

Summit Properties Limited
(the "Company")

Q3 2022 Unaudited Key Performance Indicators

Summit Properties Limited is pleased to announce its unaudited key performance indicators for the nine months ended 30 September 2022 (the Reporting Period):

Profits

- Gross profit of €69.8 million (1-9/2021: €46.2 million, FY 2021: €61.6 million)
- EBITDA of €138.2 million (1-9/2021: €47.4 million, FY 2021: €169.6 million)
- Revaluation profit of €82.7 million (1-9/2021: €5.0 million expense, FY 2021: €109.6 million profit)
- Profit Before Tax (PBT) of €131.3 million (1-9/2021: €36.5 million, FY 2021: €154.9 million)
- Net profit of €112.3 million (1-9/2021: €34.4 million, FY 2021: €122.9 million)

NAV

- EPRA NAV of €1.2 billion (FY 2021: €1.0 billion)
- Group's NAV of €1.1 billion (FY 2021: €0.9 billion)
- Total assets of €2.2 billion (FY 2021 €1.8 billion), including ca. €260 million cash
- Shareholder Equity / Total Assets ratio of 49% (FY 2021: 52%)

Rent and Operations

- Funds From Operations (FFO) of €47.3 million (1-9/2021: €29.3 million, FY 2021: €36.7 million)
- Rental income amounted to €115.7 million (1-9/2021: €54.1 million, FY 2021: €77.1 million)

Portfolio

- €1.8 billion portfolio (FY 2021: €1.2 billion) comprise of:
 - €0.6 billion German properties well located in major cities with a net lettable area of ca. 329,000 sqm and an occupancy rate, excluding properties under development, of ca. 89%
 - €1.2 billion US portfolio comprised of 90 residential buildings in NYC with net lettable area of 247,000 sqm and 28 commercial properties across the US with net lettable area of 1.1 million sqm
- US outparcels sales of \$52 million already completed and additional \$18 million signed to date
- \$59.4 million acquisition of two US shopping centres post Reporting Period. The annual income from the two properties based on existing contracts, net of operating expenses, amounts to approximately \$10.0 million
- \$55 million of refinancings of three US properties at an average interest of 5.0% p.a. fixed for 4.5 years

For further information please contact:

Summit Properties Limited

Zohar Levy - Managing Director

Itay Barlev - Finance Director

Tel: +44 (0) 1481 700 300

Carey, Company Secretary

Melanie Moncrieff

Tel: +44 (0) 1481 700 300