



AD-HOC ANNOUNCEMENT

Noratis AG sells property in Dormagen

Publication of inside information in accordance with Article 17 MAR

Eschborn, September 14, 2017, 03:09 pm – Noratis AG (ISIN: DE000A2E4MK4, WKN: A2E4MK, „Noratis“) today announced that it has signed a notarised agreement for the sale of 221 apartments in Dormagen to an institutional investor by way of a block sale. The sold portfolio also includes 151 garages and 56 parking spaces. The purchase price is in the low double-digit million euro range. Closing the transaction was the final important milestone required for Noratis to achieve its revenue and earnings targets in fiscal year 2017.

After the successful sale of the portfolio and the positive course of business during the year, Noratis will also issue a guidance for the current fiscal year with the publication of its half-year figures scheduled for the end of September 2017.

Explanatory section

In autumn 2015, Noratis AG had acquired a package of properties in Dormagen comprising 755 apartments, 7 commercial units as well as 243 garages and 155 parking spaces. The primary challenge faced by Noratis was a large maintenance backlog and the resulting vacancy rate of around 30 percent. Within less than two years, Noratis has completely refurbished and let far more than 200 apartments so that the vacancy rate now is down to almost zero. Work on the properties included repairing concrete and renovating facades, and painting staircases and basements. Extensive repairs were also carried out and parts of the electrical and piping installations were replaced. These measures not only significantly enhanced the living quality in the renovated buildings but also gave a substantial boost to the streetscape of the Dormagen district of Horrem.

Following two previously completed block sales, Noratis now has disposed of the largest portion of its holdings in Dormagen. The company still owns 88 apartments, which have been put on the market individually since May. About a quarter of the apartments have already been sold.

Igor Christian Bugarski, CEO of Noratis, explains the sale: “The property portfolio in Dormagen was the largest to date in the history of Noratis. I am delighted that due to the great dedication of our asset managers and engineers we were able to significantly exceed all of the targets we set ourselves when we bought the properties – both in terms of schedule and financials. The development of the district has benefited tenants, retailers, tradesmen and the city of Dormagen.

We believe that our Dormagen project is further validation of our successful business policy, and our plan is to re-invest the cash inflow in attractive residential portfolios with potential for appreciation very soon.”



AD-HOC ANNOUNCEMENT

Noratis AG (www.noratis.de) is a leading portfolio developer of residential properties in Germany. The company creates and preserves attractive and at the same time affordable living space for tenants, owner-occupiers and investors. Noratis acquires ageing residential portfolios throughout Germany, mostly company-owned apartments, residential areas or housing estates in cities with more than 10,000 inhabitants and in peripheral areas of conurbations. Noratis upgrades these residential properties sustainably, reduces the vacancy rate and creates a positive living climate for all residents. After a successful development, the properties are sold in the medium term as a portfolio to investors and/or individually to existing tenants, capital investors and owner-occupiers. A guarantee for the companies' success and a profitable corporate development is the aspiration to create a shared value across all development steps for all stakeholders: from investors, employees and financing partners to current and future tenants. Noratis AG has been listed on the Frankfurt Stock Exchange since June 2017.

Contact Investor Relations

edicto GmbH
Axel Mühlhaus / Dr. Sönke Knop
T +49 (0)69 905 505 52
E noratis@edicto.de
Eschersheimer Landstraße 42
60322 Frankfurt am Main

Disclaimer

This publication constitutes neither an offer to sell nor a solicitation to buy or subscribe to securities. Any such offer will be made solely on the basis of the securities prospectus to be published as approved by the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin). The information legally required to be provided to investors is contained only in the securities prospectus. The securities prospectus is expected to be available free of charge on the internet at the website of the issuer www.noratis.de and during normal business hours at the issuer, on 19 June 2017.

The information contained herein is not for distribution, directly or indirectly, in or into the United States of America (including its territories and possessions of any State of the United States of America or the District of Columbia) and must not be distributed to U.S. persons (as defined in Regulation S of the U.S. Securities Act of 1933, as amended ("Securities Act")) or publications with a general circulation in the United States of America. This publication constitutes neither an offer to sell nor a solicitation to buy or subscribe to securities in the United States of America. The securities have not been and will not be registered under the Securities Act and may not be offered or



AD-HOC ANNOUNCEMENT

sold in the United States of America absent of registration, unless there is an exemption from registration under the Securities Act. The issuer does not intend to register any portion of the offering in the United States of America or to conduct a public offering of the securities in the United States of America.

This publication is only addressed to and directed at persons in member states of the European Economic Area (other than Germany) who are “qualified investors” within the meaning of Article 2(1)(e) of the Prospectus Directive (Directive 2003/71/EC as amended) (“Qualified Investors”). In addition, in the United Kingdom, this publication is being distributed only to, and is directed only at, Qualified Investors who (i) are persons who have professional experience in matters relating to investments falling within Article 19(5) of the Financial Services and Markets Act 2000 (Financial Promotion) Order 2005, as amended (the “Order”), (ii) are high net worth entities falling within Articles 49(a) to (d) of the Order, or (iii) other persons to whom it may otherwise lawfully be communicated (all such persons together being referred to as “relevant persons”). Any investment or investment activity to which this publication relates is only available to and will only be engaged in with (i) in the United Kingdom, relevant persons, and (ii) in any member state of the European Economic Area other than the United Kingdom, Qualified Investors. Any other persons who receive this publication in the European Economic Area (other than Germany) should not rely on or act upon it.

This publication is not an offer of securities for sale in Canada, Japan or Australia.