

Aroundtown SA

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Aroundtown SA (IRSH)

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AROUNDTOWN SA ANNOUNCES SUCCESSFUL €750 MILLION PERPETUAL NOTES ISSUANCE AND TENDER OFFER LAUNCH

27 January 2026.

Aroundtown ('the Company' or 'AT') announces the successful issuance of €750 million perpetual notes bearing a coupon of 5.125% ('the Issuance'), lower compared to the 5.25% coupon for the notes issued in October 2025, underlining the Company's continued positive momentum. The Issuance attracted strong investor demand, resulting in a peak orderbook which was nearly 4x oversubscribed. The notes are classified as 100% equity under IFRS and are expected to be rated BB+ by S&P, receiving 50% equity content under S&P's methodology.

The proceeds from the Issuance will be used to refinance outstanding perpetual notes, through the concurrent tender offer and potential redemption options, and primarily targets notes with an upcoming first call date in 2026 as well as higher-coupon perpetual notes. Through this transaction, the Company aims to proactively manage its upcoming first call date while partially mitigating the impact on the Company's annualized perpetual note coupons. The tender offer was launched on 27th of January 2026, and is expected to expire on 3rd of February 2026.

About the Company

Aroundtown SA (symbol: AT1), trading on the Prime Standard of the Frankfurt Stock Exchange, is the largest listed German commercial real estate company. Aroundtown invests in income generating quality properties with value-add potential in central locations in top tier European cities primarily in Germany, the Netherlands, and London.

Aroundtown SA (ISIN: LU1673108939) is a public limited liability company (société anonyme) established under the laws of the Grand Duchy of Luxembourg, registered with the Luxembourg Trade and Companies Register (Registre de Commerce et des Sociétés, Luxembourg) under number B217868, having its registered office at 37, Boulevard Joseph II, L-1840 Luxembourg, Grand Duchy of Luxembourg.

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