

**Summit Properties Limited
(the "Company")**

Q3 2021 Unaudited Key Performance Indicators

Summit Properties Limited is pleased to announce its unaudited key performance indicators for the nine months ended 30 September 2021:

Profits

- Net profit of €34.4 million (1-9/2020: €88.1 million, FY 2020: €97.8 million)
- Profit Before Tax of €36.5 million (1-9/2020: €105.3 million, FY 2020: €116.4 million)
- EBITDA of €47.4 million (1-9/2020: €116.4 million, FY 2020: €130.3 million)
- Gross profit of €46.2 million (1-9/2020: €53.2 million, FY 2020: €70.9 million)

NAV

- EPRA NAV of €0.9 billion (FY 2020: €0.9 billion)
- Group's NAV of €0.8 billion (FY 2020: €0.8 billion)
- Total Assets of €1.5 billion (FY 2020: €1.6 billion)
- Shareholder Equity / Total Assets ratio of 53% (FY 2020: 50%)

Rent and Operations

- Rental income amounted to €54.1 million (1-9/2020: €57.1 million, FY 2020: €76.4 million)
- Funds From Operations (FFO) amounted to €29.3 million (1-9/2020: €35.3 million, FY 2020: €47.5 million)

Property Portfolio

- Sale of German commercial portfolio with a value of €1.0 billion to an international fund in June 2021
- €798 million portfolio as of 30 September 2021 comprises of €552 million of German commercial properties and €246 million of US properties
- Acquisitions of ca. 2,500 apartments in NYC with a lettable area of ca. 204,000 sqm, generating an annual NOI of \$23 million
- Acquisition of 14 commercial properties with a total lettable area of ca. 600,000 sqm built over a site area of ca. 2.8 million sqm and generating an annual NOI, based on current leases, of ca. \$46 million. Completion of acquisition of one of the properties is expected over the coming weeks
- Current FFO run rate of €54 million p.a.; €570 million of cash readily available for portfolio expansion and further FFO growth
- The Company is negotiating additional acquisitions and has a current pipeline of over €1 billion of further acquisitions

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