

Summit Germany Limited
(the "Company")

HY 2018 Preliminary Results

29 August 2018

Summit Germany Limited, the AIM-listed German commercial property investment company, is pleased to announce its preliminary unaudited key parameter indicators for the first half of 2018.

Profits

- Net profit of €87.1 million (H1-2017: €12.9 million, FY 2017: €113.0 million)
- Profit Before Tax (PBT) of €102.1 million (H1-2017: €14.1 million, FY 2017: €128.7 million)
- EBITDA of €107.2 million (H1-2017: €19.1 million, FY 2017: €146.0 million)
- Revaluation profit of €91.8 million (H1-2017: €3.8 million expense, FY 2017: €88.0 million profit)
- Gross profit of €29.1 million (H1-2017: €26.1 million, FY 2017: €55.8 million)

NAV

- EPRA NAV of €655.0 million (FY 2017: €572.9 million)
- Group's NAV of €605.0 million (FY 2017: €533.3 million)
- NAV and EPRA NAV per share of €1.30/€1.41 (FY 2017: €1.15/€1.23)
- Total Assets of €1.19 billion (FY 2017: €1.06 billion)

Rent

- Rental income increased 10.9% to €31.5 million (H1-2017: €28.4 million, FY 2017: €60.5 million)
- Funds From Operations (FFO) 13.7% up to €19.9 million (H1-2017: €17.5 million, FY 2017: €36.5 million)

The Company's HY 2018 results for the period ended 30 June 2018 will be announced on 26 September 2018.

For further information please contact:

Summit Germany Limited

Zohar Levy - Managing Director

Itay Barlev (Braun) - Finance Director

Tel: +44 (0) 1481 700 300

Non-Executive Chairman

Harry Hyman

Tel: +44 (0) 20 7451 7050

Carey Group, Company Secretary

Sara Bourne

Tel: +44 (0) 1481 700 300

Liberum Capital Limited, Nominated Adviser and Joint Broker

Tel: +44 (0) 20 3100 2222

Chris Clarke / Jill Li

Cenkos Securities, Joint Broker

Tel: +44 (0) 20 7397 8900

Mark Connelly

Russell Kerr / Selwyn Jones (Broking)

Inside Information

This announcement contains inside information for the purposes of EU Regulation 596/2014.