MOODY'S
INVESTORS SERVICE

CREDIT OPINION
31 January 2019

Update

Rate this Research

RATINGS

Summit Germany Limited

Domicile	Berlin, Germany
Long Term Rating	Ba1
Type	LT Corporate Family Ratings
Outlook	Stable

Please see the ratings section at the end of this report for more information. The ratings and outlook shown reflect information as of the publication date.

Contacts

Egor Nikishin, CFA +44.20.7772.8737
Analyst
egor.nikishin@moodys.com

Anke Rindermann +49.69.7073.0788
Associate Managing Director
anke.rindermann@moodys.com

Moritz Mayer +49.69.70730.951
Associate Analyst
moritz.mayer@moodys.com

CLIENT SERVICES

Americas	1-212-553-1653
Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454

Summit Germany Limited

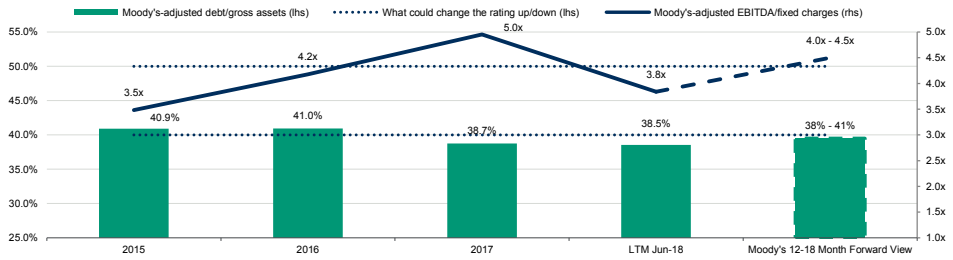
Annual update

Summary

The Ba1 CFR assigned to Summit Germany (Summit or the company) reflects (i) the company's relatively small but growing and well diversified portfolio of commercial real estate assets in major cities and secondary locations in Germany (ii) solid cash flow generation and key metrics, including fixed charge coverage of close to 4x and leverage of around 40%, both Moody's adjusted (iii) robust fundamentals for commercial real estate in Germany, (iv) the company's business model, including a positive track record in active property management which has led to a decline in vacancy rates of the core portfolio to 7.0% as of September 2018, as well as tenant and asset granularity which reduces risk and (v) an adequate liquidity profile.

However, the rating also reflects Summit's opportunistic acquisition strategy leading to the purchase of properties offering value creation opportunities through active portfolio management. We also note that the company's properties are relatively small in size and located mostly outside of the central areas of the German biggest cities and in secondary cities, which is also reflected by the relatively high yields generated. Although Summit has achieved a significant progress in growing its scale with the company's portfolio value increasing by circa 50% during 2018 thanks to a combination of two acquisitions and valuation uplifts, it remains smaller compared to its investment grade peers.

Exhibit 1
Summit's key metrics are strong for the current Ba1 rating level
Historic and expected debt/assets and EBITDA/fixed charges



Source: Moody's Financial Metrics™

Credit strengths

» Relatively small but well diversified commercial real estate portfolio in major cities and secondary locations in Germany

» Good cash flow generation provided by a high yielding property portfolio

» Favourable macroeconomic environment and robust fundamentals for commercial real estate in Germany

» Company's business model including positive track record in active property management, as well as tenant and asset granularity

» Adequate liquidity profile and leverage of around 40% for the assigned rating

Credit challenges

» Somewhat opportunistic approach to the purchase of properties offering value creation opportunities through active portfolio management

» Value-added nature of the portfolio, as reflected by the relatively high, albeit decreasing yield generated, small average size of the properties, and mostly non-central locations within Germany's largest cities

» Relatively small size compared to other investment grade peers

» Minority interest for part of the portfolio, although reduced recently

Rating outlook

The stable outlook reflects Moody's expectation that the company will continue to generate stable cash flows and maintain good liquidity while keeping high occupancy levels and a balanced growth strategy. The outlook also reflects a favourable German macroeconomic environment and strong property market fundamentals.

Factors that could lead to an upgrade

» Increase in scale and diversification

» Continuing a track record of increasing occupancy and rents while maintaining a large proportion of the portfolio in central locations of the top 7 German cities

» Track record of operating at a Moody's adjusted debt / gross assets of around 40% with financial policies that support that leverage, while maintaining a fixed charge coverage ratio above 4.0x

Factors that could lead to a downgrade

» Moody's adjusted debt / gross assets sustained well above 50%

» Fixed charge coverage decreasing below 2.5x

» Asset quality deterioration and/or increase in vacancy

Key indicators

Exhibit 2
Key indicators [1]

Summit Germany Limited

USD millions	Dec-14	Dec-15	Dec-16	Dec-17	LTM (Jun-18)	Moody's 12-18 Month Forward View [2]
Real Estate Gross Assets	742	860	931	1,269	1,394	$1,700 - $1,800
Amount of Unencumbered Assets					65.9%	50% - 55%
Debt / Real Estate Gross Assets	52.1%	40.9%	41.0%	38.7%	38.5%	38% - 41%
Net Debt / EBITDA	7.8x	7.6x	6.5x	6.5x	6.4x	7.5x - 8.5x
Secured Debt / Real Estate Gross Assets	45.1%	40.9%	41.0%	38.7%	13.8%	20% - 23%
EBITDA / Fixed Charges	1.8x	3.5x	4.2x	5.0x	3.8x	4.0x - 4.5x

[1] All quantitative credit metrics incorporate Moody's standard adjustments to the financial statements for non-financial corporations.
[2] This represents Moody's forward view; not the view of the issuer; and unless noted in the text, does not incorporate significant acquisitions and divestitures.
Source: Moody's Financial Metrics™

Profile

Summit Germany is a publicly-listed commercial real estate company with focus on office (74% of gross asset value as of September 2018), retail (6%) and logistics and services properties (20%) spread predominantly around the top seven cities in Germany. As of December 2018, the company's portfolio comprised 103 individual properties with a total lettable floor space of approximately 1.1 million square meters and an aggregated portfolio value of €1.5 billion post annual revaluation. Summit Germany holds a stake of around 90% in Deutsche Real Estate AG, which is fully consolidated and accounts for slightly less than €0.6 billion portfolio value, or approximately 39% of Summit Germany's portfolio. The weighted average lease term (WALT) amounted to 4.2 years. As of September 2018, the company generated an annual net rental income of €82.0 million pro forma for the acquisitions of around 75% in GxP German Properties (GxP) and Multi Service Centres (Multi) tenant portfolio.

The company is listed on the London AIM stock exchange with a market capitalization of €613 million as of 30 January 2019 and a free float of approximately 13%. Main shareholders as of 30 September 2018 are Zohar Levy through Summit Real Estate Holdings Limited (50.89%), Invesco (27.26%) and Fidelity (8.70%).

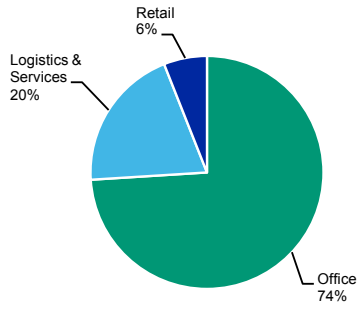
Detailed credit considerations

Well diversified commercial real estate portfolio in major cities and secondary locations in Germany

Summit Germany's 101 individual properties total to around 1.1 million square meters (sqm), are valued at around €1.5 billion net market value (NMV) post annual revaluation and are spread predominantly around the top seven cities in Germany. Approximately 65% are located in secondary locations of the seven largest German cities ("A" cities), while the remainder are located across the country including Wolfsburg (10%), Rostock (5%), and in other secondary cities. The portfolio is mainly focused on office properties (74%) but also includes logistics & services properties (20%) as well as retail properties (6%), which also provide some diversification.

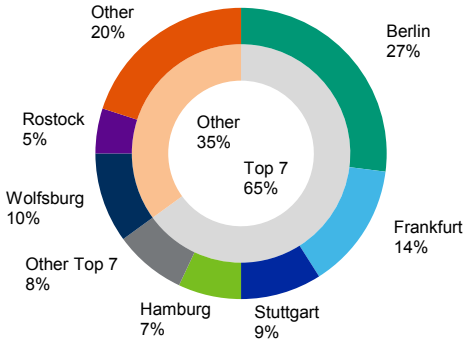
Although the company remains smaller compared to the larger investment grade peers, we note a significant progress in increasing the value of the portfolio, which grew to €1.5 billion by the end of 2018 from €1 billion in the beginning of the year. The growth partially came from the circa €250 million acquisitions: GxP with 12 office properties, spread across Western German cities and eight commercial properties in Multi portfolio, located predominantly in Berlin, Frankfurt and Dusseldorf areas. Summit also benefited from the strong fundamentals of the office market in Germany as well as from the ongoing active management of its portfolio. As a result of a combination of growing rents, decreasing vacancies and compressed yields the company recognized circa €200 million valuation uplift during the second half of 2018, which represents approximately 17% addition to the value of the company's gross assets as of June 2018.

Exhibit 3
Asset breakdown by property type (in % market value)



Source: Company information as of 30 September 2018

Exhibit 4
Asset breakdown by location (% of market value



Source: Company information as of 30 September 2018

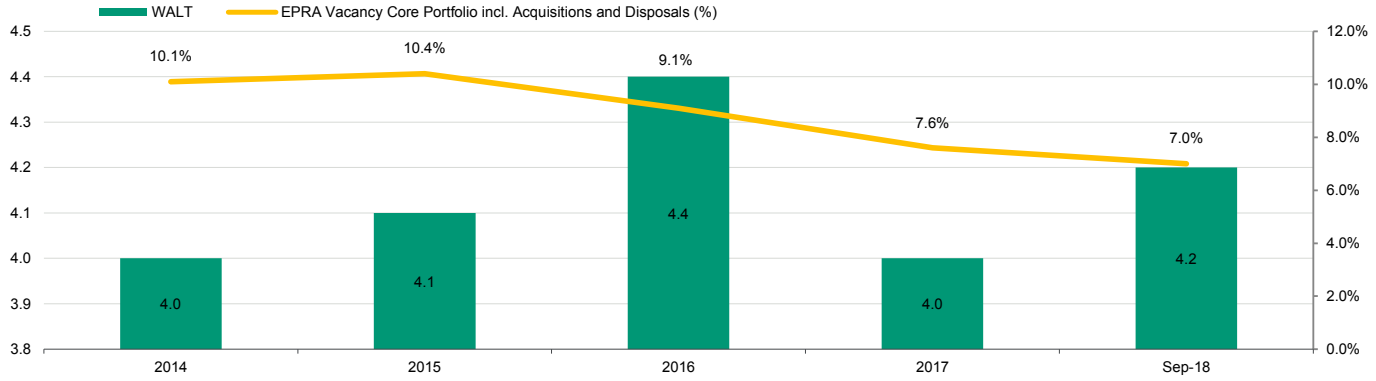
The portfolio generates an annual net rental income (NRI) of around €82.0 million pro forma as of September 2018 from 834 individual tenants, of which Deutsche Telekom AG (Baa1) is the largest tenant accounting for around 5.9% followed by Volkswagen AG (A3) with 5.8%. All other tenants account for less than 3% of Summit Germany's NRI and are mostly German medium-sized corporates ("Mittelstand") and governmental tenants

Secondary locations are offering a higher gross initial yield and have developed positively in past eight years, with vacancy rates having come down from already low levels.

The lower quality of Summit Germany's asset portfolio and related risks for investors compared to larger investment grade issuers is reflected by relatively high yields. Prior to the year-end revaluation Net Rental Income Yield was reported at 6.4%, comprising of 6.2% for the office assets, 7.1% for the logistics and services assets, and 6.9% for the retail assets. These high returns allow for strong cash flow metrics but also reflect the somehow higher risk profile of the portfolio. We expect that the yields will be somewhat lower and at more moderate levels following the year-end 2018 revaluation which has increased the portfolio value by €200 million.

We understand that the company aims to increase NRI by approximately 8% - 10% per annum, driven by a combination of acquisitions, targeted capex investments to enhance property value and attractiveness, and an active portfolio management improving tenants retention and rent renewals. This might, however, become challenging in case of changes in the general macroeconomic environment. We also note that an ongoing successful management of the assets is necessary to maintain and improve vacancy rates as shown in the exhibit below.

Exhibit 5
Vacancy rates gradually decline; WALT stays stable



Source: Company data, as of 30 September 2018

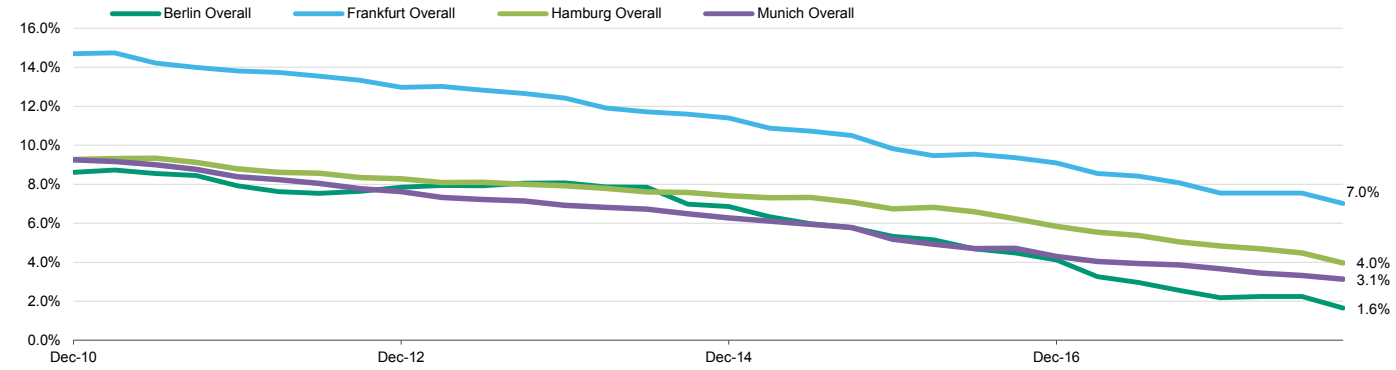
Robust German office market fundamentals alongside a favourable macroeconomic environment

We expect continued strong demand for German offices for at least the next 12-18 months, driven by a strong labour market and a solid real GDP growth of around 1.3% - 1.7% over the next two years. Vacancy rates in major German cities declined over recent years with Berlin currently at 1.6% as of September 2018 according to Cushman & Wakefield Research. Increasing occupancy illustrate the strong demand for office properties in Germany, which has not been matched with equally growing supply, leading to steadily increasing rents. In addition, the German office investment market saw strong value uplifts in recent years due to yield compression, also in secondary locations of major cities.

We view favourably Germany's solid macroeconomic environment and its stable Aaa rating reflects (1) its advanced, diversified and highly competitive economy; (2) its track record of social and political stability; (3) its tradition of prudent fiscal policies; and (4) ready market access due to its safe-haven status. We expect German real GDP to grow by 1.7% in 2019 and 1.3% in 2020, against the backdrop of a solid labour market (unemployment rate is expected to stay stable at a low level of around 3.4% for the next years). We believe that these trends should be supportive of Summit Germany's efforts in attracting new tenants and carrying out disposal of non-core assets.

Exhibit 6

Robust German office market with ongoing declining vacancy rates

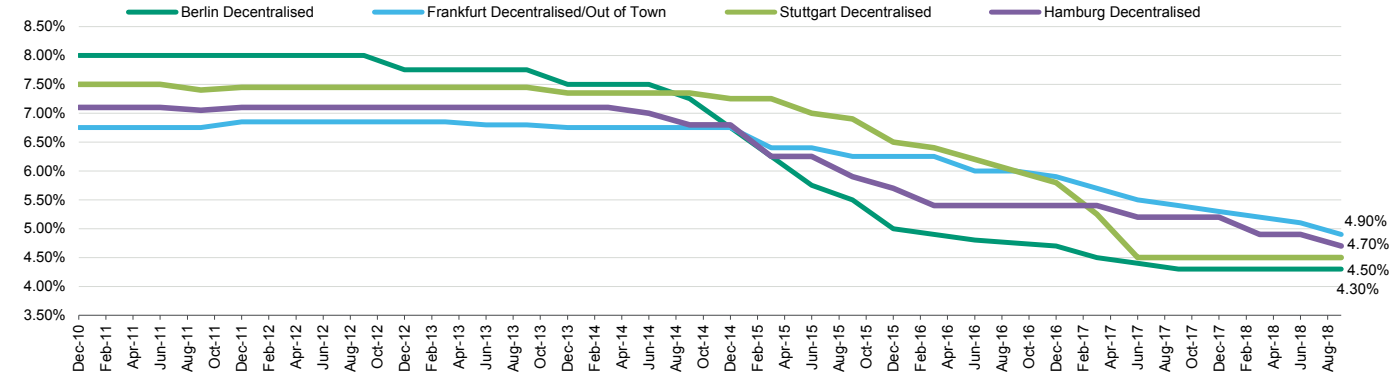


Source: Cushman & Wakefield Research

Exhibit 7

Rental yields in selected German cities

Declining yields in decentralised locations in major German cities



Source: Cushman & Wakefield Research

Integrated business model

Summit Germany follows a fully integrated business model, which comprises of property management, marketing / leasing and technical property management. The company operates from three offices located in Berlin, Frankfurt and Hamburg, which help providing a quicker access to the majority of the properties spread across the country. With this approach, the company is able to actively monitor and manage the technical facilities of its properties and keep a regular relationship with tenants, including a proactive management of rental contracts and an early marketing of expiring contracts.

We note that the company has successfully managed to reduce its vacancy rate, as calculated by the methods of the European Public Real Estate Association ("EPRA vacancy rate") to 7.0% as of September 2018 from 10.1% in 2014. This is close to average market levels of around 6% for office markets in the Top 7 cities in Germany. The company has also benefited from the growing market and successfully renegotiated the expiring contracts reaching approximately 3% annualised net rent like-for-like growth in the first nine months of 2018.

The average lease term remains relatively short compared to the industry peers with a current weighted average lease term (WALT) of 4.2 years as of September 2018, which has been broadly stable during the last three years. We note that company's rental income may decline more quickly compared to some of the peers in case the market reverses. However, we note that a granular tenant base, a solid retention rate of 66%, and the fact that lease maturities are relatively well spread over time mitigate lease renewal risk. Given the currently positive market environment for Summit the short WALT provides the company with the opportunity to increase rent levels – but is exposing the company to a higher risk if the market reverses.

Solid coverage and leverage metrics and improving pool of unencumbered assets

Summit Germany's leverage, as measured by Moody's adjusted gross debt / total real estate assets, was 38.5% as of 30 June 2018 and remained stable at circa 39% as of year-end 2018 following the GxP and Multi acquisitions. The acquisitions had a negative impact on the leverage, because the additional €250 million in assets were not sufficient to off-set the related €150 million debt. However, this impact was compensated by the significant revaluation of circa €200 million the company recognised during the second half of the year. We expect Summit to maintain a leverage at the current level in the next 12-18 months, which positions the company strongly within the 30% - 50% range, equivalent to a Baa subfactor score in Moody's rating methodology.

The company's fixed charge coverage (FCC, defined as Moody's adjusted EBITDA / (interest expense, capitalized interest and preferred dividends)) was approximately 4.5x pro-forma for the acquisitions - an improvement from 3.8x LTM 30 June 2018. We expect this ratio to stay above 4.x over the next 12-18 months, as a result of the possible use of the significant cash balance of €119 million additional acquisitions and an expected increase in rental income. This positions the company within our range of above 4.0x for a Aa subfactor score according to our rating methodology – significantly better than the overall rating level of Summit Germany. We note that the very strong interest coverage is in part due to the high rental income yield of 6.4% generated by Summit Germany's assets, which is higher than for other property companies with a portfolio of assets in more central locations, which in turn could imply somewhat higher risks of stability of the rental income.

Following the acquisitions of GxP, and Multi portfolios Summit's unencumbered assets ratio decreased to around 51% from more than 65% as of June 2018. This maps to a Ba score in our methodology grid, albeit still represents a solid level compared to the peers. We consider unencumbered assets as an important source of liquidity for real estate companies.

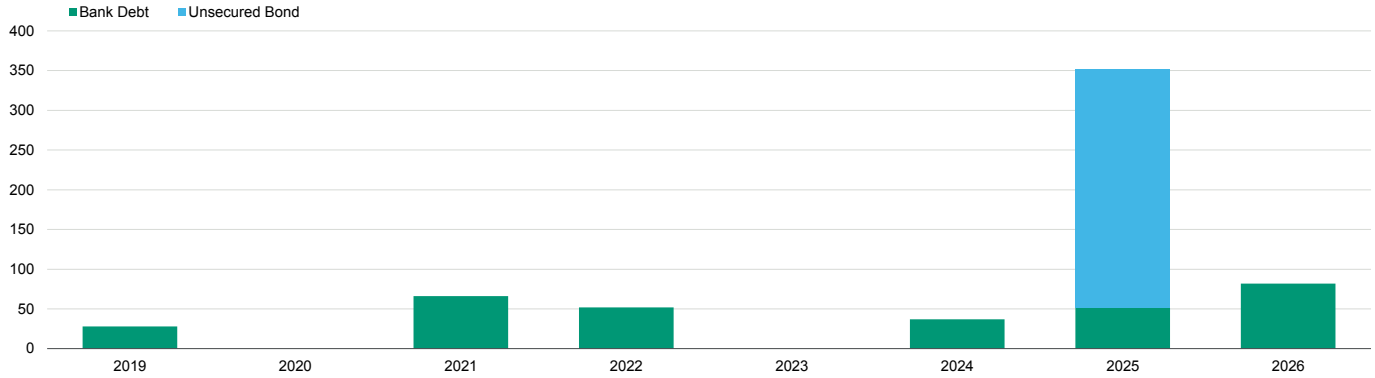
In assigning the ratings we have taken into account the company's financial policy which includes various objectives to maintain appropriate level of risk for the company, such as maintaining the net loan-to-value below 50%. We understand that any additional sizeable acquisition of properties would be funded in line with the company's medium term LTV target, resulting in an adequate debt level for the group.

A significant portion of the debt is fixed rate (more than 97.5% as of September 2018), which provides a good visibility of interest costs and protects the company, at least in the medium-term, against a potential increase in interest rates. Currently the average interest paid is approximately 2.2% across several bank loans and the outstanding bond.

Summit Germany's credit profile also benefits from long-term staggered maturities. Approximately €28 million of the debt matures in 2019 and €66.4 million in 2020 with no significant debts coming due until 2025 when the bond is due. The company's existing secured

bank debt is amortizing at circa 1.5% per annum. As a result, the company has limited refinancing risk. However, the outstanding bond exposes the company to a sizeable bullet refinancing risk at maturity, which is expected to be refinanced well in advance.

Exhibit 8
Maturity profile
No major upcoming maturities



Source: Company information as of 30 September 2018

Relative small size in spite of recent growth and positive track record

With its €1.5 billion asset portfolio, Summit Germany is smaller than most of its peers, which typically manage portfolios of a low to mid-single-digit € billion size.

The asset portfolio has grown significantly from €0.6bn in 2014 to €1.3bn in 2018 before the revaluation impact, an increase of more than 115%. However, we note that growth has been stable in absolute terms by around €140 million per year on average, a conservative pace compared to other peers which we see as positive. In addition, the company improved the quality of its portfolio in line with its objectives by disposing non-core, smaller size properties. We see positively the company's track record in active portfolio management.

Summit Germany's Executive board consists of two members, Zohar Levy (CEO) and Itay Barlev (CFO). Zohar Levy established Summit Germany in 2006 and was key in the development of the company, with 25 years of professional real estate experience and more than 15 years in German real estate. Itay Barlev joined the company more recently in 2014 with previous experiences in financial roles also in relation to real estate. We see positively the long track record and experience of the CEO and the stability of the management team for the continued success and growth of the company going forward. The company is majority owned by Summit Real Estate Holdings Limited, a company listed in the Tel Aviv stock exchange, and majority owned by the CEO of Summit Germany. Its main asset is its stake in Summit Germany as well as approximately €200 million equivalent in accumulated liquid assets and investments in local properties in Israel.

Management's strategy includes to grow the asset portfolio at a similar pace to previous years over the next three years. While this would allow to realize economies of scale, execution risks relate to the expansion of the acquisition pipeline, the selection of assets that fit to the company strategy in terms of quality and pricing (the portfolio currently generates a net yield of 6.7%), the continued success of the active portfolio management strategy to create value, and funding.

Liquidity analysis

We view Summit Germany's liquidity as adequate. As of September 2018 and pro-forma for the acquisition, sources of liquidity include available cash of €22.8 million, a secure and stable €82 million annual net rental income stream, and €620 million pool of unencumbered investment properties.

Despite the absence of committed credit facilities the company has sufficient internal sources to cover the cash requirements of the next 18 months, excluding further acquisitions. We expect the major demands on cash from operations in the next 18 months to come from €37 million on debt repayments, around €30 million on dividends and €10 million on capital expenditures.

Structural considerations

The €300 million senior unsecured notes maturing 2025 are rated Ba1, in line with the CFR, and rank pari passu with all other unsecured obligations of the issuer. The notes are not guaranteed by any of Summit's subsidiaries including Deutsche Real Estate AG. However, they benefit from financial covenants including a maximum Loan to Value ratio of 60% and a maximum Secured Debt to Total Asset ratio of 45%.

Deutsche Real Estate AG is outside the restricted group. However, Summit Germany controls Deutsche Real Estate AG as it holds 90% share in the company. Furthermore, any additional indebtedness at Deutsche Real Estate AG level will be included in the calculation of the loan-to-value notes covenant, effectively limiting additional indebtedness at this level. Whilst no material debt is expected at the level of this subsidiary, any future debt will be structurally senior to the notes.

Deutsche Real Estate AG holds 42% of Summit's assets. Although Summit benefits from a full control of Deutsche Real Estate AG's operations and despite the fact that this has not been the case in the past, the lack of full ownership might complicate a sale of properties held by this subsidiary. The risk of dividend leakage is limited by the €180 million intragroup loan provided by Summit, which is expected to absorb excess cash generated by Deutsche Real Estate in the foreseeable future. In addition, the risk has reduced as Summit recently grew its share in Deutsche Real Estate AG to 90% from 80%.

There are maintenance covenants on some of the secured loans, with generally significant headroom.

Rating methodology and scorecard factors

The principal methodology used in these ratings was REITs and Other Commercial Real Estate Firms published in September 2018. Please see the Rating Methodologies page on www.moodys.com for a copy of this methodology. The grid-indicated rating of Baa3 is one notch above the Ba1 actual rating assigned, because of the size of the company, which is still smaller than the higher rated peers, and relatively weaker quality of the company's assets, notable part of which is located outside of the recognised central business areas of top-7 German cities.

Exhibit 9

Summit Germany Limited

Real Estate / REIT Industry Grid [1][2]	Current LTM 6/30/2018		Moody's 12-18 Month Forward View As of 01/22/2019 [3]	
Factor 1 : Scale (5%)	**Measure**	**Score**	**Measure**	**Score**
a) Gross Assets (USD Billion)	$1.4	Ba	$1.7 - $1.8	Ba
Factor 2 : Business Profile (25%)				
a) Market Positioning and Asset Quality	Ba	Ba	Ba	Ba
b) Operating Environment	A	A	A	A
Factor 3 : Liquidity and Access To Capital (25%)				
a) Liquidity and Access to Capital	Ba	Ba	Ba	Ba
b) Unencumbered Assets / Gross Assets	65.9%	Baa	50% - 55%	Ba
Factor 4 : Leverage and Coverage (45%)				
a) Total Debt + Preferred Stock / Gross Assets	38.5%	Baa	38% - 41%	Baa
b) Net Debt / EBITDA	6.4x	Ba	7.5x - 8.5x	Ba
c) Secured Debt / Gross Assets	13.8%	Baa	20% - 23%	Ba
d) Fixed Charge Coverage	3.8x	Baa	4.0x - 4.5x	Baa
Rating:				
a) Indicated Outcome from Scorecard		Baa3		Baa3
b) Actual Rating Assigned				Ba1

[1] All quantitative credit metrics incorporate Moody's standard adjustments to the financial statements for non-financial corporations.
[2] As of 6/30/2018.
[3] This represents Moody's forward view and incorporates the expected impact of GxP and Multi Service Centres acquisitions
Source: Moody's Financial Metrics™

Appendix

Exhibit 10

Peer comparison

	Summit Germany Limited Ba1 Stable			Globalworth Real Estate Inve Ba1 Positive			Kungsleden AB Ba1 Positive			Dream Global Real Estate Inv Baa3 Stable			TLG IMMOBILIEN AG Baa2 Stable		
(in US millions)	FYE Dec-16	FYE Dec-17	LTM Jun-18	FYE Dec-16	FYE Dec-17	LTM Jun-18	FYE Dec-16	FYE Dec-17	LTM Sep-18	FYE Dec-16	FYE Dec-17	LTM Sep-18	FYE Dec-16	FYE Dec-17	LTM Sep-18
Real Estate Gross Assets	*$931*	*$1,269*	*$1,394*	*$1,297*	*$2,595*	*$3,168*	$3,297	$3,871	$3,932	$2,365	$3,846	$4,161	$2,474	$4,607	$4,737
Total Debt	*$381*	*$492*	*$537*	*$437*	*$1,035*	*$1,452*	$1,828	$1,869	$1,917	$1,243	$1,918	$1,882	$1,107	$1,862	$1,854
EBITDA / Fixed Charges (YTD) - REITS	*4.2x*	*5.0x*	*2.3x*	*1.5x*	*1.8x*	*3.0x*	2.9x	3.2x	4.2x	2.8x	4.3x	4.7x	4.2x	5.3x	5.3x
Debt / Real Estate Gross Assets	*41.0%*	*38.7%*	*38.5%*	*33.7%*	*39.9%*	*45.8%*	55.4%	48.3%	48.8%	52.5%	49.9%	45.2%	44.7%	40.4%	39.1%
Net Debt / EBITDA	*6.5x*	*6.5x*	*6.4x*	*5.4x*	*16.6x*	*11.7x*	10.9x	10.4x	11.3x	11.8x	13.1x	10.3x	9.0x	9.9x	8.3x
Secured Debt / Real Estate Gross Assets	*41.0%*	*38.7%*	*13.8%*	*33.7%*	*15.0%*	*6.1%*	47.9%	38.6%	32.5%	52.4%	37.7%	33.2%	44.4%	29.9%	29.1%

All figures and ratios calculated using Moody's estimates & standard adjustments. FYE = Financial Year-End. LTM = Last Twelve Months
Source: Moody's Financial Metrics™

Exhibit 11

Moody's-adjusted debt breakdown

(in EUR millions)	FYE Dec-14	FYE Dec-15	FYE Dec-16	FYE Dec-17	LTM Ending Jun-18
As Reported Debt	**319.3**	**323.8**	**361.3**	**409.5**	**460.2**
Moody's-Adjusted Debt	**319.3**	**323.8**	**361.3**	**409.5**	**460.2**

Source: Moody's Financial Metrics™

Exhibit 12

Moody's-adjusted EBITDA breakdown

(in EUR millions)	FYE Dec-14	FYE Dec-15	FYE Dec-16	FYE Dec-17	LTM Ending Jun-18
As Reported EBITDA	**95.6**	**81.9**	**75.1**	**147.7**	**237.8**
Fair Value Adjustments	-54.5	-43.7	-28.2	-88.0	-183.6
Equity accounted-income	-1.3	0.0	0.0	0.0	0.0
Moody's-Adjusted EBITDA	**39.7**	**38.1**	**46.9**	**59.8**	**54.2**

Moody's defines EBITDA as pretax income + interest expense + D&A.
Source: Moody's Financial Metrics™

Exhibit 13

Overview of Moody's-adjusted financial data

(in EUR millions)	FYE Dec-14	FYE Dec-15	FYE Dec-16	FYE Dec-17	LTM Jun-18
INCOME STATEMENT					
Revenue	43.4	49.6	57.2	60.5	63.7
EBITDA	39.7	38.1	46.9	59.8	54.2
Interest Expense	21.6	11.0	11.2	12.1	14.1
BALANCE SHEET					
Real Estate Gross Assets	613.0	791.7	882.3	1,057.1	1,193.9
Amount of Unencumbered Assets					65.9%
Cash & Cash Equivalents	9.7	33.6	54.2	22.7	111.7
Total Debt	319.3	323.8	361.3	409.5	460.2
Net Debt	309.6	290.3	307.2	386.8	348.4
CASH FLOW					
Funds from Operations	17.4	24.5	34.2	32.0	22.1
CASH FLOW FROM OPERATIONS	24.0	28.9	35.3	36.1	31.1
Capex = Capital Expenditures	0.0	0.0	0.0	1.2	7.3
Dividends	3.5	12.1	13.8	9.3	13.9
Retained Cash Flow	13.9	12.4	20.4	22.7	8.2
RCF / Debt	4.4%	3.8%	5.6%	5.5%	1.8%
Free Cash Flow (FCF)	20.5	16.7	21.5	25.6	9.9
FCF / Debt	6.4%	5.2%	5.9%	6.3%	2.2%
PROFITABILITY					
% Change in Sales (YoY)		14.3%	15.3%	5.9%	12.4%
EBITDA Margin %	91.6%	76.9%	82.1%	98.7%	85.2%
INTEREST COVERAGE					
EBITDA / Fixed Charges (YTD) - REITS	1.8x	3.5x	4.2x	5.0x	2.3x
LEVERAGE					
Debt / Real Estate Gross Assets	52.1%	40.9%	41.0%	38.7%	38.5%
Secured Debt / Real Estate Gross Assets	45.1%	40.9%	41.0%	38.7%	13.8%
Net Debt / EBITDA	7.8x	7.6x	6.5x	6.5x	6.4x

All figures and ratios calculated using Moody's estimates & standard adjustments. FYE = Financial Year-End. LTM = Last Twelve Months.
Source: Moody's Financial Metrics™

Ratings

Exhibit 14

Category	Moody's Rating
SUMMIT GERMANY LIMITED	
Outlook	Stable
Corporate Family Rating	Ba1
Senior Unsecured -Dom Curr	Ba1

Source: Moody's Investors Service

REPORT NUMBER 1157156

CLIENT SERVICES

Americas	1-212-553-1653
Asia Pacific	852-3551-3077
Japan	81-3-5408-4100
EMEA	44-20-7772-5454

MOODY'S
INVESTORS SERVICE