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Primecity Investment Plc announces 2014 figures, showing a strong operational and financial performance

- EPRA NAV at €362 million, + 251% YOY
- FFO I amounted to €13.6 million, + 348% YOY
- FFO I per share at €0.14, + 367%
- FFO II of €36.6 million
- Revenue increased to €25.6 million, +159% YOY
- Adjusted EBITDA at €21.7 million, +190% YOY
- Net Profit increased to €104 million, + 247% YOY
- EPS up by 223% to €0.97, 223% YOY
- LTV of 40% (18% assuming conversion)
- Interest Coverage Ratio of 4.2

April 01, 2015 - Primecity Investment plc (the “Company”) announces the full year results for 2014. The results illustrate the successful implementation of the Company’s growth strategy with strong operational and financial improvements to support its continuous growth ambitions.

Strong portfolio growth and excellent growth prospects

The portfolio grew from 16 hotels in 2013 to 34 by December 2014 and further rose to 42 as of April 2015. Hotels room figures were 2,700, 5,000 and 6,200 respectively. This strong growth combined with rental lease increases led to a sharp revenue rise of 159% YOY to €25.6 million. The effect of the acquisitions at the end of the year, together with further acquisitions in 2015 is reflected in April 2015’s lease revenue run rate of €36 million. The operational performance strongly impacted the bottom line, with net profit rising by 247% to €104 million, in comparison to 2013 and an increase in Earnings per Share of 223%.

Profitability rise based on improved financial fundamentals

The strong operational and financial performances are reflected in an FFO I of €13.6 million (€ 0.14 per share) and an adjusted EBITDA of €21.7 million. FFO II amounted to €36.6 million, due to strong results from realized disposal gains at the end of year and illustrating PCI’s sourcing abilities and conservative valuation stance. EPRA NAV rose in 2014 to €362 million, reflecting an increase of 251%.

Successful capital market access supported by conservative financing structure

The Company’s growth and strong financial position led to a successful listing on the Euronext Paris Stock Exchange in November 2014. To fund its portfolio growth Primecity issued convertible bonds at €100 million in principal amount at the end of 2014, with a €50 million tap up in February 2015. This proven access to capital markets underlines PCI’s ability to maintain its strong growth momentum.

Throughout the exponential portfolio growth PCI maintained a conservative capital structure with an LTV of 40% (18% assuming conversion of the convertible bond) and an Interest Coverage Ratio of 4.2.

The full 2014 annual report is available on the Company's website:

<http://www.prime-city.com/downloads.html>

About Primecity Investment

The Company (ISIN: CY0104972217) is a public limited liability company incorporated under the laws of Cyprus, having its registered office at Faros Avenue, Spyros Thalassines Alkyonides - Pervolia 7560, Larnaca, Cyprus and being registered with the registrar of companies in Cyprus under number HE 151151.

The Company is a specialist hotel investment company focused on investing in and repositioning mismanaged Hotel portfolios primarily in Germany. The hotel properties are located in key locations which enjoy high tourism, business and exhibitions, such as Berlin, Hamburg, Bremen, Frankfurt, Dresden, Düsseldorf, Baden-Baden and Leipzig. For more information please refer to the Company's website www.prime-city.com.

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