

Ad hoc announcement

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Disclosure of an inside information according to article 17 MAR

InCity Immobilien AG / Keyword(s): Acquisition

INCITY PURCHASES PROPERTY IN THE FRANKFURT CITY CENTER

- :: Further fully let residential and office building acquired in the immediate vicinity of the “Zeil” shopping district
- :: The change in ownership and transfer of risks and rewards is to take place at the beginning of 2018

Frankfurt am Main, December 18, 2017 – InCity Immobilien AG has acquired a six-story residential and office building with mainly residential units in Frankfurt am Main, in the immediate vicinity of the “Zeil” shopping district, through a subsidiary, expanding its property portfolio by an eighth building.

The property is located at Stiftstrasse 18-20 and is fully let with a rentable area of approximately 1,500 sqm, about 60% of which are allotted to residential space. The property currently generates gross rental income of approximately EUR 365k annually. The parties have agreed not to disclose the purchase price.

Due to the property’s micro-location in the Frankfurt am Main city center in the immediate vicinity of the “Zeil” shopping district as well as the extensive modernization measures carried out in 2015, long-term value stability is predicted.

In addition to the field of office and commercial portfolio properties, InCity plans to develop its apartment portfolio as a smaller source of income in the medium term. With the acquisition of the property at Stiftstrasse 18-20, the residential portfolio of InCity now includes approximately 90 apartments.

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