

RENT INDEXATION COMBINED WITH COMPLETION OF CERTAIN OFFICE PROPERTIES LEADS TO SOLID FINANCIAL RESULTS

REVENUES FROM RENTAL ACTIVITIES	FFO I	NET LTV	OCCUPANCY	CASH/ CASH & ESCROW
€93M	€36M	48.2%	86%	€89M/€120M

H1 2024 FINANCIAL HIGHLIGHTS

- **Revenues from rental activity** up 3% to €93m in H1 2024 (€90m in H1 2023)
- **Gross margin from rental activity** up 4% to €65m in H1 2024 (€63m in H1 2023)
- **FFO I** at €36m in H1 2024 (€35m in H1 2023), FFO per share at €0.06
- **EPRA NTA** at €1,237m as of 30 June 2024 (€1,232m as of 31 December 2023) EPRA NTA per share at €2.15 (PLN 9.29)
- **Net LTV** at 48.2%¹ (49.3%¹ as of 31 December 2023); Net LTV adjusted for cash on escrow accounts at 46.9%
- **Cash** of €89m; cash on the escrow accounts of €31m

Notes: (1) Includes non-current financial assets

H1 2024 PORTFOLIO HIGHLIGHTS

- **Occupancy** at 86% as of 30 June 2024 (87% as of 31 December 2023)
- **Leasing** activity reached 62,800 sqm in H1 2024 (43,400 sqm in Q2 2024)
- Average weighted lease term at 3.4 yrs.
- Disposal of Lanchid revitalization project (non-core) in Budapest and acquisition of Elibre, senior living for rent project in Berlin, following the strategy announced in November 2023.

“Indexation of rental rates combined with completion of certain office assets led to an increase in rental revenue followed by an increase in operating margin. Second quarter also featured stabilisation in the occupancy rates, especially in the office sector in Poland, where for the first time in the last 2 years the occupancy rate stabilised at the level from the prior quarter. We managed to further decrease our LTV to 48.2% and improved our cash position.”
– commented Gyula Nagy, GTC’s President of the Management Board.

“Also during the second quarter of 2024 we progressed with the implementation of our strategy and started reshuffling our property portfolio towards living sector in Western Europe with the disposal of a non-core asset in Budapest and investment into senior living project in Berlin. We will further explore potential of that sector and geography in the coming quarters.” – **added Nagy.**

OPERATING ACHIEVEMENTS IN H1 2024

Office sector	<ul style="list-style-type: none">• Occupancy at 82% as of 30 June 2024 (84% in December 2023)• Average weighted lease term of 3.4 yrs. (3.5 yrs. in December 2023)• Leasing activity reached 46,900 sqm in H1 2024 (35,600 sqm in Q2 2024):<ul style="list-style-type: none">○ Prolongation of IBM lease in Korona Office Complex, Krakow (c. 9,200 sqm)○ Prolongation of Vattenfall in Francuska Office Centre, Katowice (c. 3,600 sqm)○ Coherent Solutions chose Globis Wroclaw (c. 1,500 sqm)○ Prolongation of Chimcomplex SA Borzesti in City Gate, Bucharest (c. 1,200 sqm)○ Prolongation of Millenium Pro Design in City Gate, Bucharest (c. 1,200 sqm)○ Prolongation and expansion of Alfa Laval in Korona Office Complex, Krakow (c. 900 sqm)
Retail sector	<ul style="list-style-type: none">• Occupancy at 96% as of 30 June 2024 (96% as of 31 December 2023)• Average weighted lease term of 3.3 yrs. (3.5 yrs. in December 2023)• Leasing activity reached 15,900 sqm in H1 2024 (7,800 sqm in Q2 2024):<ul style="list-style-type: none">○ Prolongation of Koton in Ada Mall, Belgrade (c. 1.300 sqm)○ Prolongation of Sinsey in Galeria Jurajska, Czestochowa (c. 600 sqm)○ Prolongation of Beosport in Ada Mall, Belgrade (c. 500 sqm)○ Prolongation and expansion of Beaty Zone/Douglas in Mall of Sofia, Sofia (c. 400 sqm)○ Homedeco chose Avenue Mall Zagreb (c. 200 sqm)

FINANCIALS

Rental and service revenues	<ul style="list-style-type: none">• Up 3% to €93m in H1 2024 as compared to €90m in H1 2023 Mainly the result of an increase in rental revenues (€2m) following the completion of GTC X in Belgrade, Rose Hill Business Campus in Budapest and Matrix C in Zagreb combined with an increase in an average rental rate following the indexation of rental rates to the European CPI.
Gross margin from operations	<ul style="list-style-type: none">• At €65m in H1 2024 as compared to €63m in H1 2023 Mainly due to an increase in rental and service revenues partially offset by an increase in the service charge cost due to inflation.
Administrative expenses	<ul style="list-style-type: none">• At €9m as compared to €9m in H1 2023 Mainly due to recognition of one-off payments related to the severance payments and cost inflation, offset by a decrease in share-based payment.
Profit /(loss) from revaluation of	<ul style="list-style-type: none">• Profit of €1m as compared to €51m loss in H1 2023 Net profit from the revaluation was mainly resulting from an increase in value of Lanchid project (€3m) following an offer received for the project and its sale in July 2024 and an

investment properties	increase in the value of assets under construction (€5m) partially offset by a decrease mainly in completed office portfolio in Poland as a result of a decrease in occupancy rate compared to 2023, however the decrease in the occupancy decelerated in the second quarter to basically stay unchanged when compared to the first quarter 2024.
Financial expenses, net	<ul style="list-style-type: none"> • Financial expenses, net at €18m as compared to €16m in H1 2023
Tax	<ul style="list-style-type: none"> • Average interest rate at 2.58%.
Adjusted EBITDA and net profit /(loss)	<ul style="list-style-type: none"> • Corporate tax amounted to €5m as compared to €2m income from tax in H1 2023 The tax included current tax expense amounting to €3m and deferred tax amounting to €2m.
Funds From Operations (FFO I)	<ul style="list-style-type: none"> • Adjusted EBITDA was at €55m (€52m in H1 2023). Net profit amounted to €32m in H1 2024 (€12m loss in H1 2023). The difference comes mainly from the difference in the result on revaluation.
Total investments and total property portfolio (GAV)	<ul style="list-style-type: none"> • At €36m as compared to €35m in H1 2023, FFO I per share at €0.06.
EPRA NTA / share	<ul style="list-style-type: none"> • Total investments, including non-current financial assets, at €2,479m as of 30 June 2024 (€2,416m as of 31 December 2023) and GAV at €2,338m as of 30 June 2024 (€2,281m as of 31 December 2023), mainly due to investments into assets under construction (€43m), recognized increase in the right-of-use (and corresponding increase in lease liabilities) due to new annual perpetual usufruct fee (€24m) and purchase of investment property (€12m).
Debt and debt related indicators	<ul style="list-style-type: none"> • At €2.15 compared to €2.15 on 31 December 2023 Corresponding to EPRA NTA of €1,237m compared to €1,232m as of 31 December 2023.
Debt and debt related indicators	<ul style="list-style-type: none"> • Debt at €1,308m compared to €1,274m as of 31 December 2023 Related mainly to proceeds from long-term borrowings (€56m) combined with foreign exchange differences on bonds denominated in HUF (€5m), compensated by repayments during the period (€8m). The current portion of long-term debt increased due to reclassification of loan related to Galeria Jurajska due to upcoming maturity in Q1 2025. • Weighted average debt maturity of 3.0 years and average interest rate of 2.58% p.a. • Net LTV¹ 48.2% (49.3% on 31 December 2023). Net LTV adjusted for cash transferred to the escrow accounts at 46.9%. • Annualized consolidated coverage ratio (based on EBITDA) at 3.2x (3.4x as of 31 December 2023) • Unsecured debt at 49% (52% as of 31 December 2023) and unencumbered properties

¹ Includes non-current financial assets;

at 42% (46% as of 31 December 2023)

- Cash**
- **Cash balance of €89m as of 30 June 2024** (€60m as of 31 December 2023) **and cash on the escrow accounts of €31m**
The cash balance was increased mostly due to acquisition of new long-term secured loan (€55m) and change in short-term deposits designated for bonds buy back (€12m), partially offset by expenditures on investment properties (€53m), interest paid in the amount (€23m) and repayment of borrowings (€8m).
-

(in millions of euro)

	30 June 2024 <i>unaudited</i>	31 December 2023 <i>audited</i>
ASSETS		
Non-current assets		
Investment property	2,349.6	2,273.4
Residential landbank	27.5	27.2
Property, plant and equipment	15.3	16.0
Blocked deposits	12.7	13.1
Deferred tax asset	2.3	1.8
Derivatives	1.9	2.3
Non-current financial assets measured at fair value through profit or loss	141.5	135.1
Other non-current assets	0.2	0.2
Loan granted to non-controlling interest partner	11.9	11.6
	2,562.9	2,480.7
Current assets		
Accounts receivables	17.4	15.7
VAT and other tax receivables	3.6	3.1
Income tax receivables	2.0	1.5
Prepayments and other receivables	37.6	52.4
Derivatives	8.1	11.9
Short-term blocked deposits	17.8	17.3
Cash and cash equivalents	88.6	60.4
Assets held for sale	16.2	13.6
	191.3	175.9
TOTAL ASSETS	2,754.2	2,656.6

Annex 1 Consolidated Statement of Financial Position as of 30 June 2024 (cont.)
(in millions of euro)

	30 June 2024 <i>unaudited</i>	31 December 2023 <i>audited</i>
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	12.9	12.9
Share premium	668.9	668.9
Capital reserve	(49.3)	(49.3)
Hedge reserve	(2.5)	0.7
Foreign currency translation reserve	(2.6)	(2.6)
Accumulated profit	472.5	471.3
	1,099.9	1,101.9
Non-controlling interest	25.3	24.3
Total Equity	1,125.2	1,126.2
Non-current liabilities		
Long-term portion of borrowings	1,156.2	1,228.7
Lease liabilities	66.0	43.2
Deposits from tenants	12.7	13.1
Long term payables	7.5	5.2
Derivatives	24.0	18.7
Deferred tax liabilities	136.7	135.1
	1,403.1	1,444.0
Current liabilities		
Current portion of borrowings	151.6	45.3
Trade payables and provisions	38.1	34.0
Dividend payable	29.3	-
Deposits from tenants	3.4	2.4
VAT and other taxes payables	2.4	1.9
Income tax payables	1.1	2.4
Liabilities related to assets held for sale	-	0.4
	225.9	86.4
TOTAL EQUITY AND LIABILITIES	2,754.2	2,656.6

Annex 2 Consolidated Income Statement for the 3 and 6-month period ended 30 June 2024
(in millions of euro)

	Six-month period ended		Three-month period ended	
	30 June		30 June	
<i>Unaudited</i>	2024	2023	2024	2023
Rental revenue	69.6	65.5	35.3	34.4
Service charge revenue	23.0	24.1	11.6	12.5
Service charge costs	(27.6)	(26.9)	(14.1)	(13.8)
Gross margin from operations	65.0	62.7	32.8	33.1
Selling expenses	(1.1)	(1.2)	(0.5)	(0.6)
Administration expenses	(9.1)	(8.7)	(4.6)	(4.8)
Profit/(loss) from revaluation	0.7	(51.4)	6.4	(48.4)
Other income	0.2	0.4	-	0.4
Other expenses	(0.8)	(1.0)	(0.6)	(0.6)
Net operating profit/(loss)	54.9	0.8	33.5	(20.9)
Foreign exchange differences	(0.4)	1.1	(0.5)	0.9
Finance income	1.4	0.4	0.6	0.2
Finance cost	(19.3)	(16.3)	(10.0)	(8.5)
Result before tax	36.6	(14.0)	23.6	(28.3)
Taxation	(5.1)	2.3	(1.9)	5.0
Result for the period	31.5	(11.7)	21.7	(23.3)
<i>Attributable to:</i>				
Equity holders of the Parent Company	30.5	(12.0)	21.2	(23.2)
Non-controlling interest	1.0	0.3	0.5	(0.1)
Basic earnings per share (in Euro)	0.05	(0.02)	0.04	(0.04)

(in millions of euro)

<i>Unaudited</i>	Six-month period ended 30 June 2024	Six-month period ended 30 June 2023
CASH FLOWS FROM OPERATING ACTIVITIES:		
Result before tax	36.6	(14.0)
Adjustments for:		
Loss/(profit) from revaluation	(0.7)	51.4
Foreign exchange differences	0.4	(1.1)
Finance income	(1.4)	(0.4)
Finance cost	19.3	16.3
Share based payment provision revaluation	-	(0.4)
Depreciation	0.7	0.4
Operating cash before working capital changes	54.9	52.2
Increase in accounts receivables and other current assets	(1.8)	(3.9)
Increase in deposits from tenants	0.6	1.6
Increase / (decrease) in trade and other payables	(0.9)	(2.4)
Cash generated from operations	52.8	47.5
Tax paid in the period	(4.9)	(6.2)
Net cash from operating activities	47.9	41.3
CASH FLOWS FROM INVESTING ACTIVITIES:		
Expenditure on investment property	(40.7)	(56.1)
Purchase of completed assets and land	-	(14.1)
Purchase of investment property under construction	(12.0)	-
Sale of completed assets	-	49.2
Sale of subsidiary	-	0.4
Change in short-term deposits designated for investment	12.2	-
Expenditure on non-current financial assets	(5.0)	(2.0)
Advances received for assets held for sale	1.6	0.3
VAT/tax on purchase/sale of investment property	(0.5)	1.6
Interests received	0.6	0.1
Net cash used in investing activities	(43.8)	(20.6)
CASH FLOWS FROM FINANCING ACTIVITIES:		
Proceeds from long-term borrowings	55.9	33.7
Repayment of long-term borrowings	(7.6)	(25.4)
Interest paid	(22.8)	(20.1)
Repayment of lease liability	(0.7)	(0.7)
Loan origination costs	(0.4)	(0.6)
Decrease/(increase) in short term deposits	(0.1)	(3.0)
Dividend paid to non-controlling interest	-	(0.9)
Net cash from/(used in) financing activities	24.3	(17.0)
Net foreign exchange difference, related to cash and cash equivalents	(0.2)	0.7
Net change in cash and cash equivalents	28.2	4.4
Cash and cash equivalents at the beginning of the period	60.4	115.1
Cash and cash equivalents at the end of the period	88.6	119.5

About GTC

The GTC Group is a leading real estate investor and developer focusing on Poland and capital cities in Central and Eastern Europe. During nearly 30 years of its activity, GTC has developed 82 high standard, modern office and retail properties with a total area of 1.4 million sq. m through Central and Eastern Europe.

GTC now actively manages a commercial real estate portfolio of 46 commercial buildings providing ca. 755 ths. sqm of lettable office and retail space in Poland, Budapest, Bucharest, Belgrade, Zagreb and Sofia. In addition, GTC has a development pipeline of approx. 500 ths. sqm retail and office properties in capital cities of Central and Eastern Europe, 55 ths. sqm under construction.

GTC S.A. is listed on the Warsaw Stock Exchange and inward listed on the Johannesburg Stock Exchange.

For further information:

Małgorzata Czaplicka

Globe Trade Centre S.A.

M.: +48 22 166 07 10

e-mail: malgorzata.czaplicka@gtcgroup.com

Alicja Lewandowska-Wolińska

Hill & Knowlton

M.: +48 605 120 399

e-mail: Alicja.Lewandowska@hillandknowlton.com