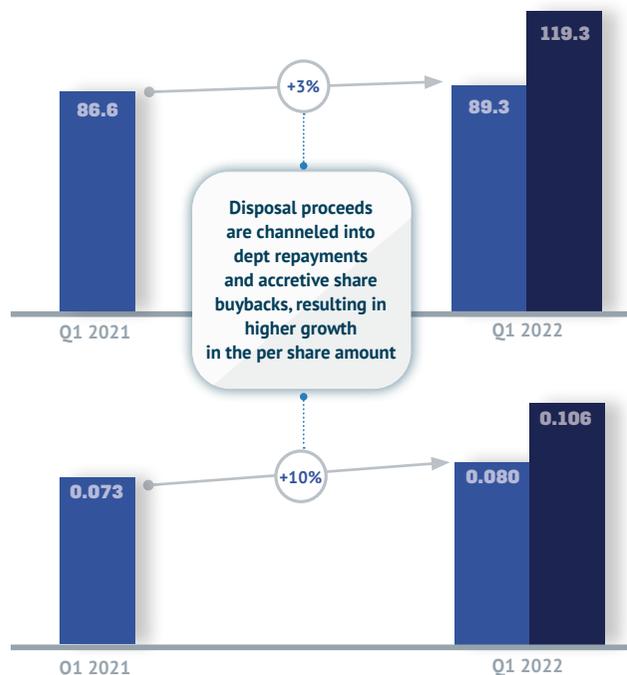
Including the extraordinary expenses for uncollected rent due to the Covid pandemic, which amounted to €30 million in Q1 2022, lower than €38 million in Q1 2021, FFO I amounted to €89 million in Q1 2022, 3% higher than €87 million in Q1 2021. Over the last twelve months, AT has freed up funds from disposals and used the proceeds to repay debt with higher cost of debt and buyback shares with a deep discount to NAV. This capital recycling strategy

contributed towards a relatively higher increase in the per share amount. As a result, the FFO I per share amounted to €0.080 in Q1 2022, 10% higher than €0.073 per share in Q1 2021.

AT generated an FFO II of €143 million in Q1 2022, 39% lower than €233 million in Q1 2021. During Q1 2022, AT completed over €130 million of disposals with a 66% margin over their cost values including capex. In comparison, AT completed disposals of over €420 million with a 52% margin over their cost values including capex during Q1 2021. High margin over cost value demonstrates AT's strong track record in economic profit and value creation across its portfolio.

### FFO I & FFO I PER SHARE (IN € MILLIONS & IN €)

■ FFO I (& per share) ■ FFO I (& per share) before extraordinary Covid adjustment



### CASH FLOW

	Three months ended March 31,	
	2022	2021
	in € millions	
Net cash from operating activities	184.7	126.7
Net cash (used in) from investing activities	(64.2)	218.9
Net cash used in financing activities	(1,233.3)	(555.2)
<b>Net changes in cash and cash equivalents</b>	<b>(1,112.8)</b>	<b>(209.6)</b>
Cash and cash equivalents as at the beginning of the year	2,873.0	2,692.1
Other changes*	1.2	1.4
<b>Cash and cash equivalents as at the end of the period</b>	<b>1,761.4</b>	<b>2,483.9</b>

\* including change in balance of assets held for sale and movements in exchange rates on cash held



€185 million of net cash was provided by operating activities during Q1 2022, higher by 46% compared to €127 million that was provided during Q1 2021. This was mainly due to the growth in operational profits – driven by the consolidation of GCP and the like-for-like growth, offsetting the impact of disposals – and lower amount of extraordinary provisions due to the Covid pandemic, offsetting lower amount of cash dividends from joint venture positions.

€64 million of net cash was used in investing activities during Q1 2022, compared to €219 million that was received during Q1 2021. Main cash sources during Q1 2022 were the cash proceeds from the disposals in the amount of approx. €250 million (including deposits), net of vendor loans granted. Approx. €310 million were mainly used for capex investments in the portfolio, prepayments for real estate transactions, investment in investees and loans-to-own assets.

€1.2 billion of net cash was used in financing activities during Q1 2022, compared to €0.6 billion that was used in Q1 2021. The main cash uses during Q1 2022 were the repayment & redemption of debt for over €770 million, share buyback of €137 million and acquisition of shares in GCP in the amount of €132 million.

As a result, AT utilized its large cash balance from year-end 2021 and used €1.1 billion of net cash during Q1 2022. Including other liquid assets, AT's liquidity position amounts to €2.2 billion at the end of March 2022.



Berlin

## ASSETS

		Mar 2022	Dec 2021
	Note	in € millions	
<b>Total Assets</b>	(a)	<b>38,602.1</b>	<b>39,383.1</b>
<b>Non-current assets</b>	(a)	<b>33,826.6</b>	<b>33,854.2</b>
Investment property	(b)	28,901.7	29,115.9
Goodwill and intangible assets	(c)	1,715.6	1,717.3
Investment in equity-accounted investees	(d)	1,250.3	1,222.5
Other non-current assets	(e)	1,396.3	1,189.1

(a) Total assets amounted to €38.6 billion at the end of March 2022, 2% lower compared to €39.4 billion at year-end 2021, mainly due to debt optimization activities during the first quarter of 2022, which resulted in a lower cash balance. Non-current assets amounted to €33.8 billion at the end of March 2022, stable compared to €33.9 billion at year-end 2021.

(b) Investment property is the largest item under non-current assets and amounted to €28.9 billion at the end of March 2022, 1% lower compared to €29.1 billion at year-end 2021. Value creation in the portfolio and capex investments during Q1 2022 were offset by the disposal activity. Nevertheless, the Group has a large-scale, well-balanced and high-quality portfolio with a focus on strong asset types in top tier locations, which was strengthened with the consolidation of GCP during 2021. There were no material acquisitions during Q1 2022.

(c) Goodwill and intangible assets amounted to €1.7 billion at the end of March 2022, stable compared to €1.7 billion at year-end 2021. The goodwill amount comprises of €863 million

goodwill created as a result of the consolidation of GCP and €822 million goodwill related to the TLG takeover.

(d) Non-current assets additionally include investment in equity-accounted investees which amounted to €1.3 billion at the end of March 2022, slightly higher compared to €1.2 billion at year-end 2021. This line items represents the Group's long-term investments in joint ventures in which the Group has a significant influence but which are not consolidated. The largest investment in this item as of March 2022, which represents approx. half of the total balance, is AT's stake in Globalworth, the leading publicly listed office landlord in Poland and Romania. The holding rate in Globalworth is slightly above 30%, indirectly held through a joint venture with CPI Property Group S.A.. The remaining balance of equity-accounted investees includes mainly several positions in real estate properties and investments in real estate related funds specialized among others in PropTech, digitalization and technology in the real estate sector, as well as yielding real estate loan funds, which work in a similar profile to the Group's loans-to-own investments and may provide future access to attractive deals, and additional investments in co-working and renewable energy solutions.

(e) Other non-current assets are mainly comprised of vendor loans that are related to disposals, which make up only part of the total consideration of the disposals, long-term financial investments, and loans-to-own assets.

Loans-to-own assets are asset-backed and yielding loans where, under certain conditions, the default of the loan will enable the Group to take over the underlying asset at a material discount. Loans-to-own assets are provided to a diverse number of property

owners and are sourced through the Group's wide deal sourcing network established over the years. At the end of March 2022, the loans-to-own balance amounted to over €750 million, of which approx. half is presented in the non-current assets and the remaining half is presented under current assets. This item comprises of over 20 loans to a variety of property owners, mainly in the residential sector, with maturities primarily within the years 2022-2025 with an average LTV of 65%, bearing interest rates of 3%-10% and secured by the underlying property. Although the loans-to-own balance is a relatively small part of the Group's balance sheet, it is extending the Group's deal sourcing opportunities, which may provide attractive option for alternative acquisition opportunities in the current market environment.

Vendor loans, which are given to several buyers of assets that are sold, amounted to approx. €350 million at the end of March 2022, with the majority being paid in instalments from 2022-2024. The vendor loans are secured against the properties sold at an LTV of approx. 40% and in case of default gives AT the right to get the asset back with a significant penalty to the defaulted buyer. Due to the very low risk, the average interest rate of the vendor loans is ca. 2.5%.

The long-term financial investments amounted to approx. €300 million which are over a dozen of investments mainly in real estate funds and secured financial assets with the expectation for long-term yield and potentially co-investments in their attractive deals.

The other non-current assets also include long-term deposits in the amount of €80 million, approx. €60 million tenant deposits which are used as a security for rent payments, approx. €60 million of receivables due to revenue straight-lining ef-

fect arising from the rent-free periods granted to tenants and long-term minority position in real estate properties and other receivables.

Furthermore, non-current assets include advance payments and deposits which mainly refer to advanced payments for signed deals, deposits for deals in the due diligence phase and deposits for committed capex programs, as well as long-term derivative financial assets and deferred tax assets.

	Mar 2022	Dec 2021
	in € millions	
<b>Current assets</b>	<b>4,775.5</b>	<b>5,528.9</b>
Assets held for sale <sup>1)</sup>	1,279.6	1,029.2
Cash and liquid assets <sup>2)</sup>	2,169.3	3,244.1
Trade and other receivables	1,212.0	1,131.3

1) excluding cash in assets held for sale

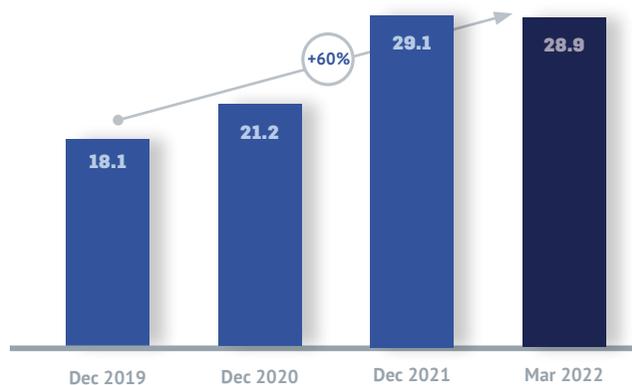
2) including cash in assets held for sale, short term deposits and financial assets at fair value through profit or loss

Current assets amounted to €4.8 billion at the end of March 2022, lower than €5.5 billion at year-end 2021, mainly due to debt repayments and the share buyback. Assets held for sale balance increased from €1.0 billion at year-end 2021 to €1.3 billion at the end of March 2022 due to reclassification of properties into held for sale, offset by the disposals of over €130 million held for sale properties in the period. This balance consists of non-core and/or mature assets that are intended to be sold within the next 12 months, of which over 70% are already signed as of the date of this report. The cash and liquid assets balance amounted to €2.2 billion at the end of March 2022, lower compared to €3.2 billion at year-end 2021. The cash inflow from operations and disposals during Q1

2022 reinforced the high cash balance from the year-end 2021 which was utilized for debt repayments and share buybacks.

Current assets also include €1.2 billion of trade and other receivables at the end of March 2022, increasing compared to €1.1 billion at year-end 2021. This item includes approx. €650 million of operating costs and operational rent receivables, pre-paid expenses and tax assets. Additionally, it includes other short-term financial assets with a maturity of less than 1 year made up of loans-to-own assets, vendor loans and short-term financial investments in an amount of approx. €400 million which is explained above as part of the non-current assets. Operating cost receivables relate to ancillary services to tenants and other charges billed to tenants. These services include utility costs (heating, water, insurance, etc.). This balance is correlated to prepayments for ancillary services received from tenants under short-term liabilities.

#### INVESTMENT PROPERTY (IN € BILLIONS)



London

## LIABILITIES

	Mar 2022	Dec 2021
	in € millions	
Short- and long-term loans and borrowings from financial institutions <sup>1)</sup>	979.5	1,166.2
Short- and long-term straight bonds, convertible bond and schuldscheins	13,877.1	14,422.0
Deferred tax liabilities (including those under held for sale)	2,799.3	2,796.5
Short- and long-term derivative financial instruments and other long-term liabilities	793.4	858.4
Other current liabilities <sup>2)</sup>	1,156.9	983.6
<b>Total Liabilities</b>	<b>19,606.2</b>	<b>20,226.7</b>

1) including loans and borrowings under held for sale

2) excluding current liability items that are included in the lines above

Total liabilities amounted to €19.6 billion at the end of March 2022, lower compared to €20.2 billion at year-end 2021, mainly due to debt repayments. Total debt from bank loans, bonds and schuldscheins amounted to €14.9 billion at the end of March 2022, lower compared to €15.6 billion at year-end 2021 mainly due to €0.8 billion of debt repayments during Q1 2022. These debt optimization activities included repayment of bank loans, bonds and schuldscheins and the redemption of GCP's convertible bond. The repaid and redeemed debt had a cost of debt of 1.2% and maturity of less than 2 years. Therefore, the debt profile was optimized particularly through repayment &

redemption of shorter-term debt. AT has a long average debt maturity of 5.7 years and its liquidity plus the proceeds from signed disposals cover maturities for the next 3 years, which is a testament to its disciplined liability management approach and reduces its dependency on short-term liquidity which can protect the company in the short-term from capital market volatility and increasing yields. In addition, the company has further sources of potential liquidity from a significant amount of unencumbered investment properties in the amount of €23.9 billion at the end of March 2022, as well as approx. €1 billion of unused revolving credit facilities as of the date of this report.

Deferred tax liabilities amounted to €2.8 billion at the end of March 2022, remained stable compared to €2.8 billion at year-end 2021. Deferred tax liabilities make up 14% of total liabilities and are non-cash items that are predominantly tied to revaluation gains, calculated conservatively by assuming the theoretical future property disposals in the form of asset deals and as such the full corporate tax rate is applied in the relevant jurisdictions.

Short- and long-term derivative financial instruments and other long-term liabilities resulted in a lower amount compared to year-end 2021. The derivative financial instruments include a contingent liability created as a part of the takeover of TLG.

Other current liabilities amounted to €1.2 billion at the end of March 2022, higher compared to €984 million at year-end 2021 mainly due to classification of liabilities into held for sale. Nevertheless, current assets cover current liabilities comfortably by several times which is a testament to AT's disciplined working capital management.

## DEBT METRICS

LOAN-TO-VALUE (LTV)	Mar 2022	Dec 2021
	in € millions	
Investment property <sup>1)</sup>	29,026.1	29,206.3
Investment property of assets held for sale	1,259.4	1,009.3
Investment in equity-accounted investees	1,250.3	1,222.5
<b>Total value (a)</b>	<b>31,535.8</b>	<b>31,438.1</b>
Total financial debt <sup>2)</sup>	14,856.6	15,588.2
Less: Cash and liquid assets <sup>2)</sup>	(2,169.3)	(3,244.1)
<b>Net financial debt (b)</b>	<b>12,687.3</b>	<b>12,344.1</b>
<b>LTV (b/a)</b>	<b>40%</b>	<b>39%</b>

UNENCUMBERED ASSETS	Mar 2022	Dec 2021
	in € millions	
Rent generated by unencumbered assets <sup>3)</sup>	1,000.1	998.0
Rent generated by the total Group <sup>3)</sup>	1,178.8	1,197.4
<b>Unencumbered assets ratio</b>	<b>85%</b>	<b>83%</b>

INTEREST COVER RATIO (ICR)	Three months ended March 31,	
	2022	2021 <sup>4)</sup>
	in € millions	
Finance expenses	47.3	42.4
Adjusted EBITDA <sup>5)</sup>	249.9	194.3
<b>ICR</b>	<b>5.3x</b>	<b>4.6x</b>

1) including advance payments and deposits and inventory - trading property, excluding right-of-use assets

2) including balances under held for sale

3) annualized net rent including the contribution from joint venture positions and excluding the net rent from assets held for sale

4) reclassified during Q4 2021 to exclude the JV contribution

5) including the contributions from assets held for sale, excluding extraordinary expenses for uncollected rent due to the Covid pandemic

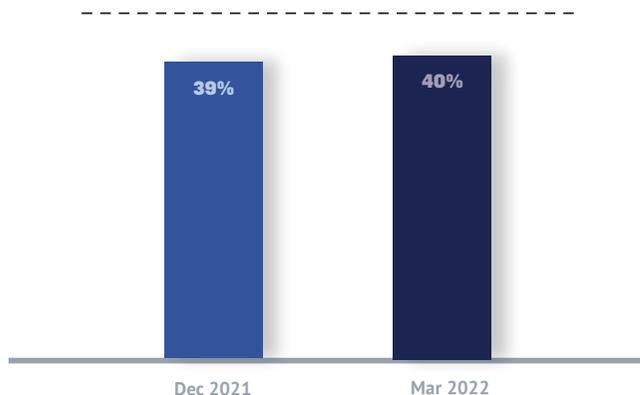


AT's disciplined debt management approach, strong credit profile and high financial strength are reflected in its solid debt metrics. The LTV amounted to 40% at the end of March 2022, slightly higher than 39% at year-end 2021 mainly due to the share buy-back of €137 million executed in the period, the acquisition of shares in GCP in the amount of €132 million and granting partially disposal proceeds as vendor loans which will be collected in the next periods. The vendor loans amount to ca. €350 million, are secured against the properties sold and in case of default give AT the right to get the asset back with a significant penalty to the defaulted buyer. The vendor loans are expected to be repaid in stages in the upcoming periods and reduce the leverage.

The LTV remains well-below the internal limit of 45% set by the Board of Directors. An unencumbered investment property ratio of 85% (by rent) with a total value of €23.9 billion as well as a high ICR of 5.3x are consistently maintained at comfortable levels, highlighting the Group's financial strength and flexibility.

### CONSISTENTLY LOW LEVERAGE (LTV)

Board of Directors' limit of 45%



### EQUITY

	Mar 2022	Dec 2021
in € millions		
<b>Total equity</b>	<b>18,995.9</b>	<b>19,156.4</b>
of which equity attributable to the owners of the Company	10,486.2	10,533.6
of which equity attributable to perpetual notes investors	4,736.4	4,747.7
of which non-controlling interests	3,773.3	3,875.1
<b>Equity ratio</b>	<b>49%</b>	<b>49%</b>

Total equity amounted to €19.0 billion at the end of March 2022, 1% lower compared to €19.2 billion at year-end 2021 due to the accretive share buyback program, offsetting the total comprehensive profits generated during Q1 2022. Shareholders' equity amounted to €10.5 billion at the end of March 2022, stable compared to €10.5 billion at year-end 2021.

The non-controlling interests amounted to €3.8 billion at the end of March 2022, lower compared to €3.9 billion at year-end 2021, mainly due to increased stake in GCP since the year-end 2021 as this balance primarily reflects the minority stake in GCP.

The perpetual notes balance remained stable at €4.7 billion as at the end of March 2022. 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. Following IFRS accounting treatment, mandatory convertible notes are classified as equity attributable to the owners of the Company.



## EPRA NAV KPI'S

The European Public Real Estate Association (EPRA) provides three key Net Asset Value (NAV) metrics designed to provide stakeholders with the most relevant information on the fair value of the Group's assets and liabilities. With the evolving nature of their business models, real estate companies progressed into actively managed entities, engaging in non-property operating activities, actively recycling capital and accessing capital markets for balance sheet financing. In line with these developments, EPRA has provided the market with the following three NAV KPI's: EPRA Net Rein-statement Value (EPRA NRV), EPRA Net Tangible Assets (EPRA NTA) and EPRA Net Disposal Value (EPRA NDV).

**The EPRA NRV's** purpose is to reflect the value of net assets required to re-build a company on a long-term basis assuming entities do not sell assets. Therefore, balance sheet items that are not expected to crystallize in normal circumstances such as the fair value movements of financial derivatives and deferred tax liabilities are added back to the equity. Additionally, gross purchasers' costs are added back since this metric is aiming to reflect what would be needed to recreate a company through the investment markets based on its capital financing structure.

**The EPRA NTA** aims to reflect the tangible value of a company's net assets assuming entities buy and sell assets, crystallizing certain levels of unavoidable deferred tax liabilities. Therefore, EPRA NTA excludes intangible assets and goodwill, and adds back the portion of deferred tax liabilities that is not expected to crystallize as a result of long-term hold strategy.

**The EPRA NDV** provides the shareholders with the value under the scenario that a company's assets are sold or its liabilities are not held until maturity. For this purpose, it assumes that deferred taxes, financial instruments and other adjustments are calculated to the full extent of their liability, net of any resulting tax.

	Mar 2022			Dec 2021		
	in € millions			in € millions		
	EPRA NRV	EPRA NTA	EPRA NDV	EPRA NAV	EPRA NTA	EPRA NDV
<b>Equity attributable to the owners of the Company</b>	<b>10,486.2</b>	<b>10,486.2</b>	<b>10,486.2</b>	<b>10,533.6</b>	<b>10,533.6</b>	<b>10,533.6</b>
Deferred tax liabilities <sup>1)</sup>	2,320.0	1,908.2	-	2,274.3	1,870.1	-
Fair value measurement of derivative financial instruments <sup>2)</sup>	53.4	53.4	-	113.8	113.8	-
Goodwill in relation to TLG <sup>3)</sup>	(822.0)	(822.0)	(822.0)	(822.0)	(822.0)	(822.0)
Goodwill in relation to GCP <sup>4)</sup>	(862.9)	(862.9)	(862.9)	(862.9)	(862.9)	(862.9)
Intangibles as per the IFRS balance sheet <sup>5)</sup>	-	(24.2)	-	-	(24.7)	-
Net fair value of debt	-	-	268.8	-	-	(386.2)
Real estate transfer tax <sup>6)</sup>	1,849.9	625.4	-	1,820.7	756.1	-
<b>NAV</b>	<b>13,024.6</b>	<b>11,364.1</b>	<b>9,070.1</b>	<b>13,057.5</b>	<b>11,564.0</b>	<b>8,462.5</b>
Number of shares (in millions) <sup>7)</sup>	1,107.4			1,132.7		
<b>NAV per share (in €)</b>	<b>11.8</b>	<b>10.3</b>	<b>8.2</b>	<b>11.5</b>	<b>10.2</b>	<b>7.5</b>

1) excluding significant minority share in deferred tax liabilities (DTL), as well as deferred tax assets on certain financial instruments in line with EPRA recommendations. EPRA NRV additionally includes DTL of assets held for sale

2) excluding significant minority share in derivatives

3) deducting the goodwill resulting from the business combination with TLG

4) deducting the goodwill resulting from the consolidation of GCP

5) excluding significant minority share in intangibles

6) including the gross purchasers' costs of assets held for sale and relative share in GCP's relevant RETT. EPRA NTA includes only the gross purchasers' costs of properties where RETT optimization at disposal can be achieved

7) excluding shares in treasury and including the conversion impact of mandatory convertible notes, base for share KPI calculations



The EPRA NRV amounted to €13.0 billion at the end of March 2022, stable compared to €13.1 billion at year-end 2021. Reduction of minorities in GCP contributed positively to the EPRA KPI's, offset by the impact of share buyback. As the shares were bought back at prices significantly below NAV, the EPRA NRV per share increased by 3% from €11.5 at year-end 2021 to €11.8 at the end of March 2022.

The EPRA NTA amounted to €11.4 billion at the end of March 2022, lower compared to €11.6 billion at year-end 2021. On the other hand, the EPRA NTA per share increased by 1% from €10.2 at year-end 2021 to €10.3 at the end of March 2022 due to share buy-back program.

The EPRA NDV amounted to €9.1 billion at the end of March 2022, 7% higher compared to €8.5 billion at year-end 2021. Due to increasing capital markets volatility, the net fair value of debt is lower than the book value of debt at the end of March 2022 and the difference, net of tax impact, is added back to the equity, resulting in an increase of EPRA NDV. The EPRA NDV per share increased by 9% from €7.5 at year-end 2021 to €8.2 at the end of March 2022, growing at a higher rate than the absolute amount due to share buybacks.

## EPRA NAV PER SHARE KPI'S (IN €)



# ALTERNATIVE PERFORMANCE MEASURES (APM)

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.

## ADJUSTED EBITDA

The adjusted EBITDA is a performance measure used to evaluate the operational results of the Group 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 *Share of profit from investment in equity-accounted investees*, as well as *Contributions of assets held for sale*. Aroundtown adds to its adjusted EBITDA a non-recurring and/or non-cash item called *Other adjustments incl. one-off expenses related to TLG merger*, other adjustment being the expenses for employees' share incentive plans. In order to reflect only the recurring operational profits, Aroundtown deducts the *Share of profit from investment in equity-accounted investees* as this item also includes non-operational profits generated by Aroundtown's equity accounted investees. Instead, Aroundtown includes in its adjusted EBITDA its share in the adjusted EBITDA generated by investments where Aroundtown has significant influence in accordance with its economic holding rate over the period. This line item is labelled as *Contribution of joint ventures' adjusted EBITDA* which was renamed during 2021. Prior to the third quarter of 2021, this line item was mostly attributed to Aroundtown's share in GCP's adjusted EBITDA, however, starting from July 1, 2021, GCP is consolidated in Aroundtown's financial accounts.

Aroundtown created extraordinary expenses for uncollected rent due to Covid pandemic in response to the impact of Coronavirus on the hotel industry. Adjusted EBITDA excludes (adds back) these expenses which are called *Extraordinary expenses for uncollected rent*.

### Adjusted EBITDA calculation

Operating Profit	
(+) Total depreciation and amortization	
<b>(=) EBITDA</b>	
(-) Property revaluations and capital gains	
(-) Share of profit from investment in equity-accounted investees	
(+) Other adjustments incl. one-off expenses related to TLG merger <sup>1)</sup>	
(-) Contribution of assets held for sale	
(+) Add back: Extraordinary expenses for uncollected rent <sup>2)</sup>	
<b>(=) Adjusted EBITDA before JV contribution <sup>3)</sup></b>	
(+) Contribution of joint ventures' adjusted EBITDA <sup>4)</sup>	
<b>(=) Adjusted EBITDA</b>	

- 1) the other adjustment is expenses related to employees' share incentive plans
- 2) extraordinary expenses for uncollected rent due to the Covid pandemic
- 3) previously defined as Adjusted EBITDA commercial portfolio, recurring long-term
- 4) the adjustment is to reflect AT's share in the adjusted EBITDA of companies in which AT has significant influence and that are not consolidated. GCP contributed to this line item until June 30, 2021. Starting from July 1, 2021, GCP is consolidated

## FUNDS FROM OPERATIONS I (FFO I)

Funds from Operations I (FFO I) is an industry standard performance indicator for evaluating operational recurring profits of a real estate firm. Aroundtown calculates *FFO I* by deducting from the *Adjusted EBITDA before JV contribution*, the *Finance expenses*, *Current tax expenses*, *Contribution to minorities* and adds back *Adjustments related to assets held for sale*. *Adjustments related to assets held for sale* refers to finance expenses and current tax expenses related to assets held for sale. *Contribution to minorities* additionally include the minority share in GCP's FFO I (starting from July 1, 2021) and the minority share in TLG's FFO I excluding the contribution from assets held for sale. Aroundtown additionally deducts the *Perpetual notes attribution* to reach at *FFO I before JV contribution*. Prior to 2021, this figure did not deduct the perpetual notes attribution.

Due to the deduction of the *Share of profit from investment in equity-accounted investees* in the adjusted EBITDA calculation which includes the operational profits from those investments, Aroundtown adds back its relative share in the FFO I of joint venture positions in accordance with the holding rate over the period to reflect the recurring operational profits generated by those investments. This item is labelled as *Contribution of joint ventures' FFO I* which was renamed during 2021. Prior to the third quarter of 2021, this item was mostly attributed to Aroundtown's share in GCP's FFO I, however, starting from July

1, 2021, GCP is consolidated in Aroundtown's financial accounts. By adding this item, Aroundtown reaches to *FFO I before extraordinary Covid adjustment*.

Aroundtown created *Extraordinary expenses for uncollected rent* due to the Covid pandemic in response to the impact of Coronavirus on the hotel industry. Therefore, Aroundtown's *FFO I* includes these expenses.

*FFO I per share before extraordinary Covid adjustment* is calculated by dividing the *FFO I before extraordinary Covid adjustment* by the *Weighted average basic shares* which excludes the shares held in treasury and includes the conversion impact of mandatory convertible notes. *FFO I per share* is calculated by dividing the *FFO I* by the *Weighted average basic shares* which excludes the shares held in treasury and includes the conversion impact of mandatory convertible notes.

#### Funds From Operations I (FFO I) Calculation

Adjusted EBITDA before JV contribution

(-) Finance expenses

(-) Current tax expenses

(-) Contribution to minorities <sup>1)</sup>

(+) Adjustments related to assets held for sale

(-) Perpetual notes attribution

(=) **FFO I before JV contribution** <sup>2)</sup>

(+) Contribution of joint ventures' FFO I <sup>3)</sup>

(=) **FFO I before extraordinary Covid adjustment**

(-) Extraordinary expenses for uncollected rent <sup>4)</sup>

(=) **FFO I**

1) including the minority share in TLG's and GCP's FFO

2) previously did not include perpetual notes attribution and defined as FFO I commercial portfolio, recurring long-term

3) the adjustment is to reflect AT's share in the FFO I of companies in which AT has significant influence and that are not consolidated. GCP contributed to this line item until June 30, 2021. Starting from July 1, 2021 GCP is consolidated

4) extraordinary expenses for uncollected rent due to the Covid pandemic

#### FFO I Per Share Before Extraordinary Covid Adjustment and FFO I Per Share Calculation

(a) **FFO I before extraordinary Covid adjustment**

(b) Weighted average basic shares <sup>1)</sup>

(=) **(a/b) FFO I per share before extraordinary Covid adjustment**

(c) **FFO I**

(d) Weighted average basic shares <sup>1)</sup>

(=) **(c/d) FFO I per share**

1) weighted average number of shares excludes shares held in treasury and includes the conversion impact of mandatory convertible notes; base for share KPI calculations

#### 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 the *FFO II*, the *Results from disposal of properties* are added to the *FFO I*. The results from disposals reflect the profit driven from the excess amount of the sale price, net of transactions costs, to cost price plus capex of the disposed properties.

#### FFO II Calculation

**FFO I**

(+) Result from the disposal of properties <sup>1)</sup>

(=) **FFO II**

1) the excess amount of the sale price, net of transaction costs and total costs (cost price and capex of the disposed properties)

#### 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 can cover financial debt and the headroom against a potential market downturn. With regards to Aroundtown's internal LTV limit due to its conservative financial policy, the LTV shows as well the extent to which Aroundtown can comfortably raise further debt to finance additional growth. *Total value* is calculated by adding together the *Investment property* which includes *Advance payments and deposit* and *Inventories – trading property* but excludes the right-of-use assets, *Investment property of assets held for sale* 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 *Short- and long-term loans and borrowings from financial institutions* and *Short- and long-term straight bonds, convertible bond and schuldscheins*. *Cash and liquid assets* are the sum of *Cash and cash equivalents*, *Short-term deposits* and *Financial assets at fair value through profit or loss*, as well as cash balances of assets held for sale. Aroundtown calculates the LTV ratio through dividing the *Net financial debt* by the *Total value*.

#### LTV Calculation

(+) Investment property <sup>1)</sup>

(+) Investment property of assets held for sale

(+) Investment in equity-accounted investees

(=) **(a) Total value**

(+) Total financial debt <sup>2) 3)</sup>

(-) Cash and liquid assets <sup>3)</sup>

(=) **(b) Net financial debt**

(=) **(b/a) LTV**

1) including advance payments and deposits and inventories – trading property, excluding the right-of-use assets

2) total bank loans, straight bonds, schuldscheins and convertible bond and excluding lease liabilities

3) including balances under held for sale

## EQUITY RATIO

*Equity Ratio* is the ratio of *Total Equity* divided by *Total Assets*, each as indicated in the consolidated financial statements. Aroundtown believes that Equity Ratio is useful for investors primarily to indicate the long-term solvency position of Aroundtown.

### Equity Ratio Calculation

(a) Total Equity

(b) Total Assets

(=) (a/b) **Equity Ratio**

## UNENCUMBERED ASSETS RATIO

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

### Unencumbered Assets Ratio Calculation

(a) Rent generated by unencumbered assets <sup>1)</sup>

(b) Rent generated by the total Group <sup>1)</sup>

(=) (a/b) **Unencumbered Assets Ratio**

1) annualized net rent including the contribution from joint venture positions 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 Aroundtown's operational results are able to cover its debt servicing. *ICR* is calculated by dividing the *Adjusted EBITDA* including the contributions from assets held for sale by the *Finance expenses*. *ICR* previously included the contribution from joint venture positions in both the finance expenses and adjusted EBITDA but it was reclassified during 2021 to exclude these contributions.

### ICR Calculation

(a) Finance Expenses

(b) Adjusted EBITDA <sup>1)</sup>

(=) (b/a) **ICR**

1) including the contributions from assets held for sale, excluding extraordinary expenses for uncollected rent due to the Covid pandemic

## EPRA NET REINSTATEMENT VALUE (EPRA NRV)

The EPRA NRV is defined by the European Public Real Estate Association (EPRA) as a measure to highlight the value of a company's net assets on a long-term basis, assuming entities never sell assets. This KPI aims to represent the value required to rebuild the company. Aroundtown's *EPRA NRV* calculation begins by adding to the *Equity attributable to the owners of the Company* the *Deferred tax liabilities* which includes balances in assets held for sale and excludes significant minority share in deferred tax liabilities, as well as excluding deferred tax assets on certain financial instruments in line with EPRA recommendations. Aroundtown also adds/deducts *Fair value measurement of derivative financial instruments* which includes the derivative financial instruments related to interest hedging and excludes significant minority share in derivative financial instruments. 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. Aroundtown then deducts the *Goodwill in relation to TLG*, *Goodwill in relation to GCP* and adds *Real estate transfer tax* which is the gross purchasers' costs in line with EPRA's standards which includes Aroundtown's share in TLG's and GCP's relevant real estate transfer taxes (RETT). Following the consolidation of GCP, the goodwill recognized in relation to GCP became relevant for EPRA NRV calculations. *EPRA NRV per share* is calculated by dividing the *EPRA NRV* by the *Number of shares* which excludes the treasury shares and includes the conversion impact of mandatory convertible notes.

#### EPRA NRV and EPRA NRV Per Share Calculation

Equity attributable to the owners of the Company

(+) Deferred tax liabilities <sup>1)</sup>

(+/-) Fair value measurement of derivative financial instruments <sup>2)</sup>

(-) Goodwill in relation to TLG <sup>3)</sup>

(-) Goodwill in relation to GCP <sup>4)</sup>

(+) Real estate transfer tax <sup>5)</sup>

**(=) (a) EPRA NRV**

(b) Number of shares <sup>6)</sup>

**(=) (a/b) EPRA NRV per share**

- 1) excluding significant minority share in deferred tax liabilities (DTL), as well as deferred tax assets on certain financial instruments in line with EPRA recommendations, including DTL of assets held for sale
- 2) excluding significant minority share in derivatives
- 3) deducting the goodwill resulting from the business combination with TLG
- 4) deducting the goodwill resulting from the consolidation of GCP
- 5) including the gross purchasers' costs of assets held for sale and relative share in TLG's and GCP's relevant RETT
- 6) excluding shares in treasury and including the conversion impact of mandatory convertible notes, base for share KPI calculations

#### EPRA NET TANGIBLE ASSETS (EPRA NTA)

The EPRA NTA is defined by the European Public Real Estate Association (EPRA) as a measure to highlight the value of a company's net tangible assets assuming entities buy and sell assets, thereby crystallizing certain levels of unavoidable deferred taxes. Aroundtown's EPRA NTA calculation begins by adding to the *Equity attributable to the owners of the Company* the *Deferred tax liabilities* which excludes the deferred tax liabilities of properties held for sale, retail portfolio, development rights & invest portfolio, GCP's portfolio cities classified as "Others" and significant minority share in deferred tax liabilities, as well as excluding deferred tax assets on certain financial instruments in line with EPRA recommendations. Aroundtown also adds/deducts *Fair value measurement*

*of derivative financial instruments* which includes the derivative financial instruments related to interest hedging and excludes significant minority share in derivative financial instruments. Furthermore, Aroundtown deducts the *Goodwill in relation to TLG*, *Goodwill in relation to GCP* and *Intangibles as per the IFRS balance sheet* which excludes significant minority share in intangibles. Moreover, Aroundtown adds gross purchasers' cost of properties which enable RETT optimization at disposals based on track record. This figure includes Aroundtown's share in GCP's relevant RETT. The *EPRA NTA per share* is calculated by dividing the *EPRA NTA* by the *Number of shares* which excludes the treasury shares and includes the conversion impact of mandatory convertible notes.

#### EPRA NTA and EPRA NTA Per Share Calculation

Equity attributable to the owners of the Company

(+) Deferred tax liabilities <sup>1)</sup>

(+/-) Fair value measurement of derivative financial instruments <sup>2)</sup>

(-) Goodwill in relation to TLG <sup>3)</sup>

(-) Goodwill in relation to GCP <sup>4)</sup>

(-) Intangibles as per the IFRS balance sheet <sup>5)</sup>

(+) Real estate transfer tax <sup>6)</sup>

**(=) (a) EPRA NTA**

(b) Number of shares <sup>7)</sup>

**(=) (a/b) EPRA NTA per share**

- 1) excluding significant minority share in deferred tax liabilities (DTL), as well as deferred tax assets on certain financial instruments in line with EPRA recommendations
- 2) excluding significant minority share in derivatives
- 3) deducting the goodwill resulting from the business combination with TLG
- 4) deducting the goodwill resulting from the consolidation of GCP
- 5) excluding significant minority share in intangibles
- 6) including only the gross purchasers' costs of properties where RETT optimization at disposal can be achieved. Additionally including relative share in GCP's relevant RETT
- 7) excluding shares in treasury and including the conversion impact of mandatory convertible notes, base for share KPI calculations

#### EPRA NET DISPOSAL VALUE (EPRA NDV)

The EPRA NDV is defined by the European Public Real Estate Association (EPRA) as a measure that represents the shareholders' value under a disposal scenario, where deferred taxes, financial instruments and certain other adjustments are calculated to the full extent of their liability, net of any resulting tax. Aroundtown calculates its *EPRA NDV* by deducting from the *Equity attributable to the owners of the Company*, the *Goodwill in relation to TLG* and *Goodwill in relation to GCP* and deducting/adding the *Net fair value of debt* which is the difference between the market value of debt and the book value of debt, adjusted for taxes. The *EPRA NDV per share* is calculated by dividing the *EPRA NDV* by the *Number of shares* which excludes the treasury shares and includes the conversion impact of mandatory convertible notes.

#### EPRA NDV and EPRA NDV Per Share Calculation

Equity attributable to the owners of the Company

(-) Goodwill in relation to TLG <sup>1)</sup>

(-) Goodwill in relation to GCP <sup>2)</sup>

(+/-) Net fair value of debt

**(=) (a) EPRA NDV**

(b) Number of shares <sup>3)</sup>

**(=) (a/b) EPRA NDV per share**

- 1) deducting the goodwill resulting from the business combination with TLG
- 2) deducting the goodwill resulting from the consolidation of GCP
- 3) excluding shares in treasury and including the conversion impact of mandatory convertible notes, base for share KPI calculations





## RESPONSIBILITY STATEMENT

To the best of our knowledge, the interim consolidated financial statements of Aroundtown SA, prepared in accordance with the applicable reporting principles for financial statements, give a true and fair view of the assets, liabilities, financial position and profit or 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 associated 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 25, 2022

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**Frank Roseen**  
Executive Director

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**Jelena Afxentiou**  
Executive Director

# INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS

	Note	Three months ended March 31,	
		2022	2021
		Unaudited	
		in € millions	
Revenue	7	393.7	274.9
Property revaluations and capital gains		80.7	56.8
Share of profit from investment in equity-accounted investees		18.6	27.9
Property operating expenses		(166.7)	(108.5)
Administrative and other expenses		(14.4)	(13.1)
<b>Operating profit</b>		<b>311.9</b>	<b>238.0</b>
Finance expenses		(47.3)	(42.4)
Other financial results		(98.5)	(26.5)
<b>Profit before tax</b>		<b>166.1</b>	<b>169.1</b>
Current tax expenses		(29.7)	(20.8)
Deferred tax expenses		(11.9)	(2.0)
<b>Profit for the period</b>		<b>124.5</b>	<b>146.3</b>
<b>Profit attributable to:</b>			
Owners of the Company		64.0	109.3
Perpetual notes investors		29.1	23.0
Non-controlling interests		31.4	14.0
<b>Profit for the period</b>		<b>124.5</b>	<b>146.3</b>
<b>Net earnings per share attributable to the owners of the Company (in €)</b>			
Basic earnings per share		0.06	0.09
Diluted earnings per share		0.06	0.09

# INTERIM CONSOLIDATED STATEMENT OF OTHER COMPREHENSIVE INCOME

	Three months ended March 31,	
	2022	2021
	Unaudited	
	in € millions	
<b>Profit for the period</b>	<b>124.5</b>	<b>146.3</b>
<b>Other comprehensive income (loss):</b>		
<i>Items that are or may be reclassified subsequently to profit or loss, net of tax:</i>		
Foreign currency translation, net of investment hedges of foreign operations	(9.3)	25.5
Cash flow hedges and cost of hedging	26.2	10.5
Equity-accounted investees – share of other comprehensive income	-	8.8
<b>Total comprehensive income for the period</b>	<b>141.4</b>	<b>191.1</b>
<b>Total comprehensive income attributable to:</b>		
Owners of the Company	74.9	154.1
Perpetual notes investors	29.1	23.0
Non-controlling interests	37.4	14.0
<b>Total comprehensive income for the period</b>	<b>141.4</b>	<b>191.1</b>

# INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	As at March 31, 2022	As at December 31, 2021
		Unaudited	Audited
		in € millions	
<b>ASSETS</b>			
Property and equipment		134.7	132.0
Goodwill and intangible assets		1,715.6	1,717.3
Investment property	8	28,901.7	29,115.9
Advance payments and deposits		181.8	155.8
Investment in equity-accounted investees		1,250.3	1,222.5
Derivative financial assets		167.9	236.1
Other non-current assets		1,396.3	1,189.1
Deferred tax assets		78.3	85.5
<b>Non-current assets</b>		<b>33,826.6</b>	<b>33,854.2</b>
Cash and cash equivalents		1,761.4	2,873.0
Short-term deposits		52.2	27.5
Financial assets at fair value through profit or loss		350.8	339.8
Inventories – trading property		96.5	88.0
Trade and other receivables		1,212.0	1,131.3
Derivative financial assets		18.1	36.3
Assets held for sale	8	1,284.5	1,033.0
<b>Current assets</b>		<b>4,775.5</b>	<b>5,528.9</b>
<b>Total assets</b>		<b>38,602.1</b>	<b>39,383.1</b>

	Note	As at March 31, 2022	As at December 31, 2021
		Unaudited	Audited
in € millions			
<b>EQUITY</b>			
Share capital		15.4	15.4
Treasury shares	9.1	(3,072.9)	(2,937.3)
Retained earnings and other reserves		13,543.7	13,455.5
<b>Equity attributable to the owners of the Company</b>		<b>10,486.2</b>	<b>10,533.6</b>
Equity attributable to perpetual notes investors		4,736.4	4,747.7
<b>Equity attributable to the owners of the Company and perpetual notes investors</b>		<b>15,222.6</b>	<b>15,281.3</b>
Non-controlling interests	9.2	3,773.3	3,875.1
<b>Total equity</b>		<b>18,995.9</b>	<b>19,156.4</b>
<b>LIABILITIES</b>			
Loans and borrowings	10.3	922.7	1,091.8
Straight bonds and schuldscheins	10.1	13,655.4	13,934.6
Derivative financial liabilities		332.0	394.7
Other non-current liabilities		432.0	433.0
Deferred tax liabilities		2,763.8	2,766.0
<b>Non-current liabilities</b>		<b>18,105.9</b>	<b>18,620.1</b>
Current portion of long-term loans and loan redemptions		51.8	56.2
Straight and convertible bonds	10.1	221.7	487.4
Trade and other payables		637.3	620.9
Tax payable		126.8	112.6
Provisions for other liabilities and accrued expenses		189.2	235.3
Derivative financial liabilities		29.4	30.7
Liabilities held for sale	8	244.1	63.5
<b>Current liabilities</b>		<b>1,500.3</b>	<b>1,606.6</b>
<b>Total liabilities</b>		<b>19,606.2</b>	<b>20,226.7</b>
<b>Total equity and liabilities</b>		<b>38,602.1</b>	<b>39,383.1</b>

The Board of Directors of Aroundtown SA authorized these interim consolidated financial statements for issuance on May 25, 2022



Frank Roseen  
Executive Director



Jelena Afxentiou  
Executive Director

# INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2022 (UNAUDITED)

Attributable to the owners of the Company

	Share capital	Share premium and capital reserves	Cash flow hedge and cost of hedge reserves	Treasury shares	Retained earnings	Equity attributable to the owners of the Company	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									
<b>Balance as at January 1, 2022</b>	15.4	5,529.8	24.2	(2,937.3)	7,901.5	10,533.6	4,747.7	15,281.3	3,875.1	19,156.4
Profit for the period	-	-	-	-	64.0	64.0	29.1	93.1	31.4	124.5
Other comprehensive income (loss) for the period, net of tax	-	(12.3)	23.2	-	-	10.9	-	10.9	6.0	16.9
<b>Total comprehensive income for the period</b>	-	(12.3)	23.2	-	64.0	74.9	29.1	104.0	37.4	141.4
<b>Transactions with owners of the Company</b>										
<b>Contributions and distributions</b>										
Share buy-back program	-	-	-	(136.5)	-	(136.5)	-	(136.5)	-	(136.5)
Equity settled share-based payment	-	(0.6)	-	0.9	-	0.3	-	0.3	-	0.3
<b>Total contributions and distributions</b>	-	(0.6)	-	(135.6)	-	(136.2)	-	(136.2)	-	(136.2)
<b>Changes in ownership interests</b>										
Transactions with non-controlling interests (NCI) and dividends to NCI	-	-	-	-	13.9	13.9	-	13.9	(139.2)	(125.3)
<b>Total changes in ownership interests</b>	-	-	-	-	13.9	13.9	-	13.9	(139.2)	(125.3)
<b>Transactions with perpetual notes investors</b>										
Payment to perpetual notes investors	-	-	-	-	-	-	(40.4)	(40.4)	-	(40.4)
<b>Total transactions with perpetual notes investors</b>	-	-	-	-	-	-	(40.4)	(40.4)	-	(40.4)
<b>Balance as at March 31, 2022</b>	15.4	5,516.9	47.4	(3,072.9)	7,979.4	10,486.2	4,736.4	15,222.6	3,773.3	18,995.9

# INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

## FOR THE THREE-MONTH PERIOD ENDED MARCH 31, 2021 (UNAUDITED)

Attributable to the owners of the Company

	Share capital	Share premium and capital reserves	Cash flow hedge and cost of hedge reserves	Treasury shares	Retained earnings	Equity attributable to the owners of the Company	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										
<b>Balance as at January 1, 2021</b>	15.4	5,752.4	(37.2)	(2,621.6)	7,315.8	10,424.8	3,132.9	13,557.7	2,025.3	15,583.0
Profit for the period	-	-	-	-	109.3	109.3	23.0	132.3	14.0	146.3
Other comprehensive income for the period, net of tax	-	34.3	10.5	-	-	44.8	-	44.8	-	44.8
<b>Total comprehensive income for the period</b>	-	34.3	10.5	-	109.3	154.1	23.0	177.1	14.0	191.1
<b>Transactions with owners of the Company</b>										
<b>Contributions and distributions</b>										
Share buy-back program	-	-	-	(7.4)	-	(7.4)	-	(7.4)	-	(7.4)
Equity settled share-based payment	-	(2.4)	-	0.1	-	(2.3)	-	(2.3)	-	(2.3)
Dividend distribution	-	2.1	-	56.3	-	58.4	-	58.4	-	58.4
<b>Total contributions and distributions</b>	-	(0.3)	-	49.0	-	48.7	-	48.7	-	48.7
<b>Changes in ownership interests</b>										
Share buy-back in a subsidiary	-	-	-	-	(1.0)	(1.0)	-	(1.0)	(154.3)	(155.3)
Transactions with non-controlling interests	-	-	-	-	(14.7)	(14.7)	-	(14.7)	(3.5)	(18.2)
<b>Total changes in ownership interests</b>	-	-	-	-	(15.7)	(15.7)	-	(15.7)	(157.8)	(173.5)
<b>Transactions with perpetual notes investors</b>										
Issuance of perpetual notes, net of perpetual notes buy-back	-	(23.8)	-	-	-	(23.8)	366.1	342.3	-	342.3
Payment to perpetual notes investors	-	-	-	-	-	-	(45.4)	(45.4)	-	(45.4)
<b>Total transactions with perpetual notes investors</b>	-	(23.8)	-	-	-	(23.8)	320.7	296.9	-	296.9
<b>Balance as at March 31, 2021</b>	15.4	5,762.6	(26.7)	(2,572.6)	7,409.4	10,588.1	3,476.6	14,064.7	1,881.5	15,946.2

# INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	Three months ended March 31,	
	2022	2021
	Unaudited	
	in € millions	
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Profit for the period	124.5	146.3
<b>Adjustments for the profit:</b>		
Depreciation and amortization	5.1	1.5
Property revaluations and capital gains	(80.7)	(56.8)
Share of profit from investment in equity-accounted investees	(18.6)	(27.9)
Finance expenses and other financial results	145.8	68.9
Current and deferred tax expenses	41.6	22.8
Share-based payment	1.1	1.5
Change in working capital	(16.5)	(17.2)
Dividend received	5.0	7.3
Tax paid	(22.6)	(19.7)
<b>Net cash from operating activities</b>	<b>184.7</b>	<b>126.7</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Proceeds from (payments for) disposals (acquisitions) of property, equipment and intangible assets, net	(4.5)	(*) 35.6
Proceeds from disposals of investment property and proceeds from investees	251.0	(*) 361.7
Acquisitions of investment property and investees, investment in capex and advances paid	(163.0)	(112.9)
Investments in traded securities and other financial assets, net	(147.7)	(65.5)
<b>Net cash (used in) from investing activities</b>	<b>(64.2)</b>	<b>218.9</b>

(\*) reclassified

	Note	Three months ended March 31,	
		2022	2021
		Unaudited	
		in € millions	
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Share buy-back program	9.1	(136.5)	(7.4)
Share buy-back in subsidiaries		-	(155.3)
Payments to mandatory convertible notes investors		(5.6)	(5.2)
Proceeds (payments) from (to) perpetual notes investors, net of buy-back		(40.4)	296.9
Buy-back and redemption of bonds	10.2	(594.0)	(129.7)
Proceeds (repayments) from (of) loans from financial institutions and others, net		(189.1)	(374.6)
Amortizations of loans from financial institutions and others		(3.3)	(4.4)
Transactions with non-controlling interests	9.2	(183.2)	(12.6)
Dividend paid to non-controlling interests	9.2	(10.6)	-
Dividend paid to the owners of the Company		-	(102.4)
Interest and other financial expenses paid, net		(70.6)	(60.5)
<b>Net cash used in financing activities</b>		<b>(1,233.3)</b>	<b>(555.2)</b>
<b>Net changes in cash and cash equivalents</b>		<b>(1,112.8)</b>	<b>(209.6)</b>
Cash and cash equivalents as at January 1		2,873.0	2,692.1
Change in cash and cash equivalents held for sale		(1.1)	(8.5)
Effect of foreign exchange rates changes		2.3	9.9
<b>Cash and cash equivalents as at March 31</b>		<b>1,761.4</b>	<b>2,483.9</b>

# NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

## 1. GENERAL

### 1.1 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 40, Rue du Curé, L-1368, 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 (symbol: AT1).

Aroundtown is a real estate company with a focus on income generating quality properties with value-add potential in central locations in top tier European cities, primarily in Germany and the Netherlands, as well as in London. Aroundtown invests in commercial and residential real estate which benefits from strong fundamentals and growth prospects.

These interim consolidated financial statements for the three-month period ended March 31, 2022 consist of the financial statements of the Company and its investees (the “Group”).

### 1.2 Group rating

Aroundtown’s credit rating is ‘BBB+’ with a stable outlook given by Standard and Poor’s (S&P). The rating of ‘BBB+’ also applies to the Company’s unsecured debt. The Group’s subordinated perpetual notes’ rating is ‘BBB-’.

Grand City Properties S.A.’s (a subsidiary of the Company, “GCP”) corporate credit rating is ‘BBB+’ with a stable outlook given by

S&P, and ‘Baa1’ given by Moody’s Investors Service (Moody’s). The ‘BBB+’ and ‘Baa1’ ratings also apply to the GCP’s unsecured debt, and the GCP’s subordinated perpetual notes are rated ‘BBB-’ and ‘Baa3’, by S&P and Moody’s, respectively.

As at March 31, 2022, and as of the date of issuance of these interim consolidated financial statements, Aroundtown’s and GCP’s rating remained unchanged, as described above.

### 1.3 Definitions

Throughout the notes to the interim consolidated financial statements following definitions apply:

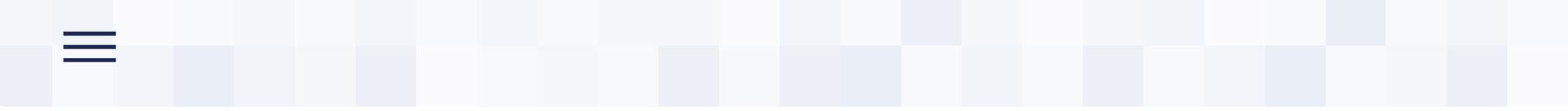
The Company	Aroundtown SA
The Group	The Company and its investees
Subsidiaries	Companies that are controlled by the Company (as defined in IFRS 10) and whose financial statements are consolidated with those of the Company
Associates	Companies over which the Company has significant influence (as defined in IAS 28) and that are not subsidiaries. The Company’s investment therein is included in the consolidated financial statements of the Company using equity method of accounting
Investees	Subsidiaries, jointly controlled entities and associates
GCP	Grand City Properties S.A. (a subsidiary of the Company; listed for trade in the Prime Standard of the Frankfurt Stock Exchange)
TLG	TLG Immobilien AG (a subsidiary of the Company)
Related parties	As defined in IAS 24
The reporting period	The three-month period ended on March 31, 2022

## 2. SIGNIFICANT CHANGES IN THE REPORTING PERIOD

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

1. Disposals of investment property in a total value of over €130 million (see note 8.2).
2. Repayment of straight and convertible bonds, schuldscheins and bank loans of over €770 million (see note 10).
3. Continuation of share buy-back of the Company’s own shares (see note 9.1).
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.
5. Geopolitical situation around Russia – Ukraine

On February 24, 2022, following several months of increasing escalation, the Russian Federation (Russia) announced the beginning of a “special military operation” in Ukraine. Following the announcement, Russia started moving military forces into Ukraine and launched missile strikes and air-strikes at targets in across Ukraine, initiating a full-scale invasion of Ukraine (the “Invasion” or the “Conflict”). The invasion received wide-spread international condemnation and on March 2, 2022 the General Assembly of the United Nations, under an Emergency Spe-



cial Sessions, adopted resolution A/RES/ES-11/1, among others, condemning the Invasion by Russia and demanding immediate ceasing of hostilities and withdrawal of military forces from the territory of Ukraine. As of the date of this report hostilities continue. In a reaction to Russian hostilities many nations and organizations, including Germany and the European Union (EU), have announced sanctions against Russia, Russian companies, and individuals in and from Russia. These sanctions, as well as increased uncertainty resulting from the conflict, have so far resulted in increased volatility in financial markets and increases in prices for a range of commodities, particularly in energy prices, among others. A large number of Ukrainian refugees have fled the country since the start of the conflict, seeking asylum in the EU. In response to this the EU invoked the Temporary Protection Directive (the “Directive”), granting expanded rights to Ukrainian citizens in the EU, granting such citizens residence permits in the EU for the duration of the directive as well as, among others, access to employment, accommodation, social welfare or means of subsistence, access to medical treatment, access to education for minors, and more.

The Group’s operations are not directly impacted by the conflict, as neither its portfolio nor its operations have direct exposure to Ukraine or Russia. However, the Group has been impacted by the indirect consequences of the conflict. Firstly, as a result of the conflict inflationary pressures have increased, specifically heating and energy costs, which have an

impact on the operating costs of the Group. Such pressures may also have an impact on the ability of the Group’s tenants to pay rent and/or for the Group to recover expenses related to recoverable expenses from tenants in the future. Furthermore, higher levels of inflation have impacted interest rates, which have risen and increased the cost of obtaining new financing, while increased volatility in the capital markets have reduced the Group’s ability to raise capital at attractive prices, resulting in an increase in its cost of capital and potentially limiting its growth opportunities.

As a result of the large number of refugees that have entered and are expected to enter the EU. As at the end of May 2022 over 700 thousand Ukrainian refugees have fled to Germany. The Company expects large numbers of refugees to continue to enter Germany as the conflict continues. The large numbers of refugees are likely to result in increased strain on the residential real estate market in Germany, similar to what has been seen as a result of the height of the refugee crisis in relation to the Syrian civil war in 2015. This may further exacerbate the supply and demand mismatch, increase political pressure for home construction and higher utilization of already limited construction capacity, which may result in increased construction costs and delays, particularly in the event that the crisis will be prolonged. The full effects are currently still unclear and will depend significantly on the duration and outcome of the conflict as well as the distribution of refugees across the EU.

## 6. Inflation and interest rates

The Coronavirus pandemic disruption of the global economy affecting significant supply and demand shocks, have further resulted in higher inflationary pressures in most of 2021 as well as into 2022. The inflationary pressure is further driven by monetary policies and economic stimulus which have been provided to mitigate the negative economic impact of the pandemic. Inflationary pressure has been particularly strong in material costs and energy prices in 2021 and there is uncertainty as to the development of prices in the coming periods. Higher levels of inflation particularly for materials and energy may have an impact on the Group’s ability to acquire materials for Capex measures at a reasonable price and increase utility costs across its operations. Furthermore, higher levels of inflation across the economy may result in higher personnel expenses and expenses for external services, which could have a negative impact on the profitability. In addition, high levels of inflation are expected to lead to increases in interest rates, which could in turn adversely impact borrowing costs and put upward pressure on discount rates and cap rates, which may have a negative impact on the valuations of Group’s assets and on the Company’s share price performance.

Increases in material costs will have an impact on the cost of Capex projects for the Group. However, material costs generally form a relatively smaller component of total Capex and maintenance expenses and a large share of Capex projects are executed at the Group’s discretion. These projects can usually be deferred if costs increase to such an extent that they become

uneconomical. The Group is able to offset some of these expenses due to its economies of scale. In general, energy prices are not a material cost in the Group's operations and therefore the Company does not expect a material impact on the profits from increasing energy prices. The Company believes that, while increases in personnel expenses are likely to have an impact on its cost structure, efficiency gains and internal growth, as well as cost recovery from tenants, will be able to offset such higher expenses. Regarding potentially higher interest rates, the Group maintains a high ratio of hedged fixed interest, hence having limited exposure. Furthermore, due to balanced and long maturity schedule with limited near-term maturities and a strong liquidity position, the Group does not face material refinancing risk at higher rates in the near term.

### 3. BASIS OF PREPARATION

These interim consolidated financial statements have been prepared in accordance with International Accounting Standard (IAS) 34 *Interim Financial Reporting* and are in compliance with the International Financial Reporting Standards (IFRS) as adopted by the European Union (EU).

These 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 audited annual consolidated financial statements as at December 31, 2021. However, selected explanatory notes are included to explain events and transactions that are significant for 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, 2021.

The accounting policies adopted in the preparation of these 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, 2021, except for the changes in accounting policies and the adoption of new standard, amendments to standards and interpretations as described in note 4.

These interim consolidated financial statements have not been reviewed by an auditor, unless otherwise indicated.

#### Functional and presentation currency

The Group's interim consolidated financial statements are presented in euro, which is also the Group's functional currency, and reported in millions of euros rounded to one decimal point, unless stated otherwise.

As at March 31, 2022, the Group's main foreign exchange rates versus the euro were as follows:

	EUR/GBP ("British Pound")	EUR/USD ("US Dollar")
<b>March 31, 2022</b>	<b>0.846</b>	<b>1.110</b>
March 31, 2021	0.852	1.173
December 31, 2021	0.840	1.133
Average rate 01-03/2022	0.836	1.122
<b>Changes (%) during the period:</b>		
Three months ended March 31, 2022	0.7%	(2.0%)
Three months ended March 31, 2021	(5.2%)	(4.4%)
Year ended December 31, 2021	(6.5%)	(7.7%)

### 4. CHANGES IN ACCOUNTING POLICIES

The following amendments were adopted for the first time in these interim consolidated financial statements, with an effective date of January 1, 2022:

- Amendments to IFRS 3 *Business Combinations***

The amendments replace a reference to a previous version of the IASB's Conceptual Framework with a reference to the current version issued in March 2018 without significantly changing its requirements. The amendments add an exception to the recognition principle of IFRS 3 *Business Combinations* to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of IAS 37 *Provisions, Contingent Liabilities and Contingent Assets* or IFRIC 21 *Levies*, if incurred separately. The exception requires entities to apply the criteria in IAS 37 or IFRIC 21, respectively, instead of the Conceptual Framework, to determine whether a present obligation exists at the acquisition date. The amendments also add a new paragraph to IFRS 3 to clarify that contingent assets do not qualify for recognition at the acquisition date.

These amendments had no impact on the interim consolidated financial statements of the Group as there were no contingent assets, liabilities and contingent liabilities within the scope of these amendments arising during the period.

- Amendments to IAS 16 *Property, Plant and Equipment***

The amendment prohibits entities from deducting from the cost of an item of property, plant and equipment, any proceeds of the sale of items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by manage-

ment. Instead, an entity recognizes the proceeds from selling such items, and the costs of producing those items, in profit or loss.

These amendments had no impact on the interim consolidated financial statements of the Group as there were no sales of such items produced by property, plant and equipment made available for use on or after the beginning of the earliest period presented.

- **Amendments to IAS 37 Provisions, Contingent Liabilities and Contingent Assets**

An onerous contract is a contract under which the unavoidable costs (for example, the costs that the Group cannot avoid because it has the contract) of meeting the obligations under the contract exceed the economic benefits expected to be received under it.

The amendments specify that when assessing whether a contract is onerous or loss-making, an entity needs to include costs that relate directly to a contract to provide goods or services including both incremental costs (for example, the costs of direct labour and materials) and an allocation of costs directly related to contract activities (for example, depreciation of equipment used to fulfil the contract as well as costs of contract management and supervision). General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

These amendments had no impact on the interim consolidated financial statements of the Group.

- **Annual Improvements 2018-2020 Cycle**

- » **IFRS 1 First-time Adoption of International Financial Reporting Standards**

The amendment permits a subsidiary that elects to apply paragraph D16(a) of IFRS 1 to measure cumulative translation differences using the amounts reported in the parent's consolidated financial statements, based on the parent's date of transition to IFRS, if no adjustments were made for consolidation procedures and for the effects of the business combination in which the parent acquired the subsidiary. This amendment is also applied to an associate or joint venture that elects to apply paragraph D16(a) of IFRS 1.

These amendments had no impact on the interim condensed consolidated financial statements of the Group as it is not a first-time adopter.

- » **IFRS 9 Financial Instruments – Fees in the '10 per cent' test for derecognition of financial liabilities**

The amendment clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. There is no similar amendment proposed for IAS 39 *Financial Instruments: Recognition and Measurement*.

These amendments had no impact on the interim consolidated financial statements of the Group.

- » **IAS 41 Agriculture – Taxation in fair value measurements**

The amendment removes the requirement in paragraph 22 of IAS 41 that entities exclude cash flows for taxation when measuring the fair value of assets within the scope of IAS 41.

These amendments had no impact on the interim consolidated financial statements of the Group as it did not have assets in the scope of IAS 41 as at the reporting date.

The following amendments were adopted by the EU, with effective date of January 1, 2023:

- **Amendments to IAS 8 Accounting policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates**

- **Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: Disclosure of Accounting policies**

These amendments are not expected to have a material impact on the Group.

The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.



## 5. FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

### Fair value hierarchy

The following table presents the Group's financial assets and liabilities measured and presented at fair value as at March 31, 2022 and December 31, 2021 on a recurring basis under the relevant fair value hierarchy. Also presented are the Group's financial assets and liabilities measured at amortized cost for which the carrying amount materially differs from the fair value.

	As at March 31, 2022					As at December 31, 2021				
	Fair value measurement using					Fair value measurement using				
	Carrying amount	Total fair value	Quoted prices in active market (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)	Carrying amount	Total fair value	Quoted prices in active market (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
	in € millions					in € millions				
<b>FINANCIAL ASSETS</b>										
Financial assets at fair value through profit or loss <sup>(1)</sup>	624.2	624.2	303.0	299.2	22.0	605.6	605.6	300.4	282.9	22.3
Derivative financial assets	186.0	186.0	-	186.0	-	272.4	272.4	-	272.4	-
<b>Total financial assets</b>	<b>810.2</b>	<b>810.2</b>	<b>303.0</b>	<b>485.2</b>	<b>22.0</b>	<b>878.0</b>	<b>878.0</b>	<b>300.4</b>	<b>555.3</b>	<b>22.3</b>
<b>FINANCIAL LIABILITIES</b>										
Straight and convertible bonds and schuldscheins <sup>(2)</sup>	13,877.1	13,360.7	13,033.1	327.6	-	14,422.0	14,886.6	14,314.5	572.1	-
Derivative financial liabilities	361.4	361.4	-	361.4	-	425.4	425.4	-	425.4	-
<b>Total financial liabilities</b>	<b>14,238.5</b>	<b>13,722.1</b>	<b>13,033.1</b>	<b>689.0</b>	<b>-</b>	<b>14,847.4</b>	<b>15,312.0</b>	<b>14,314.5</b>	<b>997.5</b>	<b>-</b>

(1) includes also the non-current financial assets at fair value through profit or loss

(2) the carrying amount excludes accrued interest

**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.

**Level 3:** if one or more of the significant inputs is not based on observable market data, the instrument is included in level 3.

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, level 2 and level 3 during the reporting period.

When the fair value of financial assets and financial liabilities recorded in the statement of financial position cannot be measured based on quoted prices in active markets, their fair value is measured using valuation techniques including the discounted cash flow (DCF) model. The inputs to these models are taken from observable markets where possible, but where this is not feasible, a degree of judgement is required in establishing fair values. Judgements include considerations of input such as liquidity risk, credit risk and volatility. Changes in assumptions relating to these factors could affect the reported fair value of financial instruments and is discussed further below.

## Valuation techniques used to determine fair values

The following methods and assumptions were used to estimate the fair values:

- The fair values of the quoted bonds are based on price quotations at the reporting date. The fair value of unquoted bonds is measured using the discounted cash flow method with observable inputs.
- There is an active market for the Company's listed equity investments and quoted debt instruments.
- For the fair value measurement of investments in unlisted funds, the net asset value is used as a valuation input and an adjustment is applied for lack of marketability and restrictions on redemptions as necessary. This adjustment is based on management judgment after considering the period of restrictions and the nature of the underlying investments.
- The Company enters into derivative financial instruments with various counterparties, principally financial institutions with investment grade credit ratings. Interest rate and foreign exchange swap and forward contracts are valued using valuation techniques, which employ the use of market observable inputs. The most frequently applied valuation technique includes forward pricing and swap models using present value calculations. The models incorporate various inputs including the credit quality of counterparties, 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.

## 6. OPERATING SEGMENTS

### 6.1 Reportable segments

#### Products and services from which reportable segments derive their revenues and net operating income

Information reported to the Group's Chief Operating Decision Maker (CODM) for the purposes of resource allocation and assessment of segment performance is based on Aroundtown's commercial portfolio and GCP's portfolio, and contains the segments' revenue, net operating income and property revaluation and capital gains. The Group's reportable segments under IFRS 8 are therefore as follows:

#### Commercial portfolio

The portfolio includes mainly office and hotel properties. The Group's assets are well-diversified and well-located across top tier cities in Europe with a focus on Germany and the Netherlands.

#### GCP portfolio

GCP is a specialist in residential real estate, investing in value-add opportunities in densely populated areas predominantly in Germany and London. GCP's portfolio, excluding assets held for sale and properties under development, as of March 31, 2022, consists of 65 thousand units, located in densely populated areas with a focus on Berlin, North Rhine-Westphalia (Germany's most populous federal state), the metropolitan regions of Dresden, Leipzig and Halle and other densely populated areas as well as London.

## 6.2 Segment revenues and net operating income

The following is an analysis of the Group's revenue and results by reportable segment:

Three months ended March 31, 2022					
in € millions					
	Commercial portfolio	GCP portfolio	Total segments	Adjustments	Total
Segment revenue	260.7	133.4	<b>394.1</b>	(0.4)	<b>393.7</b>
Net operating income	157.3	75.2	<b>232.5</b>	(0.4)	<b>232.1</b>
Property revaluations and capital gains	35.4	45.3	<b>80.7</b>	-	<b>80.7</b>
Share of profit from equity-accounted investees					18.6
Administrative and other expenses					(14.4)
Depreciation and amortization					(5.1)
Finance expenses					(47.3)
Other financial results					(98.5)
<b>Profit before tax</b>					<b>166.1</b>
Current tax expenses					(29.7)
Deferred tax expenses					(11.9)
<b>Profit for the period</b>					<b>124.5</b>

The accounting policies of the reportable segments are the same as the Group's accounting policies described in the Group's consolidated financial statements as at and for the year ended December 31, 2021. Segment revenue, net operating income, revaluation and capital gains represent the results earned by each segment without allocation of the depreciation and amortization, administration expenses, share of profits from equity-accounted investees, finance expenses, and tax expenses. These are the measures reported to the Group's CODM for the purpose of resource allocation and assessment of segment performance. The geographical disaggregation is not considered by the Group's CODM on how the operating results are monitored.

There are no comparative figures for segment reporting, as the reportable segments were disclosed for the first time starting the third quarter of 2021 due to the initial consolidation of GCP in July 2021.

## 7. REVENUE

Three months ended March 31,		
	2022	2021
in € millions		
Net rental income	308.8	233.3
Operating and other income	84.9	41.6
	<b>393.7</b>	<b>274.9</b>

### Geographical distribution of revenue

Three months ended March 31,		
	2022	2021
in € millions		
Germany	291.3	191.7
United Kingdom	43.7	24.4
The Netherlands	40.1	40.6
Belgium	7.0	6.2
Others	11.6	12.0
	<b>393.7</b>	<b>274.9</b>

The Group is not exposed to significant revenue derived from an individual customer.



## 8. INVESTMENT PROPERTY

### 8.1 Reconciliation of investment property

	2022	2021
	(*) Level 3	(*) Level 3
	Unaudited	Audited
in € millions		
Balance as at January 1	29,115.9	21,172.4
Plus: investment property classified as held for sale	1,009.3	830.2
<b>Total investment property</b>	<b>30,125.2</b>	<b>22,002.6</b>
Initially consolidated from business combination	-	8,420.3
Acquisitions	25.7	669.4
Capital expenditures	82.5	432.8
Disposals (see note 8.2)	(130.5)	(2,193.5)
Transfer to trading property	-	(86.1)
Effect of foreign currency exchange differences	(18.4)	135.6
Fair value adjustments	76.6	744.1
<b>Total investment property</b>	<b>30,161.1</b>	<b>30,125.2</b>
Less: investment property classified as held for sale	(1,259.4)	(1,009.3)
<b>Balance as at March 31 / December 31</b>	<b>28,901.7</b>	<b>29,115.9</b>

(\*) classified in accordance with the fair value hierarchy. Since one or more of the significant inputs is not based on observable market data, the fair value measurement is included in level 3

### 8.2 Disposals

During the reporting period, the Group disposed of investment property in the book value of €130.5 million (the total sales executed in the financial year 2021 amounted to €2,193.5 million). The sales were done above book value and resulted in profit of €4.1 million (the total sales executed in the financial year 2021 resulted in a profit over book value of €65.6 million) presented as part of the property revaluations and capital gains in the interim consolidated statement of profit or loss.

The consideration received for the sales included vendor loans granted by the Group that amounted to €73.4 million, carrying interest in the average of 2.5% p.a. (with step-ups) that are presented as part of other non-current assets in the interim consolidated statement of financial position.

As at March 31, 2022, an amount of €1,284.5 million is presented as disposal group held for sale, of which €1,259.4 million comprised of investment property (As at December 31, 2021: €1,033.0 million and €1,009.3 million, respectively). The Company expects to complete the planned disposal of the remaining outstanding assets held for sale within the next twelve months.

During the reporting period, the Group received the sale proceeds of €188.9 million for disposals of investment property held for sale that were completed after the reporting period (see note 13). The amount was presented as part of the liabilities held for sale in the interim consolidated statement of financial position.

## 9. EQUITY

### 9.1 Treasury shares

#### Share buy-back program

In March 2021, the Company's board of directors resolved on a new buy-back program (the "Program") to acquire the Company's own shares. The Program was expected to be finalized by June 30, 2022. In February 2022, the Company resolved on increasing the volume of the Program by additional €500 million (to a total amount of €1 billion), up to a maximum of additional 100 million shares (and in total to 200 million shares) and extended it to run until December 31, 2022. As part of the Program, by March 31, 2022, the Group has acquired 96.9 million of its own shares, of which 25.4 million shares were acquired during the reporting period for a total amount of €136.5 million (including transaction fees) (during 1-3/2021: 1.2 million shares for a total amount of €7.4 million).

The shares bought back and which are held in treasury by the Company and the Company's wholly owned affiliates are suspended from voting and dividend rights.

### 9.2 Non-controlling interests

During the reporting period, the Company increased its holding rate in subsidiaries within the Group, mainly in GCP (in which the effective holding rate increased by approximately 4.1% to 52.9% as at March 31, 2022) which led to a total decrease of €172.0 million in the NCI amount. The negative cash effect of the various NCI acquisitions and repayment of loans from NCI during the reporting period amounted to €222.7 million, offset by €36 million injections from the NCI in joint ventures. Additionally, the Group subsidiaries distributed dividends to the NCI in the amount of €10.6 million (1-3/2021: nil).

## 10. LOANS, BORROWINGS, BONDS AND SCHULDSCHEINS

### 10.1 Bonds and schuldscheins composition

Set out below, is an overview of the Group's bonds and schuldscheins as at March 31, 2022 and December 31, 2021:

Series	Note	Currency	Nominal amount in original currency	Nominal amount in euro	Coupon rate (p.a.)	Maturity	Carrying amount as at March 31, 2022	Carrying amount as at December 31, 2021
							Unaudited	Audited
							in € millions	
			in millions	in millions	%			
<b>Non-current portion</b>								
Series H	(a) (b) (c)	USD	400.0	372.4	1.365	03/2032	345.2	337.7
Series NOK	(a) (b) (c)	NOK	750.0	79.3	0.818	07/2027	76.4	74.2
Series I		EUR	251.0	251.0	1.88	01/2026	246.8	246.5
Series J		GBP	500.0	591.1	3.00	10/2029	576.6	580.1
Series K		EUR	700.0	700.0	1.00	01/2025	691.7	691.0
Series L	(b) (c) (f)	USD	150.0	125.2	1.75	02/2038	134.3	131.6
Series M	(c)	CHF	250.0	223.6	0.73	01/2025	243.0	241.5
Series N		EUR	800.0	800.0	1.63	01/2028	783.7	783.1
Series O		EUR	305.2	305.2	2.00	11/2026	301.2	301.0
Series P	(b) (c) (g)	AUD	250.0	157.6	1.605	05/2025	167.4	158.8
Series Q	10.2	GBP	-	-	3.25	07/2027	-	94.3
Series R	(b) (c) (h)	CAD	250.0	164.3	1.70	09/2025	178.7	172.4
Series S	(e)	EUR	100.0	100.0	0.75 + Euribor (6M)	08/2023	99.9	99.9
Series T	(b) (i)	EUR	150.0	150.0	2.00	09/2030	149.9	149.9
Series U		EUR	75.0	75.0	2.97	09/2033	73.5	73.4
Series V		EUR	50.0	50.0	2.70	10/2028	49.6	49.6
Series W		EUR	76.0	76.0	3.25	11/2032	74.7	74.7
Series X	(c)	CHF	100.0	91.5	1.72	03/2026	97.2	96.5
Series Y	10.2, (e)	EUR	-	-	1.35 + Euribor (6M)	02/2026	-	99.0
Series Z	10.2, (e)	EUR	-	-	0.9 + Euribor (6M)	02/2024	-	124.4
Series 27	(b) (c)	HKD	430.0	48.3	1.62	03/2024	49.4	48.6
Series 28	(b) (c) (j)	USD	600.0	530.9	1.75	03/2029	534.8	524.0
Series 29	(b) (c) (k)	NOK	1,735.0	179.0	1.75	03/2029	178.2	173.2

Series	Note	Currency	Nominal amount in original currency	Nominal amount in euro	Coupon rate (p.a.)	Maturity	Carrying amount as at March 31, 2022	Carrying amount as at December 31, 2021
							Unaudited	Audited
							in € millions	
			in millions	in millions	%			
<b>Non-current portion</b>								
Series 30	(b) (c) (l)	GBP	400.0	468.6	1.75	04/2031	462.5	465.3
Series 31	(c)	JPY	7,000.0	61.3	1.42	05/2029	51.6	53.4
Series 32		EUR	800.0	800.0	0.63	07/2025	789.2	788.4
Series 33		EUR	600.0	600.0	1.45	07/2028	591.1	590.8
Series 34	(b) (c)	NOK	500.0	45.9	1.055	07/2025	51.4	50.0
Series 36		EUR	600.0	600.0	1.50	05/2026	617.1	618.2
Series 38		EUR	1,000.0	1,000.0	0.00	07/2026	982.1	981.0
Series 39		EUR	1,250.0	1,250.0	0.375	04/2027	1,219.9	1,218.8
GCP series E		EUR	205.6	205.6	1.50	04/2025	214.4	215.3
GCP series G		EUR	600.0	600.0	1.38	08/2026	629.1	630.8
GCP series H		EUR	255.0	255.0	2.00	10/2032	281.1	281.7
GCP series I	(b) (c) (m)	HKD	900.0	92.6	1.00	02/2028	110.0	108.6
GCP series J		EUR	667.6	667.6	1.50	02/2027	703.1	704.9
GCP series K	(c)	CHF	125.0	116.2	0.96	09/2026	125.4	124.8
GCP series L	(c)	JPY	7,500.0	75.5	1.40	06/2038	55.2	57.2
GCP series M	(b) (n)	EUR	47.0	47.0	1.70	07/2033	44.3	44.2
GCP series N	(b)	EUR	88.0	88.0	1.71 + Euribor (3M)	02/2039	106.9	107.2
GCP series O	(b)	EUR	15.0	15.0	1.68 + Euribor (3M)	02/2034	17.2	17.2
GCP series P	(b) (c)	HKD	290.0	32.8	1.38 + Euribor (3M)	03/2029	36.4	36.0
GCP series Q	(c)	CHF	130.0	119.4	0.57	06/2024	128.0	127.4
GCP series R		EUR	40.0	40.0	2.50	06/2039	46.6	46.7
GCP series U		EUR	80.0	80.0	0.75	07/2025	81.7	81.8
GCP series V	(b) (o)	EUR	70.0	70.0	1.50	08/2034	72.1	72.1
GCP series W		EUR	204.7	204.7	1.70	04/2024	211.3	212.7
GCP series X		EUR	1,000.0	1,000.0	0.13	01/2028	975.5	974.5
<b>Total non-current portion</b>							<b>13,655.4</b>	<b>13,934.6</b>

Series	Note	Currency	Nominal amount in original currency	Nominal amount in euro	Coupon rate (p.a.)	Maturity	Carrying amount as at March 31, 2022	Carrying amount as at December 31, 2021
			in millions	in millions			Unaudited	Audited
							in € millions	
<b>Current portion</b>								
Series 37		EUR	221.7	221.7	0.38	09/2022	221.7	221.7
GCP – convertible bond series F	10.2	EUR	-	-	0.25	03/2022	-	265.7
<b>Total current portion</b>							<b>221.7</b>	<b>487.4</b>
<b>Total accrued interest on straight bonds and schuldscheins</b>		(d)					<b>82.0</b>	<b>123.3</b>

(a) coupon and principal are linked to Consumer Price Index (CPI) through derivative instruments

(b) effective coupon in euro

(c) the Company / GCP hedged the currency risk of the principal amount until maturity

(d) presented as part of the provisions for other liabilities and accrued expenses in the interim consolidated statement of financial position

(e) schuldschein

(f) the Company hedged the currency risk of the principal amount and coupon with a cross-currency swap; the effective annual euro coupon is 1.75% p.a., semi-annually until Q1 2023, and 1.780% p.a. plus Euribor (6M), semi-annually for the following years until maturity

(g) the Company hedged the currency risk of the principal amount and coupon with a cross-currency swap; the effective annual euro coupon is 1.605% p.a., semi-annually until Q2 2023, and 1.244% p.a. plus Euribor (6M), semi-annually for the following years until maturity

(h) the Company hedged the currency risk of the principal amount and coupon with a cross-currency swap; the effective annual euro coupon is 1.70% p.a., semi-annually until Q3 2023, and 2.72% p.a. plus Euribor (6M), semi-annually for the following years until maturity

(i) the Company hedged the interest rate risk, the effective annual euro coupon is 2.0% until Q3 2023, and a semi-annual coupon of 2.266% p.a. plus Euribor (6M) for the following years until maturity

(j) the Company hedged the currency risk of the principal amount and coupon with a cross-currency swap; the effective annual euro coupon is 1.75% p.a., semi-annually until Q1 2023, and 2.636% p.a. plus Euribor (6M), semi-annually for the following years until maturity

(k) the Company hedged the currency risk of the principal amount and coupon with a cross-currency swap; the effective annual euro coupon is 1.75% p.a. until Q1 2023, and 2.52% p.a. plus Euribor (6M), semi-annually for the following years until maturity

(l) the Company hedged the currency risk of the principal amount and coupon with a cross-currency swap; the effective annual euro coupon is 1.75% p.a. until Q2 2023, and 2.11% p.a. plus Euribor (6M), semi-annually for the following years until maturity

(m) GCP hedged the currency risk of the principal amount and coupon with a cross-currency swap; the effective annual euro coupon is 1.00% p.a. until Q1 2023, and 1.1725% p.a. plus Euribor (6M), semi-annually for the following years until maturity

(n) GCP hedged the interest rate risk, the effective annual euro coupon is 1.7% until Q3 2023, and a semi-annual coupon of 1.39% p.a. plus Euribor (6M) for the following years until maturity

(o) GCP hedged the interest rate risk, the effective annual euro coupon is 1.50% until Q3 2024, and a semi-annual coupon of 1.472% p.a. plus Euribor (6M) for the following years until maturity



Limburg (Belgium, Center Parcs)

## 10.2 Buy-back and redemption of bonds

During the reporting period, the Company completed the early repayments of some of its straight bonds and schuldscheins. The purpose of the early repayments follows the utilization of the real estate disposal proceeds and is part of the Group's pro-active debt optimization strategy with the aim to extend the average debt maturity and reduce the cost of debt.

Set forth are the amounts early repaid and the outstanding nominal values of these bonds and schuldscheins as at March 31, 2022:

Bond / schuldschein	Currency	Original maturity	Nominal value bought-back		Outstanding nominal value as at March 31, 2022
			in millions (original currency)	in € millions	
Series Q	GBP	07/2027	81.1	97.3	Fully redeemed
Series Y	EUR	02/2026	100.0	100.0	Fully redeemed
Series Z	EUR	02/2024	125.0	125.0	Fully redeemed
<b>Total nominal value bought-back / redeemed</b>				<b>322.3</b>	

Additionally, convertible bond series F of GCP matured in March 2022 and the outstanding €263.3 million nominal value was repaid to the bondholders, where no conversion to shares of GCP has occurred. Upon maturity, an amount of €186.7 million nominal value of convertible bond series F of GCP was held by the Group affiliates and has been repaid to them accordingly (during 1-3/2021: bonds buy-backs amounted to a total nominal value of €128.4 million).

## 10.3 Bank loans

During the reporting period, the Group repaid bank loans in an amount of approximately €185 million (during 1-3/2021: approximately €390 million) to maintain its debt profile. As at March 31, 2022, the fair value of the encumbered investment property amounted to €5.0 billion (December 31, 2021: €5.3 billion).

## 11. COMMITMENTS

As at March 31, 2022, the Group had commitments for future capital expenditures on the real estate properties and other financial obligations of approximately €0.3 billion. Furthermore, the Group had signed several deals to sell real estate in a volume of approximately €0.4 billion, which were not yet completed and are subject to several conditions precedent. The Company estimates the completion of the transactions to take place within the next twelve months.

## 12. CONTINGENT ASSETS AND LIABILITIES

The Group had no significant contingent assets and liabilities as at March 31, 2022.

## 13. SIGNIFICANT SUBSEQUENT EVENTS

After the reporting period, the Group completed the sale of investment property in value of over €0.2 billion. Furthermore, new deals to sell investment property in value of approximately €0.2 billion were signed and are expected to be closed in the next months.

## 14. AUTHORIZATION OF THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

These interim consolidated financial statements were authorized for issuance by the Company's board of directors on May 25, 2022.





 **AROUNDTOWN** SA