

Summit Germany Limited

(the "Company")

Q3 2018 Unaudited Key Performance Indicators

29 November 2018

Summit Germany Limited, the AIM-listed German commercial property investment company, is pleased to announce its unaudited key performance indicators for the nine months ended 30 September 2018:

Profits

- Net profit of €96.4 million (9/2017: €96.2 million, FY 2017: €113.0 million)
- Profit Before Tax of €110.1 million (9/2017: €121.3 million, FY 2017: €128.7 million)
- EBITDA of €117.9 million (9/2017: €129.5 million, FY 2017: €146.0 million)
- Revaluation profit of €79.3 million (9/2017: €93.8 million, FY 2017: €88.0 million profit)
- Gross profit of €44.2 million (9/2017: €41.2 million, FY 2017: €55.8 million)

NAV

- EPRA NAV of €667.5 million (FY 2017: €572.9 million)
- Group's NAV of €615.2 million (FY 2017: €533.3 million)
- NAV and EPRA NAV per share of €1.32/€1.43 (FY 2017: €1.15/€1.23)
- Total Assets of €1.31 billion (FY 2017: €1.06 billion)

Rent

- Rental income increased 6.3% to €47.3 million (9/2017: €44.5 million, FY 2017: €60.5 million)
- Funds From Operations 13.6% up to €31.0 million (9/2017: €27.3 million, FY 2017: €36.5 million)

Outlook and Valuation

- According to the latest market reviews by leading German brokerage firms, there is a lack of supply in the German commercial market, therefore rental demand is resilient and rent levels are increasing
- German commercial rent levels may continue to grow in the coming years until demand is satisfied
- These dynamics are expected to have a positive impact on the valuation of the Company's portfolio for the year ending 31 December
- In keeping with past practice, the Company will carry out a valuation of its portfolio for the year ending 31 December

The information contained within this announcement is deemed to constitute inside information as stipulated under the Market Abuse Regulation (EU) No. 596/2014.

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, Company Secretary

Sara Bourne

Tel: +44 (0) 1481 700 300

Liberum Capital Limited, Nominated Adviser and Joint Broker

Chris Clarke / Gillian Martin / Owen Matthews

Tel: +44 (0) 20 3100 2222

Cenkos Securities, Joint Broker

Mark Connelly

Russell Kerr / Selwyn Jones (Broking)

Tel: +44 (0) 20 7397 8900