Dresden

CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the period of nine months ended 30 September

2024


Berlin

Contents

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Halle

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Board of Directors' Report

KEY FINANCIALS & HIGHLIGHTS

Balance sheet highlights

in €'000 unless otherwise indicated	Sep 2024	Change	Dec 2023
Total Assets	11,020,015	1%	10,918,147
Investment Property	8,464,448	-2%	8,629,083
Cash and liquid assets	1,457,857	18%	1,230,483
Total Equity	5,130,098	-2%	5,230,109
Total Liabilities	5,889,917	4%	5,688,038
Loan-to-Value	36%	-1%	37%

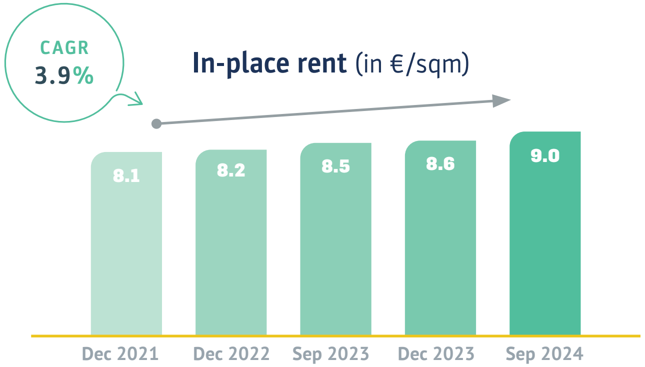
P&L highlights

in €'000 unless otherwise indicated	9M 2024	Change	9M 2023
Net Rental Income	316,931	3%	307,492
Adjusted EBITDA	250,491	5%	239,584
FFO I	140,970	-	141,031
FFO I per share (in €)	0.82	-	0.82
EBITDA	51,072	n/a	(331,040)
Loss for the period	(16,515)	-96%	(397,951)
Basic loss per share (in €)	(0.13)	-94%	(2.00)
Diluted loss per share (in €)	(0.13)	-94%	(2.00)

NAV highlights

in €'000 unless otherwise indicated	EPRA NRV	EPRA NTA	EPRA NDV
Sep 2024	4,560,064	3,984,828	3,562,437
Sep 2024 per share (in €)	26.4	23.1	20.6
Per share development	-1%	-	-5%
Dec 2023	4,606,481	4,013,761	3,745,313
Dec 2023 per share (in €)	26.7	23.2	21.7

Continued strong rental growth momentum

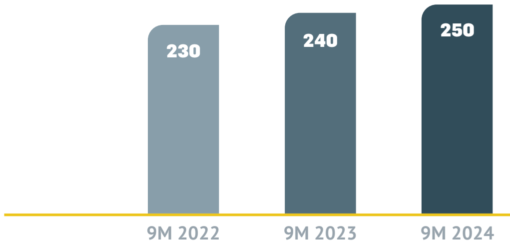


+3.5%
L-F-L
Total net rent growth
Sep 2024

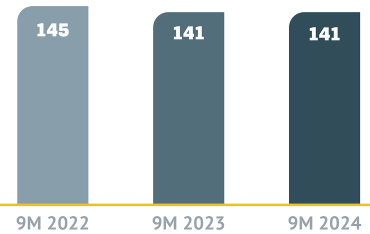
+3.3%
L-F-L
Total net rent growth
Dec 2023

Strong Recurring Operational Profitability

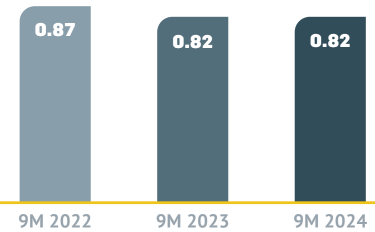
Adjusted EBITDA



FFO I (in € millions)



FFO I per share (in €)



Strong Financial Profile

LOW COST OF DEBT
2.1%
SEP 2024

LTV
36%
SEP 2024

UNENCUMBERED ASSETS
€6.2bn
72%
of value SEP 2024

AVERAGE DEBT MATURITY
5.1y
SEP 2024

ICR
5.8x
9M 2024

CREDIT RATING S&P
BBB+
NEGATIVE OUTLOOK
DEC 2023

CASH AND LIQUID ASSETS
€1.5bn
Cash and liquid assets amount to 32% of total debt
SEP 2024

THE COMPANY

Grand City Properties S.A. and its investees (the "Company", "GCP" or the "Group") Board of Directors (the "Board") hereby submits the condensed interim consolidated financial statements as of 30 September 2024.

The figures presented in this Board of Director's Report are based on the condensed interim consolidated financial statements as of 30 September 2024, unless stated otherwise.

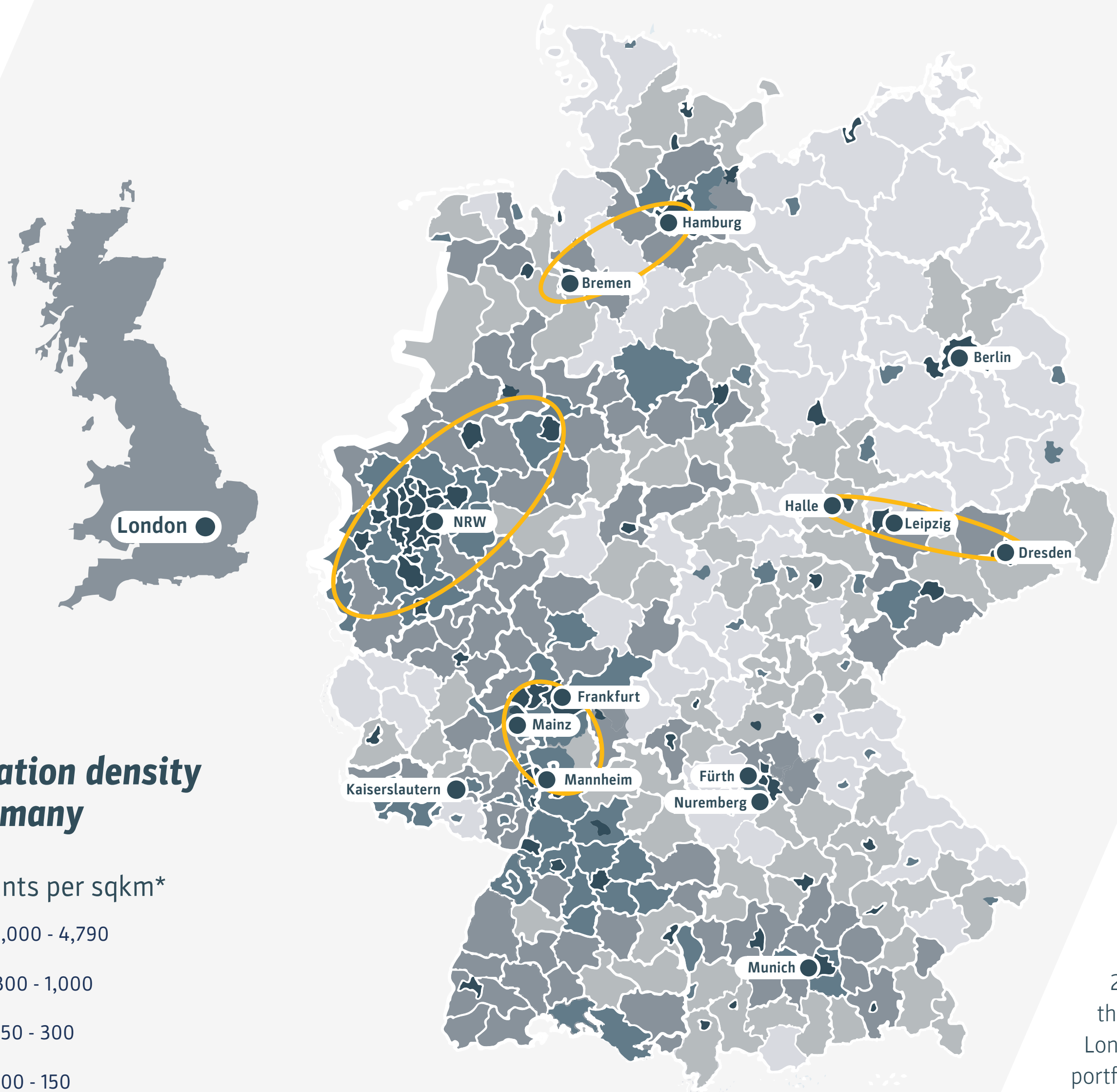
GCP is a specialist in residential real estate, investing in value-add opportunities in densely populated areas predominantly in Germany as well as London. The Group's portfolio, excluding assets held-for-sale and properties under development, as of September 2024 consists of 62k units (hereinafter "GCP portfolio" or "the Portfolio") located in densely populated areas with a focus on Berlin, Germany's capital, 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.

GCP is focused on assets in densely populated urban locations with robust and sustainable economic and demographic fundamentals, and with multiple value-add drivers that it can pursue using its skills and capabilities such as vacancy reduction, increasing rents to market levels, improving operating cost efficiency, increasing market visibility, identifying potential for high-return capex investments, and spotting potential for significant benefits from the Company's scale. GCP's management has vast experience in the German real estate market with a long track record of success in repositioning properties using its tenant management capabilities, tenant service reputation, and highly professional and specialised employees.

In addition, GCP's economies of scale allow for considerable benefits of a strong bargaining position, a centralised management platform supported by centralised IT/software systems, and a network of professional connections.

This strategy enables the Company to create significant value in its portfolio and generate stable and increasing cash flows.

PORTFOLIO



Population density in Germany

inhabitants per sqkm*

- 1,000 - 4,790
- 300 - 1,000
- 150 - 300
- 100 - 150
- 36 - 100

* based on data from Statistisches Bundesamt

Attractive Portfolio concentrated in densely populated metropolitan areas with value-add potential

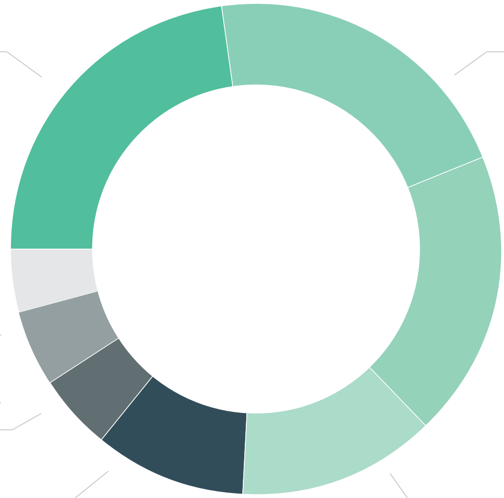
GCP's well-balanced and diversified portfolio is composed of properties in attractive micro-locations with identified value creation potential primarily located in major German cities and urban centers as well as in London.

The Group's well-allocated portfolio provides for strong geographic and tenant diversification and benefits from economies of scale, supporting the risk-averse portfolio approach. GCP's focus on densely populated areas is mirrored by 23% of the Portfolio being located in Berlin, 21% in NRW, 13% in the metropolitan region of Dresden, Leipzig and Halle, and 19% in London, four clusters with their own distinct economic drivers. The portfolio also includes additional holdings in other major urban centres with strong fundamentals such as, Nuremberg, Munich, Mannheim, Frankfurt, Hamburg and Bremen.

DIVERSIFIED PORTFOLIO WITH DISTINCT ECONOMIC DRIVERS

Portfolio overview

GCP has assembled a portfolio of high-quality assets in densely populated metropolitan regions, benefiting from diversification among dynamic markets with positive economic fundamentals and demographic developments.

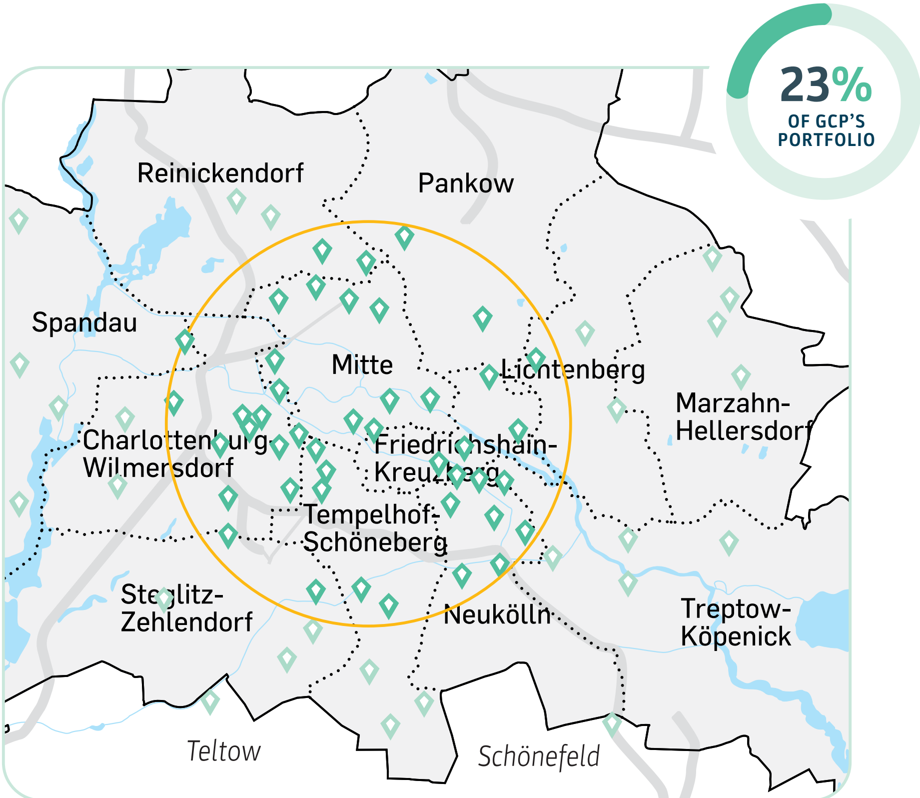


September 2024	Value (in €M)	Area (in k sqm)	EPRA vacancy	Annualised net rent (in €M)	In-place rent per sqm (in €)	Number of units	Value per sqm (in €)	Rental yield (1)
Berlin	1,896	620	3.9%	72	9.7	8,395	3,060	3.8%
NRW	1,721	1,140	4.5%	91	6.7	16,674	1,509	5.3%
Dresden/Leipzig/Halle	1,111	794	3.4%	56	6.0	13,827	1,400	5.0%
Mannheim/KL/Frankfurt/Mainz	384	177	3.2%	19	9.1	3,013	2,162	5.0%
Nuremberg/Fürth/Munich	286	80	4.5%	11	12.4	1,430	3,587	3.9%
Hamburg/Bremen	383	264	4.4%	22	7.3	3,996	1,447	5.8%
London	1,644	181	3.1%	88	41.5	3,469	9,077	5.3%
Others	855	662	4.6%	54	7.1	11,210	1,293	6.3%
Development rights & Invest	184							
Total	**8,464**	**3,918**	**3.9%**	**413**	**9.0**	**62,014**	**2,113**	**5.0%**
Total December 2023	**8,629**	**4,020**	**3.8%**	**406**	**8.6**	**63,303**	**2,109**	**4.8%**

(1) rental yield is calculated by dividing the Annualised net rent by the Investment property value, excluding properties classified as development rights & invest. For more details please see page 31 of the Alternative performance measures section of this report.

BERLIN - GCP'S LARGEST LOCATION

Quality locations in top tier Berlin neighborhoods



70%

of the Berlin portfolio is located in top tier neighbourhoods: Charlottenburg, Wilmersdorf, Mitte, Kreuzberg, Friedrichshain, Lichtenberg, Neukölln, Schöneberg, Steglitz and Potsdam.

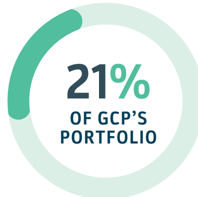
30%

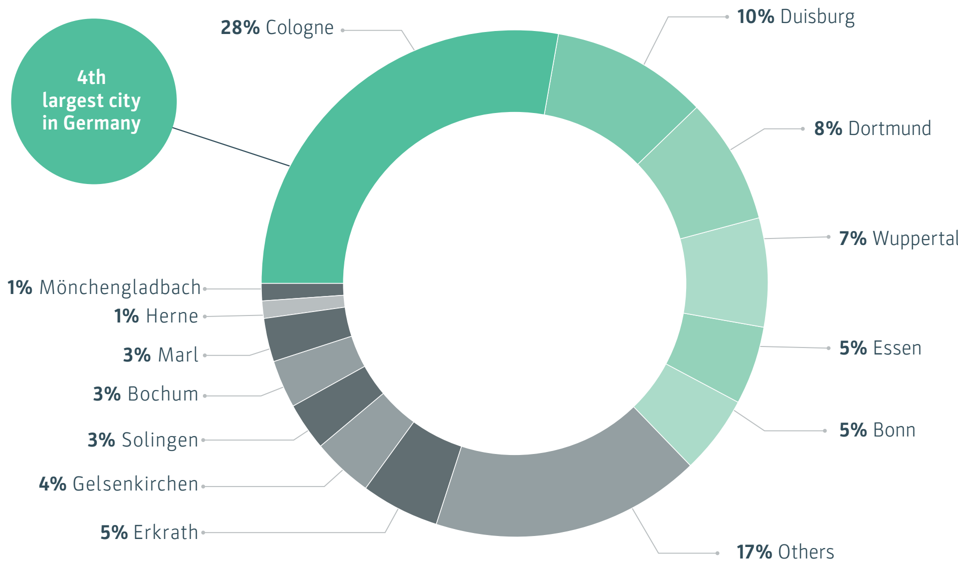
is well located primarily in Reinickendorf, Treptow, Köpenick and Marzahn-Hellersdorf.

NORTH RHINE-WESTPHALIA (NRW)

Well positioned in the largest metropolitan area in Germany

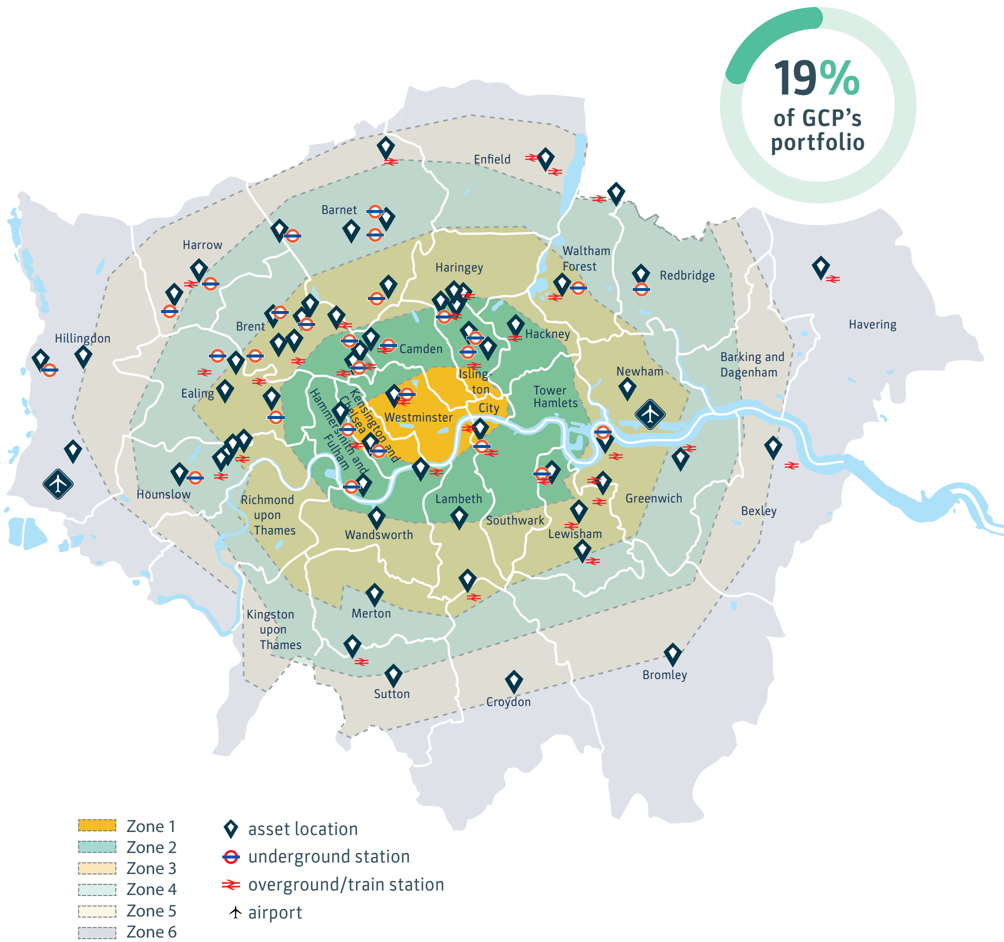
The portfolio distribution in NRW is focused on cities with strong fundamentals within the region. 28% of the NRW portfolio is located in Cologne, the largest city in NRW, 10% in Duisburg, 8% in Dortmund, 7% in Wuppertal, 5% in Essen and 5% in Bonn.





› LONDON PORTFOLIO

Located in strong middle class neighborhoods



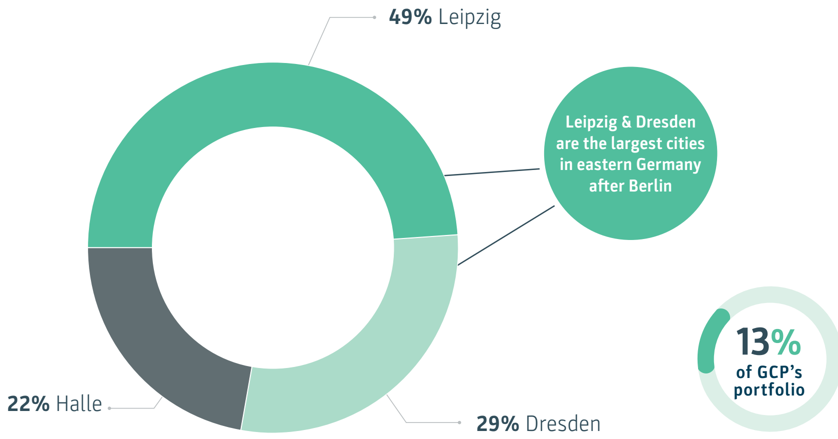
The total London portfolio, including high quality assets, social housing as well as pre-marketed units, amounts to approx. 3,600 units and approx. €1.7 billion in value.

Approx. 80% of the portfolio is situated within a short walking distance to an underground/ overground station.

The map represents approx. 90% of the London Portfolio

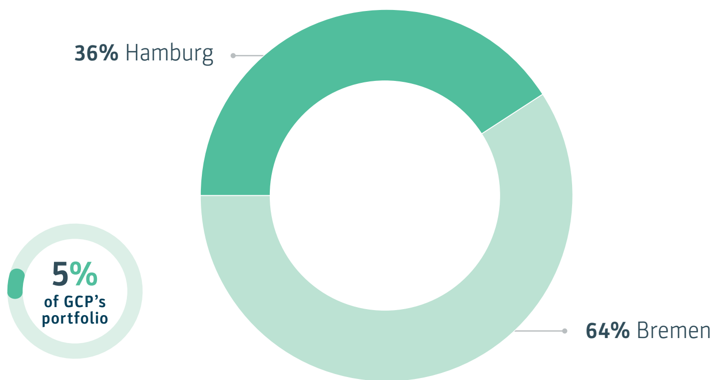
› QUALITY EAST PORTFOLIO

Located in the growing and dynamic cities of Dresden, Leipzig and Halle



› QUALITY NORTH PORTFOLIO

The North portfolio is focused on the major urban centers of Hamburg and Bremen – the largest cities in the north of Germany.



CAPITAL MARKETS

Investor relations activities supporting the strong capital markets position

The Company continues to proactively present its business strategy and thus enhance perception, as well as awareness, of the Company among capital market investors. GCP seizes opportunities to present a platform for open dialogue, meeting hundreds of investors in dozens of conferences around the globe as well as hosting investors at the Company's offices or via video conferences. The improved perception leads to a better understanding of GCP's business model, operating platform and competitive advantage, and leads to strong confidence from investors. GCP's strong position in equity capital markets is reflected through its membership in key stock market indices, including the SDAX of the Deutsche Börse, the FTSE EPRA/NAREIT Global Index series and GPR 250.

FTSE Russell   EPRA EUROPEAN PUBLIC REAL ESTATE ASSOCIATION   SDAX

Placement	Frankfurt Stock Exchange	
Market segment	Prime Standard	
First listing	Q2 2012	
Number of shares (as of 30 September 2024)	176,187,899	ordinary shares with a par value of EUR 0.10 per share
Number of shares, excluding suspended voting rights, base for KPI calculations (as of 30 September 2024)	172,385,839	ordinary shares with a par value of EUR 0.10 per share
Shareholder structure (as of 30 September 2024)	Freefloat Aroundtown SA (through Edolaxia Group) Treasury Shares	36% 62% 2%
Nominal share capital (as of 30 September 2024)	17,618,789.90 EUR	
ISIN	LU0775917882	
WKN	A1JXCV	
Symbol	GYC	
Key index memberships	SDAX FTSE EPRA/NAREIT Index Series GPR 250	
Market capitalisation (as of 13 November 2024)	2.1 bn EUR	

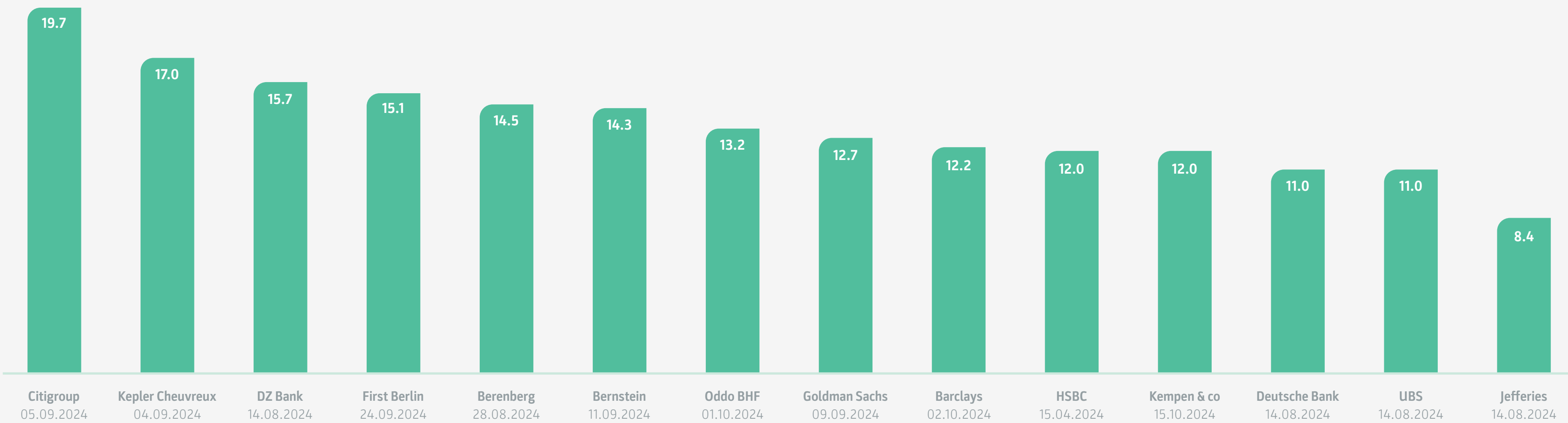
Vast and proven track record in capital markets

The Company has established over the years an impressive track record in capital markets, continuously accessing various markets through its strong relationships with leading investment banks in the market, supported by two investment-grade credit ratings (BBB+ Negative from S&P and Baa1 Negative from Moody's). Since 2012, GCP has issued approx. €10 billion through dozens of issuances of straight bonds, convertible bonds, equity and perpetual notes. The Company launched an EMTN programme, providing significant convenience and flexibility by enabling the issuance in a short of time of financial instruments of various kinds, sizes, currencies and maturities.

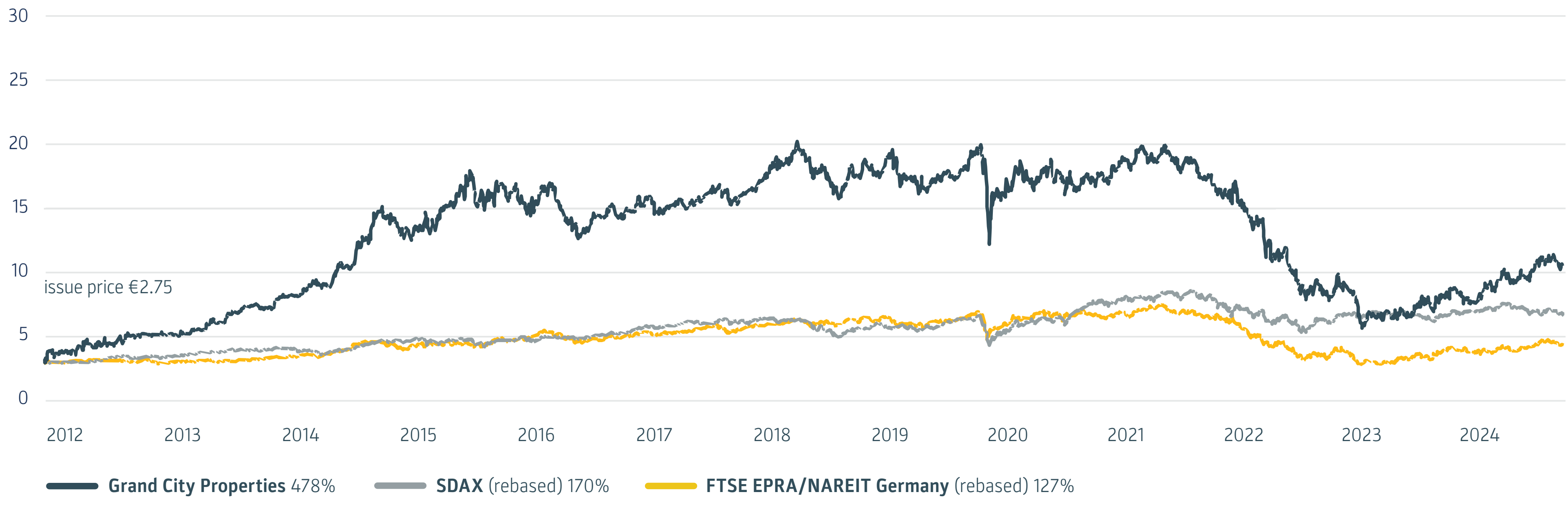
Analyst coverage

GCP's shares are covered by several different equity research analysts on an ongoing basis, who regularly publish updated equity research reports.

Analyst recommendations



SHARE PRICE PERFORMANCE AND TOTAL RETURN COMPARISON SINCE FIRST EQUITY PLACEMENT (19.07.2012)



NOTES ON BUSINESS PERFORMANCE

Operating results

	For the period of nine months ended 30 September	
	2024	2023
	€'000	
Net rental income (a)	316,931	307,492
Operating and other income (b)	130,115	148,370
Revenue (a)	**447,046**	**455,862**
Property revaluations and capital losses (d)	(197,478)	(569,422)
Property operating expenses (b)	(190,274)	(208,939)
Administrative and other expenses (c)	(8,222)	(8,541)
Depreciation and amortisation	(4,747)	(7,186)
Operating Profit (Loss)	**46,325**	**(338,226)**

(a) GCP recorded net rental income of €317 million for the nine-month period ending September 2024 ("9M 2024"), increasing by 3% as compared to the €307 million recorded in the comparative period of 2023 ("9M 2023"). The increase in net rental income is primarily the result of robust operational performance, driven by like-for-like rental income growth of 3.5% as of September 2024. The Company's portfolio continues to benefit from favourable market dynamics, marked by widening supply demand imbalances in key metropolitan areas of Germany and London, which results in positive momentum in market rents, increasing the upside potential of the portfolio and supporting strong rental growth. Accordingly, the like-for-like rental income growth came from strong in-place rent growth, driven by reletting at higher rents and from rent increases to existing tenants. The increase in net rental income was partially offset by the impact of net disposals. The in-place rent of the portfolio increased to €9.0/sqm as of September 2024, from €8.6/sqm at year end 2023. As of September 2024, the annualized net rent of the portfolio, excluding the investment properties held for sale, amounted to €413 million.

(b) The Company's operating and other income for the nine months of 2024 amounted to €130 million, compared to €148 million during the same period in 2023, a decrease of €18 million. This income includes recoverable operational expenses from tenants, which include utilities and services such as heating and water. The trends in this line item align with those seen in property operating expenses.

In the same period, GCP recorded property operating expenses of €190 million, a decrease of €19 million from €209 million in the nine months of 2023. These expenses primarily consist of recoverable costs associated with heating, water, waste management, and winter services, alongside maintenance, refurbishment, personnel costs, and other operating expenses. The reduction in property operating expenses is mostly attributable to lower heating costs compared to the previous year, as energy prices have reduced after recent volatility.

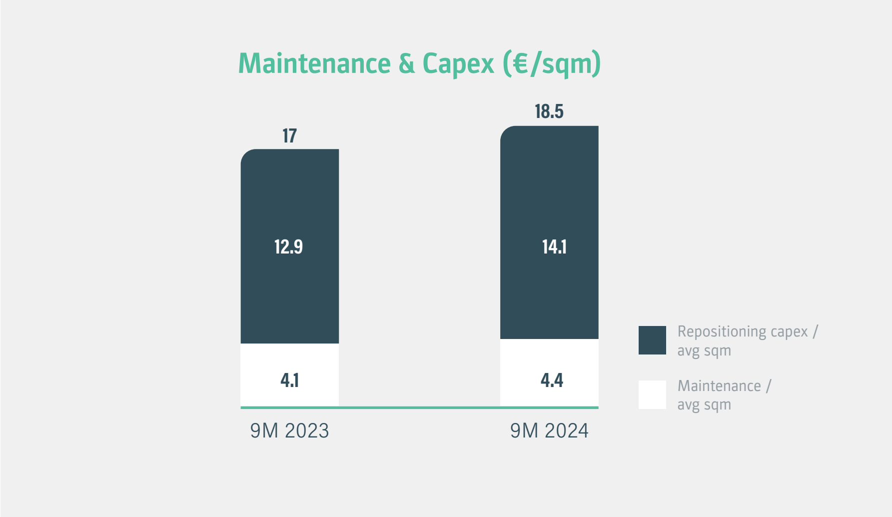
GCP regularly undertakes various maintenance, refurbishment, and capital expenditure projects to maintain and enhance the quality of its investment property portfolio. These initiatives are continuously monitored and evaluated to ensure high tenant satisfaction, fostering long-term relationships that contribute to higher rents and reduced turnover and vacancies, thereby ensuring stability in future cash flows.

As of September 2024, maintenance and refurbishment expenses totalled €18 million, translating to €4.4 per average square meter, compared to €17 million and €4.1 per average square meter in the same period of 2023. These expenses are targeted at maintaining asset quality and tenants' living standards. GCP's service center and tenant app provide various channels for tenants to submit maintenance requests, increasing transparency and satisfaction through digital solutions, while also reducing cost.

In the nine months of 2024, the company invested €58 million in repositioning capex, up from €54 million in the same period of 2023. The average repositioning capex per square meter was €14.1 as of September 2024, compared to €12.9 in the prior year. These investments focus on targeted measures to enhance the portfolio's value proposition, including renovations of apartments, improvements to corridors and staircases, and façade upgrades. Additionally, projects enhancing surrounding areas, such as the addition or renovation of playgrounds, barbecue pits, and communal spaces, are included under this item.

During the nine months of 2024, GCP allocated approximately €2 million to modernization projects, compared to €7 million in the same period of 2023. The difference is largely due to timing in project execution. These targeted investments aim to enhance property value and increase rent, featuring energy modernization measures like the installation of green heating systems and improved insulation and technical equipment. Modernization efforts also encompass other enhancements, such as adding balconies and elevators.

Lastly, GCP invested €18 million in targeted pre-letting modifications during the nine months of 2024, up from €11 million in the same period of 2023. These are targeted investments which mostly relate to creation of new lettable areas and extensive refurbishments.



(c) GCP reported administrative and other expenses of €8.2 million for the nine-month period ending September 2024, slightly lower compared to €8.5 million during the same period in 2023. This line item primarily comprises of corporate and other overhead costs, including administrative personnel expenses, legal and professional fees, marketing expenditures, and various ancillary office expenses.

(d) The company recorded negative property revaluation and capital losses amounting to €197 million in the nine months of 2024, compared to negative property revaluations and capital losses of €569 million in the respective period of 2023. Property revaluations are non-cash gains or losses related to the changes of the fair value of the investment property portfolio. In the third quarter of 2024 the portfolio has not been revalued. The Company revalued its full portfolio as part of its H1 2024 financials and will revalue the portfolio again as part of its full year 2024 results. The line item was 65% lower compared to 9M 2023, indicating a significantly softer devaluation momentum resulting from improved market dynamics and signalling an expected stabilization in valuations in the upcoming periods.

The company disposed approx. €170 million of assets comprising of properties located in London as well as in NRW, Berlin and Hessen in the nine months of 2024. The premium (discount) of these disposals compared to their book values is reflected in the capital gain/loss results. The disposals completed in the 9M 2024 period were recorded at a slight discount of less than 2% to net book values.


London

Profit or Loss for the Period

	For the period of nine months ended 30 September	
	2024	2023
	€'000	
Operating Profit (Loss)	**46,325**	**(338,226)**
Finance expenses (a)	(43,154)	(42,093)
Other financial results (b)	(14,213)	(63,448)
Current tax expenses (c)	(30,910)	(29,757)
Deferred tax income (expenses) (c)	25,437	75,573
Profit (loss) for the period (d)	**(16,515)**	**(397,951)**
Profit (loss) attributable to owners of the company	(22,373)	(345,225)
Profit attributable to perpetual notes investors	31,898	23,438
Profit (loss) attributable to non-controlling interests	(26,040)	(76,164)
Basic earnings (loss) per share (in €)	(0.13)	(2.00)
Diluted earnings (loss) per share (in €)	(0.13)	(2.00)
Weighted average number of ordinary shares (basic) in thousands	172,370	172,351
Weighted average number of ordinary shares (diluted) in thousands	172,653	172,632
Profit (loss) for the period (d)	**(16,515)**	**(397,951)**
Total other comprehensive income (loss) for the period, net of tax (e)	4,286	9,001
Total comprehensive Income (loss) for the period (e)	**(12,229)**	**(388,950)**


Munich

(a) In the nine-month period ending September 2024, the company recorded finance expenses of €43 million, a slight increase from €42 million during the same period in 2023. This rise in finance expenses is influenced by both debt repayments and the raising of new debt. The higher costs are largely due to the prevailing interest rate environment, as the company raised €600 million in new debt, including the issuance of its €500 million Series Y 2030 bonds issued in July 2024, with a maturity of 5.5 years and coupon of 4.375%. The raised funds were primarily used for the repayment of debt during the period. During the 9M 2024 period the Company bought back bonds in the amount of ca. €240 million at a discount, while repaying ca. €270 million of bonds at maturity. The repaid bonds carried a lower average coupon compared to the new bonds issued, resulting in a slight increase in the Company's average cost of debt, but have enabled the Company to extend its debt maturity schedule. While the increase in finance expenses was notable, it was partially offset by interest income earned on the company's cash balance. As of September 2024, the cost of debt stood at 2.1%, with an average maturity of 5.1 years, and 95% of the debt is hedged against interest rate fluctuations.

(b) GCP reported other financial results of negative €14 million during the nine-month period of 2024, compared to negative €63 million in the same period of 2023. This line-item records changes in the fair value of financial assets, financial liabilities, and derivative instruments. The fair value of these financial instruments is affected by fluctuations in interest rates and currency and volatility in capital markets. The company incurred expenses related to financial activities such as hedging fees, bank financing, and debt optimization, all aimed at reducing short-term refinancing risk. These costs were partially offset by a gain resulting from the buyback of ca. €240 million worth of company's bonds at an average discount of 6%.

(c) GCP reported total tax expense of €5 million in the nine months of 2024, compared to total tax income of €46 million in the same period of 2023. This line item consists of both current tax expenses and deferred tax income/expenses. Current tax expenses for 2024 amounted to €31 million, a slight increase from €30 million in the prior year. These current tax expenses include corporate income tax and property taxes, which are influenced by the company's underlying business performance and the geographic distribution of its portfolio.

Deferred tax income was recorded at €25 million in the nine months of 2024, compared to €76 million in the same period of 2023. Deferred tax income is a non-cash item related to the hypothetical disposal of investment properties, with tax rates applied based on the asset's location. It is mainly affected by revaluation gains or losses on properties, as well as revaluation gains or losses on derivatives and any carried-forward losses.

(d) During the nine months of 2024, GCP reported a net loss of €17 million, compared to a net loss of €398 million for the same period in 2023. The primary driver of this net loss was negative property revaluations carried in the first half of 2024 which was mostly offset by solid operational results. Both the basic and diluted loss per share for the period were €0.13, compared to €2.00 for both basic and diluted loss per share in the same period of 2023.

(e) GCP recorded a total comprehensive loss of €12 million during the nine months of 2024, compared to the total comprehensive loss of €389 million reported for the same period in 2023. This difference is primarily attributed to the net loss for the period, partially offset by total other comprehensive income. The total other comprehensive income was €4 million in the nine months of 2024, down from €9 million in the same period in 2023. This line item reflects changes in forward and other derivative contracts, as well as foreign currency impacts related to hedging activities primarily associated with the London portfolio.

Duisburg

Adjusted EBITDA, Funds From Operations (FFO I, FFO II)

	For the period of nine months ended 30 September	
	2024	2023
	€'000	
Operating Profit (Loss)	46,325	(338,226)
Depreciation and amortisation	4,747	7,186
EBITDA	**51,072**	**(331,040)**
Property revaluations and capital gains (losses)	197,478	569,422
Equity settled share-based payments and other adjustments	1,941	1,202
Adjusted EBITDA (a)	**250,491**	**239,584**
Finance expenses	(43,154)	(42,093)
Current tax expenses	(30,910)	(29,757)
Contribution to minorities	(3,559)	(3,265)
Adjustment for perpetual notes attribution	(31,898)	(23,438)
FFO I (b)	**140,970**	**141,031**
Weighted average number of ordinary shares (basic) in thousands, including impact from share-based payments	172,711	172,623
FFO I per share (in €) (b)	**0.82**	**0.82**
Result from disposal of properties	830	36,132
FFO II (c)	**141,800**	**177,163**

(a) GCP reported an adjusted EBITDA of €250 million for the nine-month period ending in 2024, representing a 5% increase from €240 million during the same period in 2023. Adjusted EBITDA is a key industry metric that reflects the company's recurring operational profits before accounting for interest, tax expenses, depreciation, and amortization. It excludes the impacts of property revaluations, capital gains, and other non-operational and non-cash expenses such as equity-settled share-based payments and other adjustments. This growth is primarily driven by higher net rental income while the Company gained further operational efficiencies.

(b) For the nine months of 2024, GCP reported FFO I of €141 million, reflecting FFO I per share of €0.82, stable as compared to the €141 million and €0.82 per share reported during the same period in 2023. Funds From Operations I (FFO I) is a widely recognized industry metric that measures the recurring operational cash flow of a real estate company, serving as a key performance indicator. FFO I is calculated by subtracting finance expenses, current tax expenses, contributions to minorities, and the share of profit attributable to the company's perpetual notes investors from adjusted EBITDA. The increase in adjusted EBITDA was offset by higher perpetual notes attribution as well as higher finance expenses. The increase in perpetual notes attribution results from the reset of two of GCP's perpetual note series in 2023. This higher perpetual note attribution was partially mitigated through the exchange offers that GCP launched in April and September 2024, which had a combined acceptance rate of ca. 85% and resulted in a reduction of coupon payments by €2 million on an annualized basis, while regaining equity content of the exchanged notes under the methodology of S&P Global Ratings.

(c) FFO II is a supplementary performance measure that includes the disposal effects on top of FFO I. The result from disposal of properties refers to the excess amount of the sale price to the cost price, including capex, of disposed properties. In the nine months of 2024, the company reported an FFO II of €142 million, lower compared to €177 million in the same period of 2023. The disposals, totalling approximately €170 million, were completed at a slight discount of less than 2% to their net book values, while reflecting a slight profit over total cost, including capex.

Adjusted Funds From Operations (AFFO)

	For the period of nine months ended 30 September	
	2024	2023
	€'000	
FFO I	**140,970**	**141,031**
Repositioning capex	(57,930)	(53,760)
AFFO	**83,040**	**87,271**

GCP reported AFFO of €83 million in the nine months of 2024, down from €87 million during the same period in 2023. This decrease is primarily attributable to higher repositioning capex in the current period, while FFO remained stable. Adjusted Funds from Operations (AFFO) is another indicator of the Company's recurring operational cash flow and is derived by subtracting the repositioning capex from the Company's FFO I. GCP includes in the AFFO calculation repositioning capex which are recurring investments targeted at improving the quality of the portfolio and thereby enhancing the value, which GCP deems as being relevant for its AFFO calculation.


Mannheim

Cash flow

	For the period of nine months ended 30 September	
	2024	2023
	€'000	
Net cash provided by operating activities	214,251	186,142
Net cash provided by investing activities	14,307	170,591
Net cash (used in)/provided by financing activities	(39,496)	319,990
Net increase in cash and cash equivalents	**189,062**	**676,723**
Changes in cash and cash equivalents held-for-sale and effects of foreign exchange rate	85	1,739
Cash and cash equivalents as on 1 January	1,129,176	324,935
Cash and cash equivalents as on 30 September	**1,318,323**	**1,003,397**

Net cash provided by operating activities for the nine months of 2024 totaled €214 million, compared to €186 million during the same period in 2023. The increase in cash flow from operating activities is primarily attributed to the company's strong operational performance, further supported by strong like-for-like rental growth of 3.5%. Higher operational costs necessitated additional working capital in the previous period, further impacted by the timing of the settlement of these charges with tenants, which generally occurs once per year. In the nine months of 2024 the pressure of higher operational cost has begun to ease, leading to reduced cash outflows in the current period.

Net cash provided by investing activities amounted to €14 million in the nine months of 2024, down from €171 million in the comparable period of 2023. The change in cash flow from investing activities was largely driven by approximately €170 million in disposals executed in 9M 2024, offset by approximately €60 million in vendor loans granted related to these disposals. Additionally, in 9M 2024 GCP collected around €24 million in vendor loans associated with disposals in prior periods. Capex investments further influenced the investment cash flows. These investments are expected to enhance rental growth and increase operational cash flow in the future.

Net cash used in financing activities was €39 million for the nine months of 2024, in contrast to a net cash provided by financing activities of €320 million during the same period in 2023. The cash flow from financing activities was mainly impacted by bond buybacks totaling €240 million in nominal value at a discount and debt repayment at maturity of ca. €270 million. The item was further impacted by payments to perpetual note investors, including approximately €50 million related to the perpetual note exchanges, and interest payments. These outflows were offset by new bank financing of €100 million and the €500 million bond issuance during the reporting period. Through proactive debt optimization measures, GCP has maintained a strong maturity profile, with cash and liquid assets covering debt maturities through 2027.

Assets

	Sep 2024	Dec 2023
	€'000	
Non-current assets	**8,940,698**	**9,077,640**
Investment property	8,464,448	8,629,083
Current assets	**2,079,317**	**1,840,507**
Cash and liquid assets (including those under held-for-sale)	1,457,857	1,230,483
Total Assets	**11,020,015**	**10,918,147**

As of September 2024, GCP's total assets were €11 billion, slightly higher compared to €10.9 billion at the end of December 2023. Non-current assets totaled €8.9 billion, down from €9.1 billion at year-end 2023. Non-current assets primarily comprise of investment properties, which amounted to €8.5 billion in September 2024, a decrease from €8.6 billion in December 2023. The decline in investment property is attributed to negative revaluations, property disposals, and the reclassification of certain assets to held-for-sale.

Non-current assets also include tenant deposits of €47 million, which serve as security for rent payments. Long-term financial investments, including co-investments in promising deals aimed at long-term yield, stood at approximately €50 million. Additionally, investments in real estate portfolios where GCP holds a minority position totaled €30 million.

Vendor loans amounted to about €130 million as of September 2024. These loans, provided to buyers of sold properties to facilitate transactions, are fully secured by the properties and carry an average LTV of around 60%. In the event of default, the company has the option to repurchase the assets at a significant discount, with the potential for penalties against the defaulting buyer, through a receivership process. The future cash flows from these loans will reduce the company's leverage, as they are not included in the LTV calculation until payments are received.

The company's loans-to-own assets balance stood at approximately €10 million as of September 2024, lower compared to €40 million at year-end 2023. These assets consist of interest-bearing loans secured by assets, which include an embedded option to purchase the underlying asset at a discounted price in case of default. The decrease compared to December is the result of the gaining control over attractive investment properties in London which were previously included under loans-to-own.

Current assets increased to €2.1 billion as of September 2024, compared to €1.8 billion at year-end 2023. This increase was primarily driven by the increase in cash and liquid assets, which increased as a combined result of cash provided by bond issuance and new bank financing, as well as operational profits, offset mostly by debt repayments and bond buybacks. GCP's liquidity position remains robust, with €1.5 billion in cash and liquid assets, representing 32% of total debt.

Current assets further include trade and other receivables, which amounted to €418 million as of September 2024. €307 million of this line item is related to operating cost receivables, reflecting payments for ancillary services provided to tenants. These costs, which include services such as heating, cleaning, insurance, waste management, and utilities, are typically settled annually against advances received from tenants.

Assets held for sale amounted to €204 million as of September 2024, slightly higher compared to €196 million at December 2023. The item was primarily impacted by new disposals that were signed but not yet closed, offset by completed disposals. In the nine-month period ending September 2024, GCP completed disposals totaling approximately €170 million, comprising properties located in London, NRW, Berlin, and Hessen. The company has signed, but not yet closed, disposals amounting to about €100 million, which are expected to close in the coming periods.

Dresden

Liabilities

	Sep 2024	Dec 2023
	€'000	
Short- and long-term loans and borrowings (including those under held-for-sale)	971,167	872,427
Straight bonds and bond redemption	3,527,678	3,559,897
Deferred tax liabilities (including those under held-for-sale)	648,960	671,896
Other long-term liabilities and derivative financial instruments [1]	318,078	268,940
Current Liabilities [2]	424,034	314,878
Total Liabilities	**5,889,917**	**5,688,038**

(1) including short-term derivative financial instruments
(2) excluding current liabilities included in the items above

As of September 2024, GCP reported total liabilities of €5.9 billion, a slight increase from €5.7 billion at the end of December 2023. This increase is primarily due to new debt raised, which was partially offset by debt repayments during the period.

During the 9M 2024 period the Company bought back bonds in the amount of ca. €240 million at a discount, while repaying ca. €270 million of bonds at maturity. The repaid bonds carried a lower average coupon compared to the new bonds issued, resulting in a slight increase in the Company's average cost of debt. The Company's cost of debt increased slightly to 2.1% as of September 2024 while maintaining an average debt maturity of 5.1 years. As of September 2024, GCP has a strong liquidity position of €1.5 billion of cash and liquid assets covering its debt maturities until the end of 2027. Additionally, GCP's high ratio of unencumbered assets of 72%, with a total value of €6.2 billion, provide the optionality to secure new bank financing. The company has hedged 95% of its debt against interest rate fluctuations. GCP's solid operational profits provide ample coverage of its interest expenses, as shown by its ICR of 5.8x.

As of September 2024, deferred tax liabilities totaled €649 million, down from €672 million at year-end 2023. This decrease is primarily attributed to the negative revaluations recorded during the reporting period. Deferred tax liabilities reflect the theoretical disposal of investment properties through asset deals, with tax rates applied based on the property's specific location.

Additionally, GCP reported other non-current liabilities and derivative financial instruments amounting to €318 million as of September 2024, an increase from €269 million at the end of December 2023.

Current liabilities were recorded at €424 million as of September 2024, compared to €315 million as of December 2023. This category includes trade and other payables, liabilities held for sale, and other current obligations. Trade and other payables, which represent the bulk of current liabilities, totaled approximately €352 million as of September 2024 and are reflected on the asset side by corresponding operating cost receivables.

EPRA Net Asset Value Metrics

The Net Asset Value is a key performance measure used in the real estate industry. Due to the evolving nature of ownership structures, balance sheet financing as well as the inclusion of non-operating activities leading to entities being relatively more actively managed, EPRA has provided three different metrics to reflect this nature of property companies. The EPRA Net Asset Value Metrics are defined by EPRA and include the Net Reinstatement Value (NRV), Net Tangible Assets (NTA) and Net Disposal Value (NDV).

in € '000 unless otherwise indicated	EPRA NRV	EPRA NTA	EPRA NDV	EPRA NRV	EPRA NTA	EPRA NDV
	Sep 2024			Dec 2023		
Equity attributable to the owners of the Company	**3,439,212**	**3,439,212**	**3,439,212**	**3,477,627**	**3,477,627**	**3,477,627**
Deferred tax liabilities on investment property [1]	643,569[2]	545,047[3]	-	665,331[2]	559,911[3]	-
Fair value measurements of derivative financial instruments [4]	5,122	5,122	-	(17,987)	(17,987)	-
Intangible assets and goodwill	-	(4,553)	-	-	(5,790)	-
Real estate transfer tax	472,161[2]	-	-	481,510[2]	-	-
Net fair value of debt	-	-	123,225	-	-	267,686
NAV	**4,560,064**	**3,984,828**	**3,562,437**	**4,606,481**	**4,013,761**	**3,745,313**
Basic number of shares including in-the-money dilution effects (in thousands)	172,783			172,640		
NAV per share (in €)	**26.4**	**23.1**	**20.6**	**26.7**	**23.2**	**21.7**

(1) including deferred tax liabilities on derivatives
(2) including balances held-for-sale
(3) excluding deferred tax liabilities on assets held-for-sale, non-core assets and development rights in Germany
(4) not including net change in fair value of derivative financial instruments related to currency effects

EPRA NRV

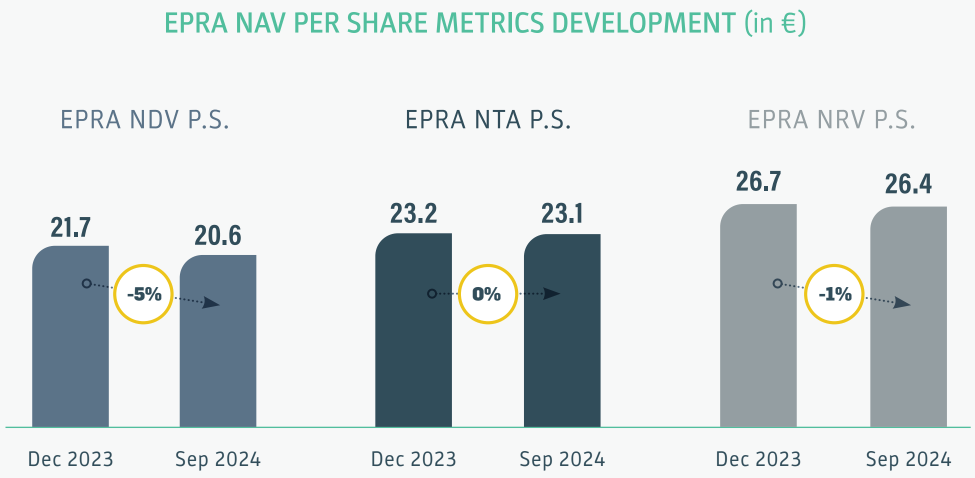
As of September 2024, the EPRA NRV stood at €4.6 billion, or €26.4 per share, broadly stable from €4.6 billion and €26.7 per share at the end of 2023. This decrease is primarily due to negative property revaluations during the first half of 2024, which were mostly offset by solid operational profits.

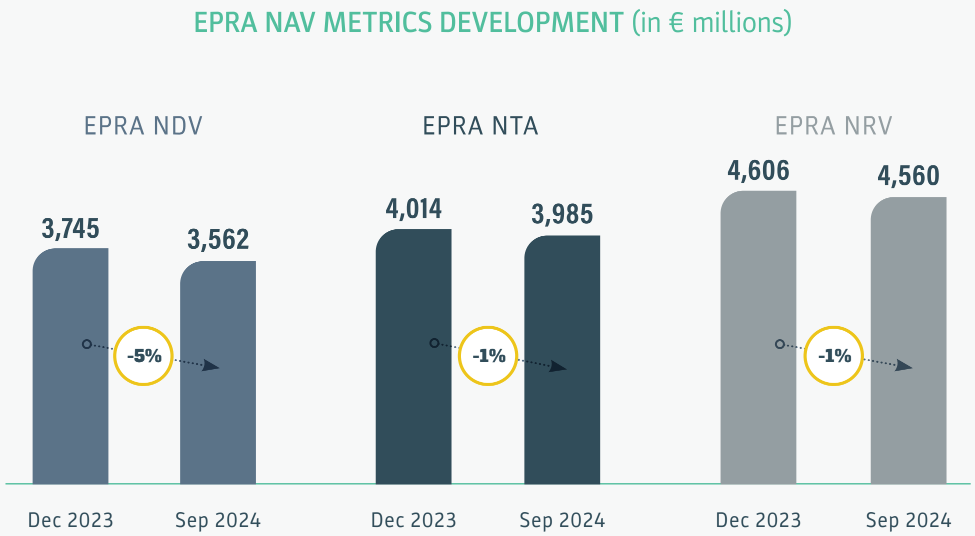
EPRA NTA

EPRA NTA as of September 2024 totaled €4 billion, equating to €23.1 per share. This is broadly stable from €4 billion and €23.2 per share at year-end 2023. Like the EPRA NRV, the decline in NTA can largely be attributed to negative revaluations, which were mostly offset by the Company's strong operational performance.

EPRA NDV

EPRA NDV as of September 2024 amounted to €3.6 billion, or €20.6 per share, showing a slight decrease from €3.7 billion and €21.7 per share at December 2023. The decline in EPRA NDV is not only a result of reduced equity but is also impacted by the recovery of the Company's debt securities in the capital markets, reflected in the increased fair value of its outstanding bonds. While this negatively impacts the EPRA NDV, the Company views this as a positive development.





Debt Financing KPIs

LOAN-TO-VALUE

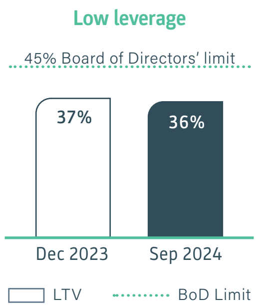
	Sep 2024	Dec 2023
	€'000	
Investment Property [1]	8,371,869	8,544,738
Investment properties of assets held-for-sale [1]	193,480	191,773
Total value	**8,565,349**	**8,736,511**
Total Debt (including those under held-for-sale)	4,498,845	4,432,324
Cash and liquid assets (including those under held-for-sale)	1,457,857	1,230,483
Net debt	**3,040,988**	**3,201,841**
LTV	**36%**	**37%**

(1) including advanced payments and deposits and excluding right-of-use assets

GCP continues to maintain its conservative financial profile, as shown by its low LTV ratio, its high proportion of unencumbered assets and its robust coverage ratios.

As of September 2024, the LTV stands at 36%, slightly lower than 37% reported at the end of December 2023. This figure remains comfortably below both the bond covenant limits and the more stringent board-mandated cap of 45%. The Company's solid operational performance and proactive balance sheet management further protect it against potential negative revaluations. Additionally, the completion of signed disposals and collection of vendor loans is expected to support the Company's deleveraging efforts.

For the nine-month period ending September 2024, GCP reported an interest coverage ratio (ICR) of 5.8x, higher compared to 5.7x reported in the same period of 2023, and a debt service coverage ratio (DSCR) of 5.2x, down from 5.3x reported in the same period of 2023. These metrics reflect the Company's ability to leverage stable and consistent operational profits to fulfill its debt obligations. The ICR remains well above the bond covenant minimum of 2.0x for its Series E bond, and 1.8x for its EMTN programme.



GCP reported a strong liquidity position with €1.5 billion in cash and liquid assets as of September 2024, along with a substantial pool of unencumbered assets totaling €6.2 billion. Unencumbered assets provide the Company with financial flexibility to secure lower financing rates compared to current public debt market rates. Furthermore, the availability of undrawn credit facilities enhances GCP's financial flexibility.

The Company's conservative financial profile with a low LTV and high coverage ratios provides broad access to both public and private capital markets, further supported by its investment grade credit ratings from S&P (BBB+/Negative) as of December 2023, and unsolicited rating by Moody's (Baa1/Negative).

UNENCUMBERED ASSETS

	Sep 2024	Dec 2023
	€'000	
Unencumbered Assets	6,225,620	6,606,947
Total Investment Property (including those under held-for-sale)	8,657,928	8,824,724
Unencumbered Assets Ratio	**72%**	**75%**

INTEREST COVERAGE RATIO (ICR)

	For the period of nine months ended 30 September	
	2024	2023
	€'000	
Adjusted EBITDA	250,491	239,584
Finance Expenses	43,154	42,093
Interest Coverage Ratio	**5.8x**	**5.7x**

DEBT SERVICE COVERAGE RATIO (DSCR)

	For the period of nine months ended 30 September	
	2024	2023
	€'000	
Adjusted EBITDA	250,491	239,584
Finance Expenses	43,154	42,093
Amortisation of loans from financial institutions	4,634	2,977
Debt Service Coverage Ratio	**5.2x**	**5.3x**

ALTERNATIVE PERFORMANCE MEASURES

In this section, GCP provides an overview of the use of its alternative performance measures.
For enhanced transparency and more industry specific comparative basis, the Company provides market and industry standard performance indicators. GCP provides a set of measures that can be utilised to assess the Company's operational earnings, net asset value of the Company, leverage position, debt and interest coverage abilities as well as liquidity headroom. The following measurements apply to the real estate industry's specifications and include adjustments where necessary that are in compliance with the standards.

Reconciliation of Adjusted EBITDA

The adjusted EBITDA is an industry standard figure indicative of the Company's recurring operational profits before interest and tax expenses, excluding the effects of capital gains, revaluations, and other non-operational income statement items such as profits from disposal of buildings, share of profit from investment in equity-accounted investees and other adjustments. GCP starts from its *Operating profit* and adds back the item *Depreciation and amortisation* to arrive at the *EBITDA* value. Non-recurring and non-operational items are deducted such as the *Property revaluations and capital gains, Result on the disposal of buildings and Share of profit from investment in equity-accounted investees.* Further adjustments are labelled as *Equity settled share-based payment and other adjustments,* which are subtracted since these are non-cash expenses.

Adjusted EBITDA reconciliation
Operating Profit
(+) Depreciation and amortisation
(=) EBITDA
(+/-) Property revaluations and capital gains
(+/-) Result on the disposal of buildings
(+/-) Share of profit from investment in equity-accounted investees
(+/-) Equity settled share-based payments and other adjustments
(=) Adjusted EBITDA

Reconciliation of Funds From Operations I (FFO I)

Funds From Operations I (FFO I) is an industry-wide standard measure of the recurring operational cash flow of a real estate company, often utilised as a key industry performance indicator. It is calculated by deducting the *Finance expenses, Current tax expenses, Contribution to minorities, Adjustment for perpetual notes attribution and adding the Contribution from joint ventures,* to the *Adjusted EBITDA.* To arrive at the *FFO I per share* the *FFO I* is divided by the *Weighted average number of ordinary shares (basic) in thousands, including impact from share-based payments,* which reflects the impact of the *Equity settled share-based payments* adjustment in the *Adjusted EBITDA.*

FFO I reconciliation
Adjusted EBITDA
(-) Finance expenses
(-) Current tax expenses
(-) Contribution from/(to) joint ventures and minorities, Net
(-) Adjustment for perpetual notes attribution
(=) (A) FFO I
(B) Weighted average number of ordinary shares (basic) in thousands, including impact from share-based payments
(=) (A/B) FFO I per share

Reconciliation of Funds From Operations II (FFO II)

FFO II additionally incorporates on top of the *FFO I* the r*esults from asset disposals*, calculated as the difference between the disposal values and the property's acquisition costs plus capex, reflecting the economic profit generated on the sale of the assets. Although, property disposals are non-recurring, disposal activities provide further cash inflow that increase the liquidity levels. As a result, this measure is an indicator to evaluate operational cash flow of a company including the effects of disposals.

FFO II Reconciliation
FFO II
FFO I
(+/-) Result from disposal of properties
(=) FFO II

Reconciliation of Adjusted Funds From Operations (AFFO)

The Adjusted Funds From Operations (AFFO) is an additional measure of comparison which factors into the FFO I, the Company's repositioning capex, which targets value enhancement and quality increase in the portfolio. Modernisation and pre-letting capex are not included in the AFFO as it is considered as an additional investment program, similar to the property acquisitions, which is conducted at the Company's discretion. Therefore, in line with the industry practices, GCP deducts the *Repositioning capex* from the *FFO I* to arrive at the *AFFO*. As a result, AFFO is another widely used indicator which tries to assess residual cash flow for the shareholders by adjusting FFO I for recurring expenditures that are capitalised.

AFFO reconciliation
FFO I
(-) Repositioning capex
(=) AFFO

Reconciliation of Rental Yield and Rent Multiple

The rental yield and rent multiple are industry standard measures that indicate the rent generation potential of a property portfolio relative to the value of that property portfolio and are generally used as key valuation indicators by market participants.

The *rental yield* is derived by dividing the *end of period annualised net rental income*, by the *Investment property*. The *end of period annualised net rental income* represents the annualised monthly in-place rent of the related *investment property* as at the end of the period. The rent multiple reflects the inverse of the rental yield and is derived by dividing the *Investment property* by the *end of period annualised net rental income*. As the Company's assets classified as *development rights & invest* do not generate material rental income, these are excluded from the calculation for enhanced comparability.

GCP additionally reports rental yield and/or rent multiple on a more granular basis, such as in its portfolio breakdown or in relation to specific transactions, to provide enhanced transparency and comparability on its property portfolio in specific locations and/or in relation to transaction activity.

Rental yield and rent multiple reconciliation
(A) end of period annualised net rental income [1]
(B) Investment property [1]
= (A/B) rental yield
= (B/A) rent multiple

(1) excluding properties classified as development rights & invest

Reconciliation of Loan-to-Value (LTV)

LTV ratio is an acknowledged measurement of the leverage position of a given firm in the real estate industry. This ratio highlights to which extent financial liabilities are covered by the Company's real estate asset value as well as how much headroom of the fair value of real estate portfolio is available compared to the net debt. Following the industry specifications, GCP calculates the LTV ratio by dividing the total net debt to the total value at the balance sheet date. Total value of the portfolio is a combination of the *Investment property* which includes the *Advanced payments and deposits, inventories - trading properties, Investment properties of assets held-for-sale and the investment in equity-accounted investees and excludes right-of-use assets.* For the calculation of net debt, total *Cash and liquid assets* are deducted from the *Straight bonds, Convertible Bonds and Total loan and borrowings.* Total loan and borrowings include the *Short-term loans and borrowings, debt redemption,* and *Financial debt held-for-sale* while Straight bonds and Convertible bonds include *Bond redemption.* Cash and liquid assets is the sum of *Cash and cash equivalents, Financial assets at fair value through profit and loss,* and *Cash and cash equivalents held-for-sale.*

LOAN-TO-VALUE Reconciliation
(+) Investment property[1]
(+) Investment properties of assets held-for-sale[2]
(+) Investment in equity-accounted investees
(=) (A) Total value
(+) Total debt[3]
(-) Cash and liquid assets[4]
(=) (B) Net debt
(=) (B/A) LTV

(1) including advanced payments and deposits, inventories - trading properties and excluding right-of-use assets
(2) excluding right-of-use assets
(3) including loans and borrowings held-for-sale
(4) including cash and cash equivalents held-for-sale

Reconciliation of Equity Ratio

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

Equity Ratio Reconciliation
(A) Total Equity
(B) Total Assets
(=) (A/B) Equity Ratio

Reconciliation of Unencumbered Assets Ratio

The unencumbered assets ratio is a liquidity measure as it reflects the Company's ability to raise secure debt over these assets and thus provides an additional layer of financial flexibility and liquidity. Moreover, the unencumbered assets ratio is important for unsecured bondholders, providing them with an asset backed security. Hence, the larger the ratio is, the more flexibility a firm has in terms of headroom and comfort to its debtholders. Unencumbered assets ratio is calculated by dividing the *Unencumbered investment property* of the portfolio by the *Total investment properties* which is the sum of *Investment property, Inventories - trading property* and *Investment properties of assets held-for-sale.*

Unencumbered Assets Ratio reconciliation
(A) Unencumbered assets
(B) Total investment properties*
(=) (A/B) Unencumbered Assets Ratio

* including investment properties, investment properties of assets held-for-sale and inventories - trading property

Reconciliation of NET DEBT-TO-EBITDA and NET DEBT-TO-EBITDA including perpetual notes

The Net debt-to-EBITDA is another acknowledged measurement of the leverage position of a given firm in the real estate industry. This ratio highlights the ratio of financial liabilities to the Company's recurring operational profits and thereby indicates how much of the Company's recurring operational profits are available to debt holders. Therefore, GCP calculates the *Net debt-to-EBITDA* ratio by dividing the total *Net debt* as at the balance sheet date by the *adjusted EBITDA (annualised)* for the period. The *adjusted EBITDA (annualised)* is computed by adjusting the *adjusted EBITDA* (as previously defined) to reflect a theoretical full year figure, based on the periods result, this is done by dividing the figure by ¼ in the first three-month period, ½ in the first six-month period and ¾ in the nine-month period. For the full year figure no adjustment is made.

Net Debt-to-EBITDA Reconciliation
(A) Net debt
(B) Adjusted EBITDA (annualised)
(=) (A/B) Net debt-to-EBITDA

GCP additionally provides the *Net debt-to-EBITDA* ratio by adding *its Equity attributable to perpetual notes investors* as at the balance sheet date to the *Net Debt*. While GCP's perpetual notes are 100% equity instruments under IFRS, credit rating agencies, including S&P, generally apply an adjustment to such instruments and consider these as 50% equity and 50% debt. Furthermore, some equity holders may find an adjustment that adds the full balance of perpetual notes to the net debt as relevant. For enhanced transparency GCP therefore additionally provides this metric including the full balance sheet amount of Equity attributable to perpetual notes investors.

Net Debt-to-EBITDA including perpetual notes Reconciliation
(A) Net debt
(B) Equity attributable to perpetual notes investors
(C) Adjusted EBITDA (annualised)
(=) [(A+B)/C)] Net debt-to-EBITDA including perpetual notes

Reconciliation of ICR and DSCR

Two widely recognised debt metrics Interest Coverage Ratio (ICR) and Debt Service Coverage Ratio (DSCR) are utilised to demonstrate the strength of GCP's credit profile. These metrics are often used to see the extent to which interest and debt servicing are covered by recurring operational profits and provides implications on how much of cash flow is available after debt obligations. Therefore, ICR is calculated by dividing the *Adjusted EBITDA* by the *Finance expenses* and DSCR is calculated by dividing the *Adjusted EBITDA* by the *Finance expenses* plus the *Amortisation of loans from financial institutions.* With this ratio, GCP is able to show that with its high profitability and long-term oriented conservative financial structure, GCP consistently exhibits high debt cover ratios.

ICR Reconciliation
(A) Adjusted EBITDA
(B) Finance expenses
(=) (A/B) ICR

DSCR Reconciliation
(A) Adjusted EBITDA
(B) Finance expenses
(C) Amortisation of loans from financial institutions
(=) [A/(B+C)] DSCR

Reconciliation of the Net Reinstatement Value according to EPRA (EPRA NRV)

The Net Reinstatement Value measure provides stakeholders with the value of net assets on a long-term basis and excludes assets and liabilities that are not expected materialise. Furthermore, real estate transfer taxes are added back, since the intention of this metric is to reflect what would be required to reinstate the Company through existing investment markets and the Company's current capital and financing structures.

The reconciliation of the EPRA NRV starts from the *Equity attributable to the owners of the Company* and adds back *Deferred tax liabilities on investment property, fair value measurements of derivative financial instruments.* Further, the EPRA NRV includes *real estate transfer tax* in order to derive the *EPRA NRV* and provide the reader with a perspective of what would be required to reinstate the Company at a given point of time. To arrive at the *EPRA NDV per share* the *EPRA NDV* is divided by the *Basic number of shares including in-the-money dilution effects (in thousands).*

EPRA NRV Reconciliation
Equity attributable to the owners of the Company
(+) Deferred tax liabilities[1]
(+/-) Fair value measurements of derivative financial instruments, net[2]
(+) Real Estate Transfer Tax[1]
(=) (A) EPRA NRV
(B) Basic number of shares including in-the-money dilution effects (in thousands)
(=) (A/B) EPRA NRV per share

(1) including balances held-for-sale, and including deferred tax liabilities on derivatives
(2) not including net change in fair value of derivative financial instruments related to currency effect

Reconciliation of the Net Tangible Assets according to EPRA (EPRA NTA)

The Net Tangible Assets measure excludes the value of intangible assets while also taking into consideration the fact that companies acquire and dispose assets and, in the process, realise certain levels of deferred tax liabilities.

Prior to the Q1 2023 Condensed Interim Consolidated Financial Statements, GCP reported EPRA NTA including RETT. Due to market conditions the Company decided to update the methodology and no longer adds back RETT to its standard EPRA NTA. Starting H1 2023 GCP no longer reports the reconciliation to EPRA NTA including RETT.

The reconciliation of the EPRA NTA begins at the *Equity attributable to the owners of the Company* and adds back *Deferred tax liabilities on investment property* excluding deferred tax liabilities related to the assets which are considered non-core, assets expected to be disposed within the following 12 months and the development rights in Germany. In addition, *intangible assets as per the IFRS Balance sheet* is subtracted and f*air value measurements of derivative financial instruments* are considered for this measure of valuation by EPRA.

To arrive at the *EPRA NTA per share* the *EPRA NTA* is divided by the *Basic number of shares including in-the-money dilution effects (in thousands).*

EPRA NTA Reconciliation
Equity attributable to the owners of the Company
(+) Deferred tax liabilities[1]
(+/-) Fair value measurements of derivative financial instruments, net[2]
(-) Intangible assets and goodwill
(=) (A) EPRA NTA
(B) Basic number of shares including in-the-money dilution effects (in thousands)
(=) (A/B) EPRA NTA per share

(1) excluding deferred tax liabilities on non-core assets, assets held-for-sale and development rights in Germany, including deferred tax liabilities on derivatives
(2) not including net change in fair value of derivative financial instruments related to currency effect

Reconciliation of the Net Disposal Value according to EPRA (EPRA NDV)

The Net Disposal Value measure is meant to provide stakeholders with the net asset value in the scenario that all assets are disposed and/or liabilities are not held until maturity. In this measure of net asset value, deferred tax liabilities, fair value measurements of financial instruments and certain other adjustments are considered to the full extent of their liabilities, without including any optimisation of real estate transfer tax.

Accordingly, to arrive at the EPRA NDV the starting point is the *Equity attributable to the owners of the Company* and includes the *Net fair value of debt*. The adjustment is the difference between the market value of debt and book value of debt. To arrive at the *EPRA NDV* per share the *EPRA NDV* is divided by the *Basic number of shares including in-the-money dilution effects (in thousands).*

EPRA NDV Reconciliation
Equity attributable to the owners of the Company
(+/-) Net fair value of debt
(=) (A) EPRA NDV
(B) Basic number of shares including in-the-money dilution effects (in thousands)
(=) (A/B) EPRA NDV per share

EPRA LOAN-TO-VALUE (EPRA LTV)

The EPRA Loan-To-Value (EPRA LTV) is a key metric which aims to assess the leverage of the shareholder equity within a real estate company. The main difference between the EPRA LTV and the Company calculated LTV metric is the wider categorisation of liabilities in EPRA gross debt and assets in EPRA net assets with the largest impact coming from the inclusion of the perpetual notes as debt. The *EPRA LTV* is calculated by dividing the *EPRA Net debt* by *EPRA Net Assets. EPRA Net debt* is composed of *EPRA Gross Debt* subtracted by *Cash and liquid assets*. *EPRA Gross Debt* is calculated from *Total financial debt* which is the sum of the current and non-current portions of *Loans and borrowings*, *Convertible Bonds, Straight Bonds* and adds to this *Foreign currency derivatives, Equity attributable to perpetual notes investors,* and *Net Payables* (if applicable). *EPRA Net Assets* is calculated by adding together *Owner-occupied property, Investment property* and *Investment properties of assets held-for-sale* (each excluding right-of-use assets), *Intangible assets, Financial Assets* and *Net receivables* (if applicable).

Net receivables or *Net payables* are *Payables* net of *Receivables*, and whichever item is greater is applicable to the calculation.

Additional items which are included in the calculation, but are currently not applicable to GCP include *Share of net debt of joint ventures* (in EPRA Gross Debt), *Share of Investment properties of joint ventures* (in EPRA Gross Assets), and the *Net minority impact of material minorities* (applicable to both assets and liabilities) which would be added to the EPRA LTV calculation if applicable.

EPRA Loan-To-Value (EPRA LTV) Calculation
(+) Total financial debt[1]
(+) Foreign currency derivatives
(+) Equity attributable to perpetual notes investors
(+) Net Payables[3]
(=) EPRA Gross Debt
(-) Cash and liquid assets[1]
(=) (A) Net debt
(+) Owner-occupied property
(+) Investment property[2]
(+) Investment properties of assets held-for-sale[2]
(+) Intangible assets
(+) Financial assets
(+) Net receivables[3]
(=) (B) EPRA Net Assets
(=) (A/B) EPRA LTV

(1) Including balances held-for-sale
(2) Including advance payments and deposits and excluding right of use assets
(3) Net receivables to be used when receivables are greater than payables and net payables to be used when payables are greater than receivables.

RESPONSIBILITY STATEMENT

To the best of our knowledge, the condensed interim consolidated financial statements of Grand City Properties S.A., 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 and loss of the Group and the management report of the Group includes a fair view 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.

Luxembourg, 14 November 2024

Christian Windfuhr
Chairman and member
of the Board of Directors

Simone Runge-Brandner
Member of the
Board of Directors

Markus Leininger
Member of the
Board of Directors


Hamburg

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Condensed Interim Consolidated Financial Statements

CONDENSED INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS

		For the period of nine months ended 30 September		For the period of three months ended 30 September	
		2024	2023	2024	2023
		Unaudited			
	Note	€'000			
Revenue	5	**447,046**	**455,862**	**148,890**	**146,461**
Property revaluations and capital gains (losses)		(197,478)	(569,422)	512	(30,574)
Property operating expenses		(190,274)	(208,939)	(62,292)	(64,234)
Administrative and other expenses		(8,222)	(8,541)	(2,720)	(2,739)
Depreciation and amortisation		(4,747)	(7,186)	(1,520)	(2,581)
Operating profit (loss)		**46,325**	**(338,226)**	**82,870**	**46,333**
Finance expenses		(43,154)	(42,093)	(15,272)	(14,751)
Other financial results		(14,213)	(63,448)	3,010	(23,021)
Profit (loss) before tax		**(11,042)**	**(443,767)**	**70,608**	**8,561**
Current tax expenses		(30,910)	(29,757)	(10,075)	(9,463)
Deferred tax income (expenses)		25,437	75,573	(3,289)	4,693
Profit (loss) for the period		**(16,515)**	**(397,951)**	**57,244**	**3,791**
Profit (loss) attributable to:					
Owners of the Company		(22,373)	(345,225)	42,505	2,302
Perpetual notes investors		31,898	23,438	10,521	8,044
Non-controlling interests		(26,040)	(76,164)	4,218	(6,555)
		(16,515)	**(397,951)**	**57,244**	**3,791**
Net earnings (loss) per share attributable to the owners of the Company (in euro):					
Basic earnings (loss) per share		(0.13)	(2.00)	0.25	0.01
Diluted earnings (loss) per share		(0.13)	(2.00)	0.25	0.01

CONDENSED INTERIM CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

	For the period of nine months ended 30 September		For the period of three months ended 30 September	
	2024	2023	2024	2023
	Unaudited			
	€'000			
Profit (loss) for the period	**(16,515)**	**(397,951)**	**57,244**	**3,791**
Other comprehensive income:				
Items that will not be reclassified to profit or loss in subsequent periods, net of tax:				
Gain (loss) on owner-occupied property revaluation	(5,645)	(2,364)	202	231
Items that may be reclassified to profit or loss in subsequent periods, net of tax:				
Foreign currency translation, net of investment hedges of foreign operations	57,130	10,935	34,583	(5,386)
Cash flow hedges and cost of hedging	(47,199)	430	(50,403)	(8,028)
Total other comprehensive income (loss) for the period, net of tax	**4,286**	**9,001**	**(15,618)**	**(13,183)**
Total comprehensive income (loss) for the period	**(12,229)**	**(388,950)**	**41,626**	**(9,392)**
Total comprehensive income (loss) attributable to:				
Owners of the Company	(13,567)	(337,420)	30,138	(10,263)
Perpetual notes investors	31,898	23,438	10,521	8,044
Non-controlling interests	(30,560)	(74,968)	967	(7,173)
	(12,229)	**(388,950)**	**41,626**	**(9,392)**

CONDENSED INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	As at 30 September 2024 Unaudited	As at 31 December 2023 Audited
		€'000	
ASSETS			
Investment property	6	8,464,448	8,629,083
Owner-occupied property		40,153	47,577
Equipment		12,819	10,561
Intangible assets and goodwill		4,553	5,790
Deposits and advance payments		22,075	20,770
Derivative financial assets		26,054	48,076
Other non-current assets		303,419	249,794
Deferred tax assets		67,177	65,989
Non-current assets		**8,940,698**	**9,077,640**
Cash and cash equivalents		1,318,323	1,129,176
Financial assets at fair value through profit or loss		139,040	101,307
Trade and other receivables		418,217	391,076
Derivative financial assets		-	23,307
Assets held-for-sale		203,737	195,641
Current assets		**2,079,317**	**1,840,507**
Total assets		**11,020,015**	**10,918,147**
EQUITY			
Share capital		17,619	17,619
Treasury shares		(82,596)	(83,226)
Share premium and other reserves		243,626	260,298
Retained earnings		3,260,563	3,282,936
Total equity attributable to the owners of the Company		**3,439,212**	**3,477,627**
Equity attributable to perpetual notes investors	8	1,205,657	1,236,693
Total equity attributable to the owners of the Company and perpetual notes investors		**4,644,869**	**4,714,320**
Non-controlling interests		485,229	515,789
Total equity		**5,130,098**	**5,230,109**

CONDENSED INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

	Note	As at 30 September 2024	As at 31 December 2023
		Unaudited	Audited
		€'000	
LIABILITIES			
Loans and borrowings		925,118	862,619
Straight bonds	9	3,268,984	3,270,975
Derivative financial liabilities		48,381	38,931
Other non-current liabilities		204,012	199,747
Deferred tax liabilities		635,011	662,034
Non-current liabilities		**5,081,506**	**5,034,306**
Current portion of long term loans		15,138	9,808
Bond redemption		258,694	288,922
Trade and other payables		352,293	253,966
Derivative financial liabilities		65,685	30,262
Tax payable		17,667	17,006
Provisions for other liabilities and charges		46,430	40,039
Liabilities held-for-sale		52,504	13,729
Current liabilities		**808,411**	**653,732**
Total liabilities		**5,889,917**	**5,688,038**
Total equity and liabilities		**11,020,015**	**10,918,147**

The Board of Directors of Grand City Properties S.A. authorised these condensed interim consolidated financial statements to be issued on 14 November 2024.

Christian Windfuhr
Chairman and member
of the Board of Directors

Simone Runge-Brandner
Member of the
Board of Directors

Markus Leininger
Member of the
Board of Directors

CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the period of nine months ended 30 September 2024 €'000	Share capital	Treasury shares	Share premium	Cash flow hedge and cost of hedge reserves, net	Foreign exchange translation reserves, net	Revaluation surplus reserve, net	Other reserves	Retained Earnings	Total equity attributable to the owners of the Company	Equity attributable to perpetual notes investors	Equity attributable to owners of the Company and perpetual notes investors	Non-controlling interests	Total Equity
	Equity attributable to the owners of the Company												
Balance as at 31 December 2023 (audited)	**17,619**	**(83,226)**	**322,860**	**5,497**	**(49,155)**	**2,342**	**(21,246)**	**3,282,936**	**3,477,627**	**1,236,693**	**4,714,320**	**515,789**	**5,230,109**
Profit (loss) for the period	-	-	-	-	-	-	-	(22,373)	(22,373)	31,898	9,525	(26,040)	(16,515)
Other comprehensive income (loss) for the period	-	-	-	(47,199)	58,252	(2,247)	-	-	8,806	-	8,806	(4,520)	4,286
Total comprehensive income (loss) for the period	**-**	**-**	**-**	**(47,199)**	**58,252**	**(2,247)**	**-**	**(22,373)**	**(13,567)**	**31,898**	**18,331**	**(30,560)**	**(12,229)**
Share-based payment	-	630	-	-	-	-	1,939	-	2,569	-	2,569	-	2,569
Payments to perpetual notes investors	-	-	-	-	-	-	-	-	-	(23,164)	(23,164)	-	(23,164)
Repayment to perpetual notes investors (*)	-	-	-	-	-	-	(27,417)	-	(27,417)	(468,697)	(496,114)	-	(496,114)
Issuance of perpetual notes (*)	-	-	-	-	-	-	-	-	-	428,927	428,927	-	428,927
Balance at 30 September 2024 (unaudited)	**17,619**	**(82,596)**	**322,860**	**(41,702)**	**9,097**	**95**	**(46,724)**	**3,260,563**	**3,439,212**	**1,205,657**	**4,644,869**	**485,229**	**5,130,098**

(*) For additional information see note 8

CONDENSED INTERIM CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the period of nine months ended 30 September 2023 €'000	Equity attributable to the owners of the Company												
	Share capital	Treasury shares	Share premium	Cost of hedge reserves, net	Foreign exchange translation reserves, net	Revaluation surplus reserve, net	Other reserves	Retained Earnings	Total equity attributable to the owners of the Company	Equity attributable to perpetual notes investors	Equity attributable to owners of the Company and perpetual notes investors	Non-controlling interests	Total Equity
Balance as at 31 December 2022 (audited)	**17,619**	**(83,872)**	**322,356**	**20,101**	**(67,561)**	**4,367**	**(20,654)**	**3,828,417**	**4,020,773**	**1,227,743**	**5,248,516**	**665,639**	**5,914,155**
Profit (loss) for the period	-	-	-	-	-	-	-	(345,225)	(345,225)	23,438	(321,787)	(76,164)	(397,951)
Other comprehensive income (loss) for the period	-	-	-	430	8,316	(941)	-	-	7,805	-	7,805	1,196	9,001
Total comprehensive income (loss) for the period	**-**	**-**	**-**	**430**	**8,316**	**(941)**	**-**	**(345,225)**	**(337,420)**	**23,438**	**(313,982)**	**(74,968)**	**(388,950)**
Share-based payment	-	646	504	-	-	-	(391)	-	759	-	759	-	759
Initial consolidation, deconsolidation, transactions with non-controlling interests and dividend distributions to non-controlling interests	-	-	-	-	-	-	-	2,026	2,026	-	2,026	(8,404)	(6,378)
Disposal of foreign operation	-	-	-	-	4,799	-	-	-	4,799	-	4,799	-	4,799
Payments to perpetual notes investors	-	-	-	-	-	-	-	-	-	(16,000)	(16,000)	-	(16,000)
Balance as at 30 September 2023 (unaudited)	**17,619**	**(83,226)**	**322,860**	**20,531**	**(54,446)**	**3,426**	**(21,045)**	**3,485,218**	**3,690,937**	**1,235,181**	**4,926,118**	**582,267**	**5,508,385**

CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

	For the period of nine months ended 30 September	
	2024	2023
	Unaudited	
	€'000	
CASH FLOWS FROM OPERATING ACTIVITIES:		
Loss for the period	**(16,515)**	**(397,951)**
Adjustments for the loss:		
Depreciation and amortisation	4,747	7,186
Property revaluations and capital losses	197,478	569,422
Net finance expenses	57,367	105,541
Tax and deferred tax expenses (income)	5,473	(45,816)
Equity settled share-based payment	1,941	1,202
Change in working capital	(6,983)	(31,743)
Tax paid	(29,257)	(21,699)
Net cash provided by operating activities	**214,251**	**186,142**
CASH FLOWS FROM INVESTING ACTIVITIES:		
Acquisition of equipment and intangible assets, net	(2,126)	(2,523)
Acquisition of investment property, capex and advance payments, net	(79,938)	(87,578)
Disposal of investment property, net	73,943	161,855
Disposal of investees, net of cash disposed	40,022	37,349
Disposal of (Investment in) financial and other assets, net	(17,594)	61,488
Net cash provided by investing activities	**14,307**	**170,591**

CONDENSED INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS

		For the period of nine months ended 30 September	
		2024	2023
		Unaudited	
	Note	€'000	
CASH FLOWS FROM FINANCING ACTIVITIES:			
Amortisation of loans from financial institutions		(4,634)	(2,977)
Proceeds (repayments) of loans from (to) financial institutions and others, net		98,223	475,227
Proceeds (payment) from (to) perpetual notes investors, net	8	(90,351)	(16,000)
Proceeds from straight bonds, net	9	486,036	-
Redemption and buy-back of straight bond	9	(479,392)	(83,334)
Transactions with non-controlling interests and dividends paid to non-controlling interests		-	(2,811)
Interest and other financial expenses, net		(49,378)	(50,115)
Net cash provided (used) by (in) financing activities		**(39,496)**	**319,990**
Net increase in cash and cash equivalents		**189,062**	**676,723**
Change in cash and cash equivalents held-for-sale		(494)	1,573
Cash and cash equivalents at the beginning of the period		1,129,176	324,935
Effect of foreign exchange rate changes		579	166
Cash and cash equivalents at the end of the period		**1,318,323**	**1,003,397**

CONDENSED NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

1. GENERAL

Grand City Properties S.A. ("the Company") was incorporated in Grand Duchy of Luxembourg on December 16, 2011 as a Société Anonyme (public limited liability company). Its registered office is at 37, Boulevard Joseph II, L-1840 Luxembourg.

The Company is a specialist in residential real estate, investing in value-add opportunities in densely populated areas, predominantly in Germany as well as London. The Company's strategy is to improve its properties through targeted modernization and intensive tenant management, and create value by subsequently raising occupancy and rental levels.

These condensed interim consolidated financial statements for the nine months ended 30 September 2024 ("the reporting period") consist of the financial statements of the Company and its investees ("the Group" or "GCP").

2. SIGNIFICANT CHANGES IN THE CURRENT REPORTING PERIOD

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

- The Group signed disposals of properties in total amount of approximately euro 230 million, of which euro 100 million haven't been completed as of the reporting date. The Group completed disposals of properties in total amount of approximately euro 170 million, of which euro 130 million were signed in 2024 and euro 40 million were signed in 2023. The disposals comprised mostly of properties in London as well as NRW, Berlin and Hessen. For part of the disposals, approximately euro 60 million vendor loan has been provided to help facilitate the transaction. In addition, approximately euro 24 million were collected in vendor loan associated with disposals in prior periods.
- The Group took over investment property in approximately amount of euro 45 million, mainly in London.
- The Group drew and fixed a euro 100 million 5-year loan at an all-in interest of 4.6%.
- On 2 April and 10 September 2024, the Board approved a voluntary exchange and tender offers for two outstanding perpetual notes (euro 200 million and euro 350 million, with coupons of 6.332% and 5.901% respectively). The offers allowed noteholders to either exchange their holdings for new perpetual notes or exchange and redeem part their notes. The offer resulted a combined acceptance rate of 85%. On 16 April and 26 September 2024, the Company issued euro 410 million and 22 million in new perpetual notes with a 6.125% coupon and repurchased euro 34 million and euro 1.6 million of existing notes respectively. The new notes are of unlimited duration with a first call date in 2030 at the Company's discretion. For further information see note 8.
- During the reporting period the Group repaid and bought back several straight bonds and issued new straight bond series Y. For further information see note 9.
- For additional information about changes in the Group's financial position and performance, see the "Notes on business performance" section in the Board of Directors' report.

3. BASIS OF PREPARATION

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

The condensed interim consolidated financial statements do not include all the information required for a complete set of IFRS financial statements and should be read in conjunction with the Group's audited annual consolidated financial statements as at 31 December 2023.

However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group's financial position and performance since the last annual consolidated financial statements as at and for the year ended 31 December 2023.

The accounting policies adopted in the preparation of these condensed interim consolidated financial statements, including the judgments, estimates and special assumptions that affect the application of those accounting policies, are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2023, except for the adoption of new standards, amendments to standards and interpretations as described in note 4 below.

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

4. CHANGES IN ACCOUNTING POLICIES

The following amendments were adopted for the first time in these condensed interim consolidated financial statements, with effective date of 1 January 2024:

- **Amendments to IFRS 16 Leases: Lease Liability in a Sale and Leaseback**

  In September 2022, the IASB issued amendments to IFRS 16 to specify the requirements that a seller-lessee uses in measuring the lease liability arising in a sale and leaseback transaction, to ensure the seller-lessee does not recognise any amount of the gain or loss that relates to the right of use it retains.

  The amendments are effective for annual reporting periods beginning on or after 1 January 2024 and must applied retrospectively to sale and leaseback transactions entered into after the date of initial application of IFRS 16. Earlier application is permitted and that fact must be disclosed.

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

- **Amendments to IAS 1 Presentation of Financial Statements:**

  - Classification of Liabilities as Current or Non-current (issued on 23 January 2020);
  - Classification of Liabilities as Current or Non-current - Deferral of Effective Date (issued on 15 July 2020); and
  - Non-current Liabilities with Covenants (issued on 31 October 2022)

    In January 2020 and October 2022, the IASB issued amendments to paragraphs 69 to 76 of IAS 1 to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:

    - What is meant by a right to defer settlement
    - That a right to defer must exist at the end of the reporting period
    - That classification is unaffected by the likelihood that an entity will exercise its deferral right
    - That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification

  In addition, a requirement has been introduced to require disclosure when a liability arising from a loan agreement is classified as non-current and the entity's right to defer settlement is contingent on compliance with future covenants within twelve months.

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

- **Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures: Supplier Finance Arrangements (issued on 25 May 2023)**

  The amendments relate to disclosure requirements in connection with supplier financing arrangements - also known as supply chain financing, financing of trade payables or reverse factoring arrangements.

  The new requirements supplement those already included in IFRS standards and include disclosures about:

  - Terms and conditions of supplier financing arrangements
  - The amounts of the liabilities that are the subject of such agreements, for which part of them the suppliers have already received payments from the financiers, and under which item these liabilities are shown in the balance sheet
  - The ranges of due dates
  - Information on liquidity risk

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

5. REVENUE

	For the period of nine months ended 30 September	
	2024	2023
	€'000	
Net rental income	316,931	307,492
Operating and other income	130,115	148,370
	447,046	**455,862**

6. INVESTMENT PROPERTY

	For the period of nine months ended 30 September 2024	For the year ended 31 December 2023
	Level 3(*)	Level 3(*)
	€'000	
As at 1 January	**8,629,083**	**9,529,608**
Plus: investment property classified as held-for-sale	195,641	330,853
Total investment property	**8,824,724**	**9,860,461**
Acquisitions of investment property	45,106	10,079
Capital expenditure on investment property	78,153	101,049
Disposals of investment property	(172,243)	(314,599)
Fair value adjustment	(194,650)	(881,382)
Effect of foreign currency exchange differences	76,838	49,116
Total investment property	**8,657,928**	**8,824,724**
Less: investment property classified as held-for-sale	(193,480)	(195,641)
As at 30 September / 31 December	**8,464,448**	**8,629,083**

(*) classified in accordance with the fair value hierarchy (see note 7). Since one or more of the significant inputs is not based on observable market data, the fair value measurement is included in level 3.

Leipzig

7. FAIR VALUE MEASUREMENT OF FINANCIAL INSTRUMENTS

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

7.1 FAIR VALUE HIERARCHY

The following table presents the Group's financial assets and financial liabilities measured and recognised at fair value as at 30 September 2024 and 31 December 2023 on a recurring basis:

	As at 30 September 2024					As at 31 December 2023				
			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)
	€'000									
FINANCIAL ASSETS										
Financial assets at fair value through profit or loss (1)	218,693	218,693	96,192	93,481	29,020	185,408	185,408	89,451	61,804	34,153
Derivative financial assets (2)	26,251	26,251	-	26,251	-	71,383	71,383	-	71,383	-
Total financial assets	**244,944**	**244,944**	**96,192**	**119,732**	**29,020**	**256,791**	**256,791**	**89,451**	**133,187**	**34,153**
FINANCIAL LIABILITIES										
Derivative financial liabilities	114,066	114,066	-	114,066	-	69,193	69,193	-	69,193	-
Total financial liabilities	**114,066**	**114,066**	**-**	**114,066**	**-**	**69,193**	**69,193**	**-**	**69,193**	**-**

(1) including non-current financial assets at fair value through profit or loss
(2) including held-for-sale

The Group also has a number of financial instruments which are not measured at fair value in the consolidated statement of financial position. For the majority of these instruments, the fair values are not materially different to their carrying amounts, since interest receivable/payable is either close to current market rates or the instruments are short-term in nature. Significant differences were identified for the following instruments as at 30 September 2024 and 31 December 2023:

	As at 30 September 2024					As at 31 December 2023				
			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)
	€'000									
FINANCIAL LIABILITIES										
Loans and borrowings (1)	971,167	966,521	-	966,521	-	872,427	878,281	-	878,281	-
Straight bonds (2)	3,527,678	3,368,155	3,193,313	174,842	-	3,559,897	3,197,414	3,030,389	167,025	-
Total financial liabilities	**4,498,845**	**4,334,676**	**3,193,313**	**1,141,363**	**-**	**4,432,324**	**4,075,695**	**3,030,389**	**1,045,306**	**-**

(1) including current portion of long-term loans and held-for-sale
(2) including bond redemption

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 maximise 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 recognise 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 consolidated 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 flows (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.

7.2 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 flows method with observable inputs.
- There's an active market for the Group'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 Group enters into derivative financial instruments with various counterparties, principally financial institutions with investment grade credit ratings. Interest rate and foreign exchange swap and forward, collar and cap 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.

8. PERPETUAL NOTES EXCHANGE AND TENDER OFFER

On 2 April 2024, the Board of Directors approved a voluntary exchange and tender offer targeting the holders of two outstanding perpetual notes, with nominal values of euro 200 million and euro 350 million, carrying coupons of 6.332% and 5.901%, respectively (the "existing perpetual notes").

The offer provided the holders of the existing perpetual notes with two options:

1. Exchange Option: Exchange their holdings for newly issued perpetual notes at a specified exchange ratio.
2. Exchange and Partial Redemption Option: Exchange their holdings for new perpetual notes at the specified exchange ratio and redeem 15% of their exchanged notes at a small premium over the market prices prevailing prior to the offer.

On 10 September 2024, a second offer was approved for the same notes, allowing holders to:

1. Exchange Option: Exchange their holdings for new perpetual notes.
2. Exchange and Partial Redemption: Exchange 80% of holdings and tender 20% for purchase at a small premium over the market prices prevailing prior to the offer.

The first offer period commenced on 2 April 2024 and closed on 9 April 2024. The second offer period commenced on 10 September 2024 and closed on 18 September 2024.

On 10 April 2024, the Company announced an acceptance of euro 449 million in aggregate nominal amount of existing perpetual notes, reflecting an 82% acceptance rate. Subsequently, on 19 September 2024, the Company announced an additional acceptance of euro 25.3 million, leading to a combined acceptance rate of 85% for both offers.

On 16 April 2024, the Company issued euro 410 million in new perpetual notes and repurchased euro 34 million of the existing perpetual notes through the tender offer. Later, on 26 September 2024, the Company issued an additional euro 22 million in new perpetual notes and repurchased euro 1.6 million of the existing notes via the tender offer.

The newly issued perpetual notes have a coupon of 6.125% and are undated, with an unlimited duration and can only be called by the Company on contractually agreed dates or specific occasions. They are subordinated and feature a first reset date on 16 April 2030. The coupon rate remains at 6.125% until this date.

If the Company chooses not to exercise its call option at that time, the coupon will reset as follows:

- From April 2030 to April 2035: 3.508% over five-year swap rate.
- From April 2035 to April 2050: 3.758% over five-year swap rate.
- From April 2050 onwards: 4.508% over five-year swap rate.

The newly issued perpetual notes were admitted to trading on the Euro MTF Market operated by the Luxembourg Stock Exchange.

9. STRAIGHT BONDS

On 9 April 2024, the Company redeemed euro 148.8 million principal amount of straight bond series W.

On 24 June 2024, the Company redeemed CHF 130 million principal amount of straight bond series Q.

On 9 July 2024, under the EMTN program, the Company issued euro 500 million of straight bond series Y due 2030, at an issue price of 97.774% of the principal amount, with a coupon of 4.375%.

On 1 July 2024, the Board of Directors decided to invite holders of three outstanding straight bonds euro 667.6 million, euro 600 million, and euro 550 million, series J, G, and E respectively to tender the notes for purchase by the Company for cash. The offer was open until 8 July 2024. As a result of the tender offer, on 10 July 2024, the Company repurchased euro 74.3 million, euro 149.5 million, and euro 14.5 million principal amount of straight bond series J, G, and E respectively, excluding any accrued interest.

10. COMMITMENTS

As at the reporting date, the Group had several financial obligations in total amount of approximately euro 100 million.

11. CONTINGENT ASSETS AND LIABILITIES

The Group does not have significant contingent assets and liabilities as at 30 September 2024 and as at 31 December 2023.

12. EVENTS AFTER THE REPORTING PERIOD

There were no material events after the reporting period.

13. AUTHORISATION OF THE CONDENSED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

These condensed interim consolidated financial statements were authorised for issuance by the Company's Board of Directors on 14 November 2024.

Berlin