STRONG FOUNDATIONS

H1 2026 RESULTS

28 August 2026

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KEY HIGHLIGHTS H1 2026

€106m
Revenues from rental activity

€17m
FFO I

€1.93 (PLN 8.27)
EPRA NTA per share

58.7%
Net LTV

87%[1]
Occupancy

- **Revenues from rental activity** +5% YoY to €106.3m in H1 2026 (€101.1m in H1 2025); with underlying LfL 2% YoY (excl. Germany)
- **Gross margin** from operations +10% YoY to €72.7m in H1 2026 (€66.1m in H1 2025)
- **Adjusted EBITDA** +11% YoY to €63.1m in H1 2026 (€56.8m in H1 2025)
- **Cash flow from operating activities** +1% to €45.9m in H1 2026 (€45.4m in H1 2025)
- **FFO I** +4% YoY to €16.9m (€16.2m in H1 2025) with FFO per share at €0.03 in H1 2026
- **EPRA NTA** stood at €1.93 (PLN 8.27) vs 31 Dec. 2025
- **Net LTV at 58.7%**[1] (57.0%[1] as of 31 Dec. 2025)
- **Occupancy in commercial real estate portfolio** at 87%[1] as of 30 June 2026 (87%[1] as of 31 Dec. 2025)
- **Asset sales progress.** The Group sold residential land plots in Budapest, Bucharest and residential units in Germany, with €10m proceeds received in H1 and remaining €16m from these sales expected in Q3'26. In addition, the sale of Avenue Mall in Zagreb was finalized in Q3'26 with ca. €27m in net sales proceeds expected (after repayment of debt and minorities, and net of taxes)

source: GTC | as of 30 June 2026 I Notes: (1) Includes assets held for sale

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GTC OPERATES AND DEVELOPS A DIVERSIFIED PORTFOLIO OF PROPERTY INVESTMENTS

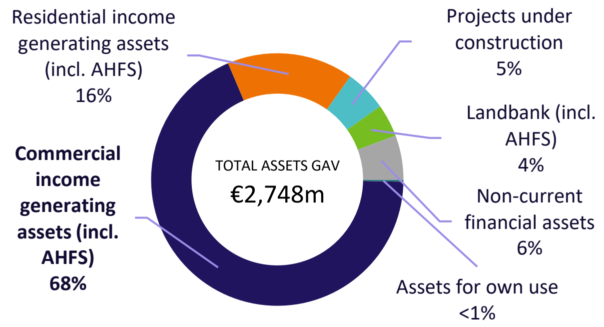
COMMENTARY

+ 89% of adjusted total investment portfolio is income generating portfolio
+ 50% of income generating portfolio is office, 31% is retail and 19% is residential
+ Active development projects of 5% and land reserves of 4% of total investment portfolio
+ 95% of adjusted total investment portfolio in EU countries
+ 99% of commercial income generating portfolio green certified or under recertification process

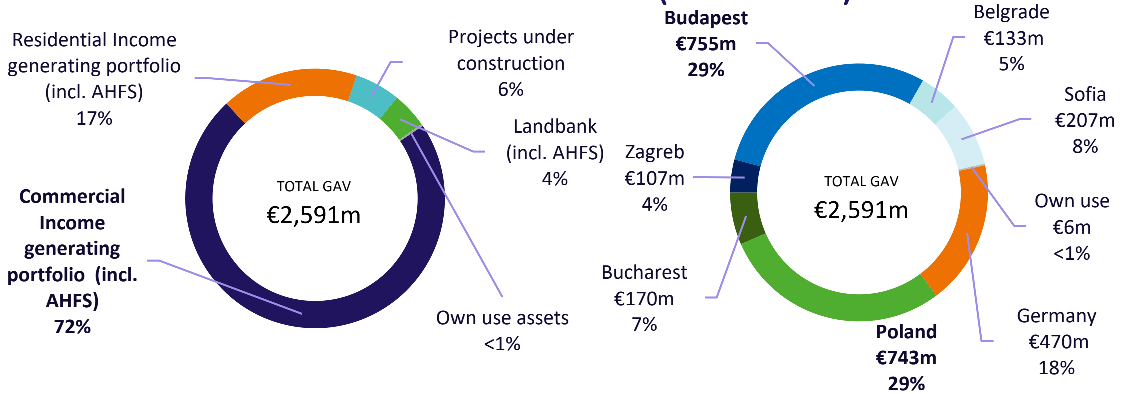
INCOME GENERATING PORTFOLIO KEY METRICS

	31 Dec. 2025 (incl. AHFS)	30 June 2026 (incl. AHFS)
Gross asset value (€m)	**2,325**	**2,323**
Office	1,162	1,160
Retail	710	718
Residential	453	445
Lettable area (ths. sqm)	**1,046**	**1,045**
Office	517	517
Retail	204	205
Residential	325	323
WAULT (years) (3)	**3.6**	**3.6**
Office	3.5	3.5
Retail	3.6	3.7

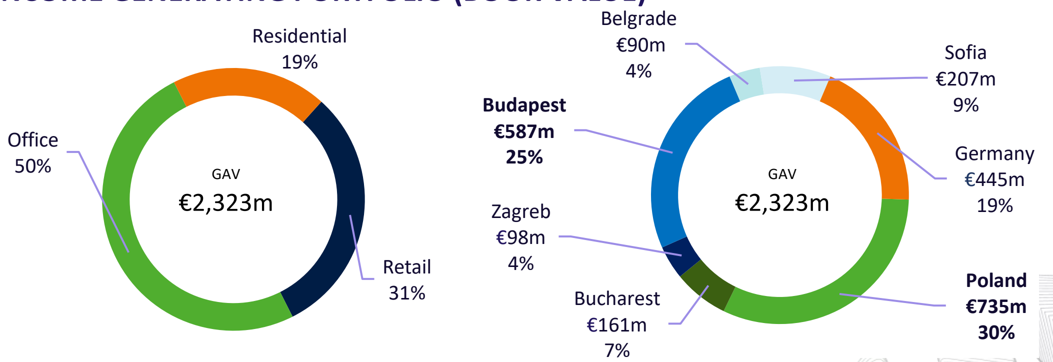
TOTAL INVESTMENT PORTFOLIO (BOOK VALUE)(1)



ADJUSTED TOTAL INVESTMENT PORTFOLIO (BOOK VALUE) (2)



INCOME GENERATING PORTFOLIO (BOOK VALUE)



Source: GTC | as of 30 June 2026| Note(s): AHFS- assets held for sale; Investment properties exclude right of use under land leases; (1) Includes non-current financial assets; (2) Excludes non-current financial assets; (3) To end of contract

RETAIL

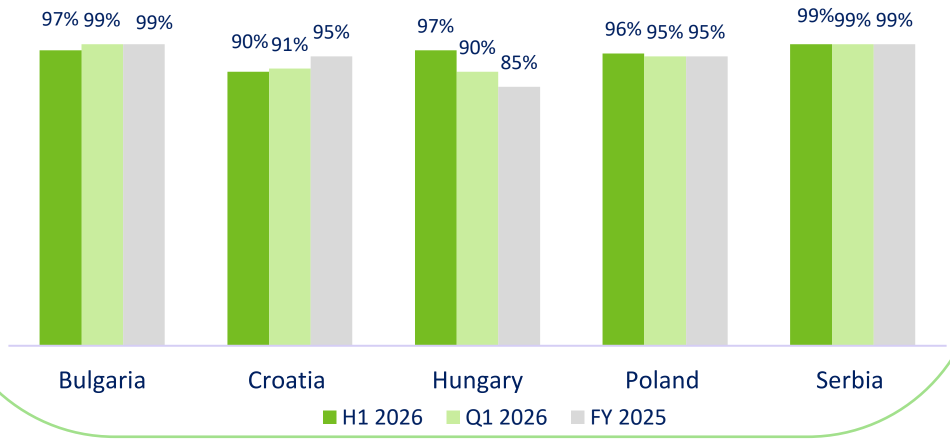
28,700 sqm

Leasing activity reached in H1 2026

96%

Occupancy as of 30 June 2026 (96% as of 31 December 2025)

30 JUNE 2026 OCCUPANCY RATE VS. 31 DECEMBER 2025



OFFICE

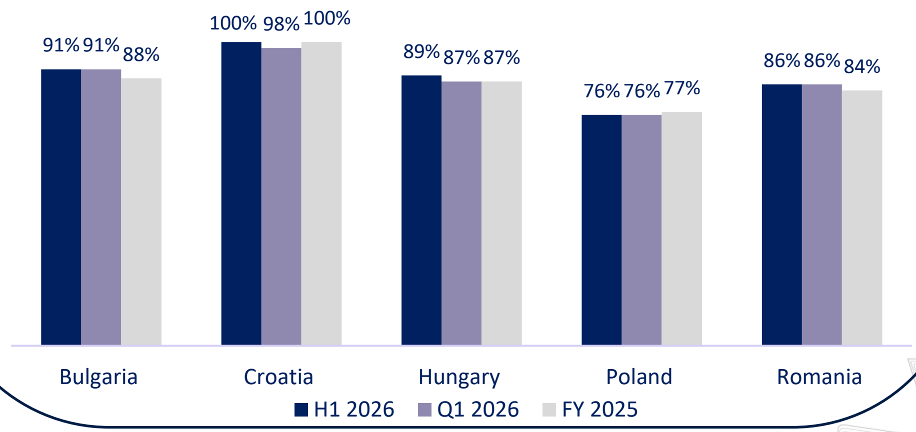
40,700 sqm

Leasing activity reached in H1 2026

84%

Occupancy as of 30 June 2026 (83% as of 31 December 2025)

30 JUNE 2026 OCCUPANCY RATE VS. 31 DECEMBER 2025



source: GTC | as of 30 June 2026 | Notes: Includes assets held for sale

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CONSOLIDATED RESULTS

(€m)	CONSOLIDATED H1 2025	CONSOLIDATED H1 2026	CONSOLIDATED YoY	GERMANY H1 2025	GERMANY H1 2026	GROUP EXCL. GERMANY H1 2025	GROUP EXCL. GERMANY H1 2026
Revenue from rental activity 1	101	106	+5%	12	12	89	94
Cost of rental operations 2	(35)	(33)	-4%	(4)	(4)	(31)	(29)
Gross margin from operations 3	**66**	**73**	**+10%**	**8**	**8**	**58**	**65**
Gross margin from operations %	***65%***	***68%***		***64%***	***64%***	***66%***	***69%***
Administration expenses 4	(13)	(11)	-13%				
Selling expenses	(1)	(1)	-45%				
Other income/ (expenses), net	1	(1)	-				
EBITDA	**54**	**60**	**+12%**				
Adjusted EBITDA	**57**	**63**	**+11%**				
Profit/(loss) from revaluation of assets 5	(14)	(22)					
Profit/(loss) from continuing operations before tax and finance income / (cost)	**40**	**37**					
Finance cost, net 6	(36)	(45)	+26%				
Taxation	(4)	(10)	+161%				
Profit/(loss) for the period	**0.5**	**(18)**	-				

COMMENTS

1. The increase was driven mainly by higher rents in SEE and Polish malls and in office sector in Hungary and Poland. Overall, the Group notes a 2% like-for-like rental gain in H1 2026 compared to H1 2025 (excl. Germany)
2. The decrease was realized mainly in Poland in Hungary operations, as well as in Belgrade and Zagreb
3. Solid gains in gross margin in key countries (Poland +22%, Serbia +10%, Hungary +5%), reflecting stronger like-for-like rental performance, lower service charge leakage, and solid control of rental operations costs
4. The decrease was mainly due to lower personnel expenses and reduction in advisory fees. Administration expenses in H1 2026 included €2m of costs considered as non-recurring
5. The loss in H1 2026 was mainly driven by negative fair value adjustments in certain offices in Hungary and Poland and residential portfolio in Germany, partially offset by positive fair value adjustments in malls in Poland and Bulgaria
6. The increase was driven by interest on newly issued €455m 6.5% interest secured Eurobonds which was charged in addition to interest on remaining €299m of old unsecured Eurobonds until thier repayment in March, higher interest costs on refinanced facilities and new loans

source: GTC | as of 30 June 2026

CONSOLIDATED CASH FLOW

CONSOLIDATED RESULTS

(€m)	H1 2025	H1 2026
Operating activities		
Operating cash before working capital changes	54	58
Add / deduct:		
Change in working capital	(3)	(9)
Tax	(6)	(3)
Cash flow from operating activities 1	**45**	**46**
Investing activities		
Investment in real estate and related 2	(52)	(40)
Sale of investment (incl. VAT) 3	89	8
Change in deposits	-	239
Payment for the option (minority shares)	(4)	
Advances for sale (property)	-	1
Cash flow from investing activities	**33**	**209**
Financing activity		
Proceeds from long term borrowings net of cost 4	-	46
Repayment of long-term borrowings 5	(16)	(336)
Blocked deposits	(3)	9
Other financial movements	1	(1)
Net interest paid 6	(34)	(45)
Dividend/loan paid to non-controlling interest	(1)	(1)
Cash flow used in financing activities	**(53)**	**(328)**
Net change	**25**	**(73)**
Cash at the beginning of the period (incl. AHFS)	**55**	**107**
Cash at the end of the period (incl. AHFS)	**80**	**34**

COMMENTS

1. The increase is driven largely by better operating cash flow before working capital items and lower tax paid
2. Relates mainly to capex fit out on existing properties with assets under construction cost of approx €15m
3. Sale of part of residential landbank and residential units
4. Proceeds from a new loan on Galeria Północna and loan for refinancing Vaci Greens D project
5. Mainly due to the repayment of GTC Aurora bonds and scheduled amortisation of bank loans.
6. An increase reflects higher cost of completed refinancings, costs of redeemed unsecured GTC Aurora bonds which was typically paid in Q2 as well as payment of interest on new Eurobonds issued in October 2025

H1 2026	**(€m)**
Repayment of GTC Aurora bonds	299
Repayment of loans in Hungary	28
Repayment of loans in Poland	5
Repayment of loans in Germany	4
TOTAL	**336**

source: GTC | as of 30 June 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

CONSOLIDATED RESULTS

(€m)	31 Dec. 2025	30 June 2026
Investment properties (1)	2,575	2,467
Residential landbank	29	17
Assets held for sale (2)	20	135
Loan granted to non-controlling interest partner	11	11
Deposits (3)	290	43
Cash & cash equivalents (4)	107	34
Cash on escrow accounts (5)	17	13
Non-current financial assets	156	157
Prepayments and other receivables	17	26
Other assets	46	49
Total assets	**3,268**	**2,952**
Common equity	987	978
Minorities	48	45
Short term financial debt (6)	889	347
Long term financial debt (6)	1,025	1,290
Derivatives	21	2
Lease liability	36	36
Liabilities for put options on non-controlling interests and other long term payables	25	24
Provision for deferred tax liabilities	128	135
Other liabilities	109	95
Total equity and liabilities	**3,268**	**2,952**

COMMENTS

1. Mainly as a result of reclassification of Avenue Mall, Avenue Centre, a few projects from German portfolio and land in Romania to assets held for sale partly offset by capitalised expenditures on properties under construction (mainly CP III) and positive fair value adjustments in malls in Poland and Bulgaria.
2. Includes Avenue Mall & Avenue Centre, Artico office building, a few projects from German portfolio and land in Romania
3. Mainly as a result of the utilization of escrow balances to finance the repayment of GTC Aurora bonds, with the remaining deposits primarily reflecting tenant deposits and other restricted balances
4. Primarily due to repayments of the remaining senior unsecured notes issued by GTC Aurora
5. Includes contractually binding amounts set aside for pipeline development costs in Hungary
6. Decline in short term debt mainly from the repayment of remaining €299m outstanding unsecured Eurobonds and the extension or refinancing of certain facilities as well as the reclassification of debt of nominal principal value of €190 in GTC Paula SARL to the long-term debt. The increase in long term debt from €20m top-up of a loan on Galeria Północna and €26m loan for refinancing Vaci Greens D project

source: GTC | as of 30 June 2026

OVERVIEW OF KEY CREDIT METRICS

KEY CREDIT METRICS

c. €1.6b
total net debt

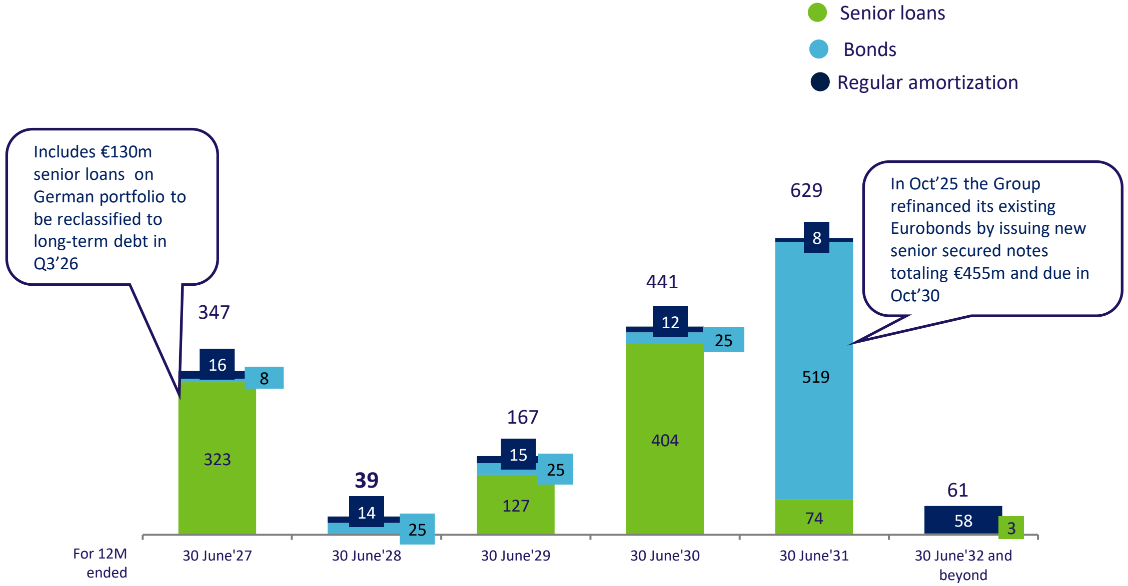
3.9y
Weighted average debt maturity (years)

58.7%
Net LTV

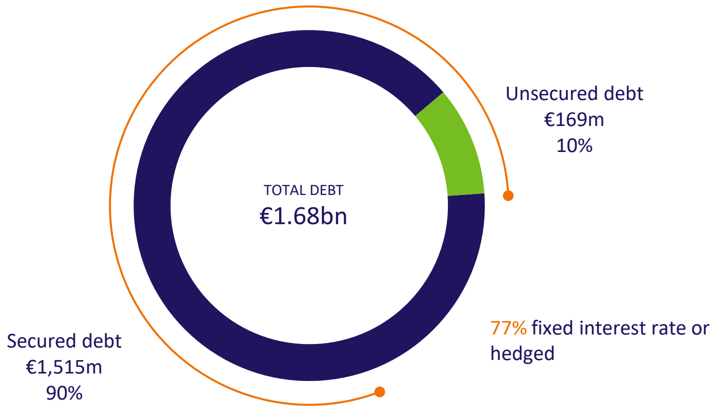
5.31%
weighted average interest rate

(€m)	31 Dec. 2025	30 June 2026
Net debt	€1,568m	€1,613m
Net LTV	57.0%	58.7%
Weighted average debt maturity (years)	2.9y	3.9y
Unencumbered assets value	€600m[1]	€101m

DEBT MATURITY (€m)



DEBT SPLIT



Source: GTC | as of 30 June 2026 | Note: (1) security pledges on assets used as collateral on newly issued secured €455 Eurobonds were not yet established as at 31 Dec 2025

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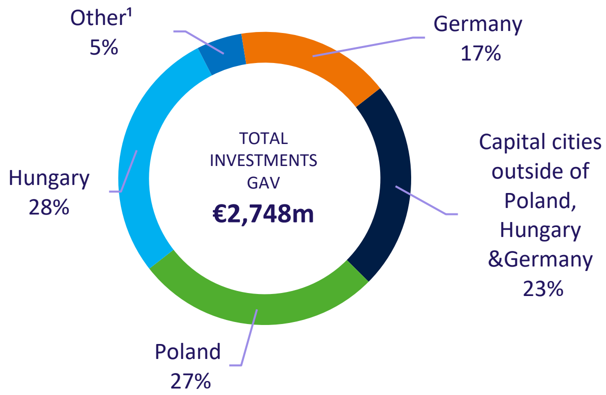
LEADING COMMERCIAL REAL ESTATE PLATFORM

GTC investments	book value (€m)	%	GLA (ths. sqm)
Income generating incl. AFHS (a+b+c)	2,323	85%	1,045
a) Office	*1,160*	*43%*	*517*
b) Retail	*718*	*26%*	*205*
c) Residential	*445*	*16%*	*323*
Non-current financial assets	157	6%	-
Investment projects under construction	147	5%	*54*
Commercial landbank incl. AFHS	94	3%	-
Residential landbank incl. AFHS	21	1%	-
Assets for own use	6	-	
Total investments GAV	**2,748**	**100%**	

- High quality core portfolio of 37 office and 6 retail buildings (incl. AFHS)
- 100% of leases and rental income €-denominated
- Top tier tenants, mostly multinational corporations and leading brands

ASSETS LOCATION BY GAV



TOP TENANTS

ExxonMobil, ERICSSON, KEF, evosoft, MKB BANK, CONCENTRIX, LPP, MNV, rompetrol, CCC GROUP, IBM, Takeda, CBRE, otpbank, Webhelp, CineStar, H&M, Carrefour, CINEMA CITY

source: GTC | as of 30 June 2026 | Note: (1) Mainly includes investment in Ireland (€135m) and Croatia and Slovenia (€18m)

OFFICE PORTFOLIO OVERVIEW

Sustainable high occupancy of prime office buildings provides solid recurring income

OFFICE ASSETS OVERVIEW

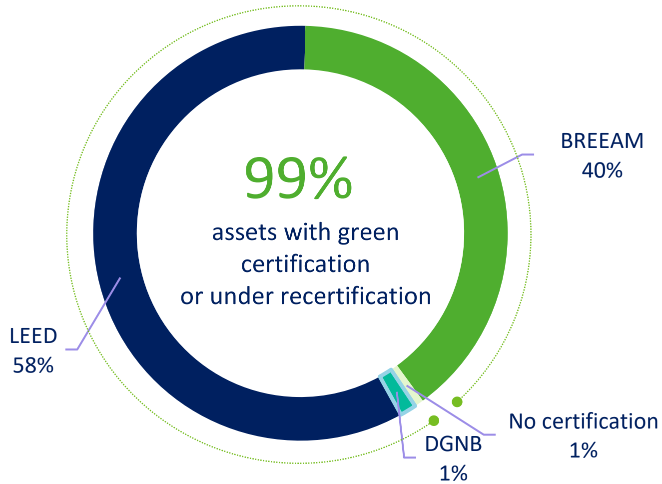
€1,160m
GAV

37
buildings

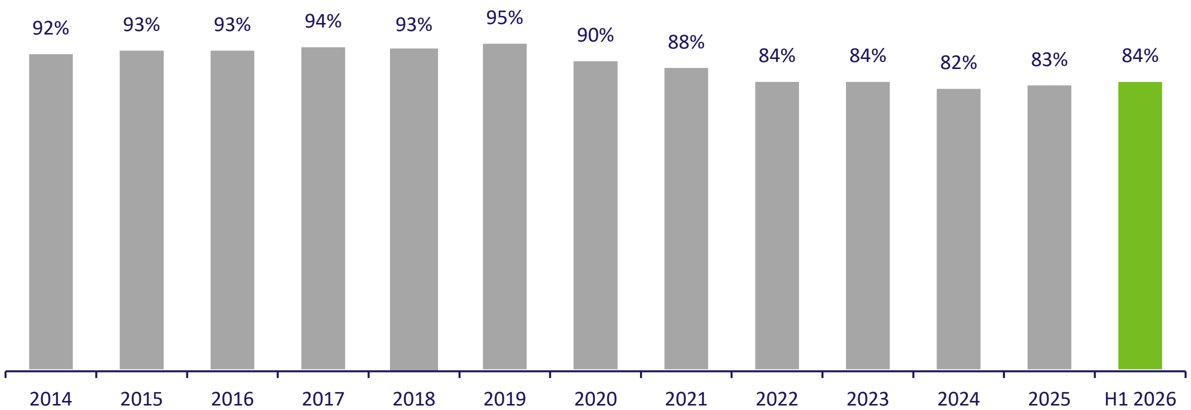
517,000
sqm GLA

7.3%
Yield [1]

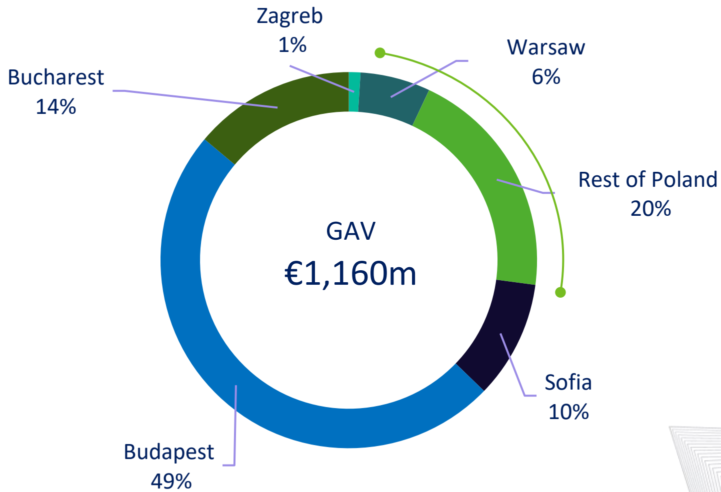
GREEN CERTIFICATION



OCCUPANCY RATE



LOCATION by GAV



source: GTC | as of 30 June 2026 | Notes: Includes assets held for sale (Artico in Warsaw and Avenue Center in Zagreb); (1) Actual average yield defined as in-place rent divided by fair value of asset

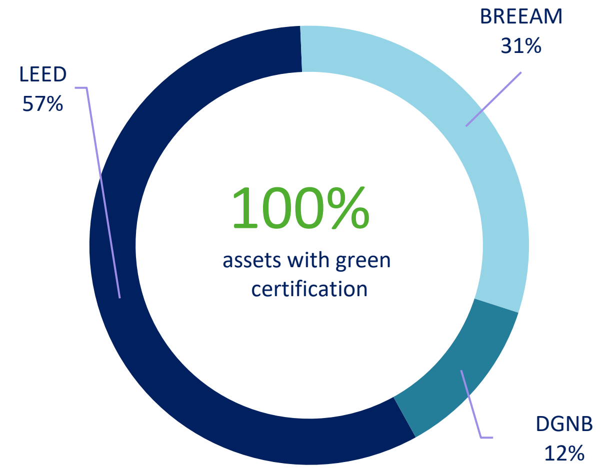
RETAIL PORTFOLIO OVERVIEW

Landmark shopping centers in local markets

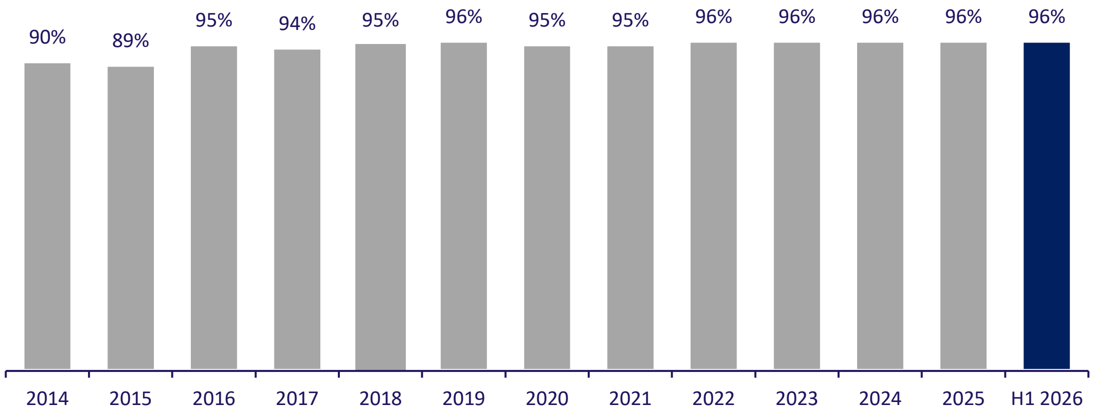
RETAIL ASSETS OVERVIEW

€718m	6	205,000	7.4% (1)
GAV	buildings	sqm GLA	Yield

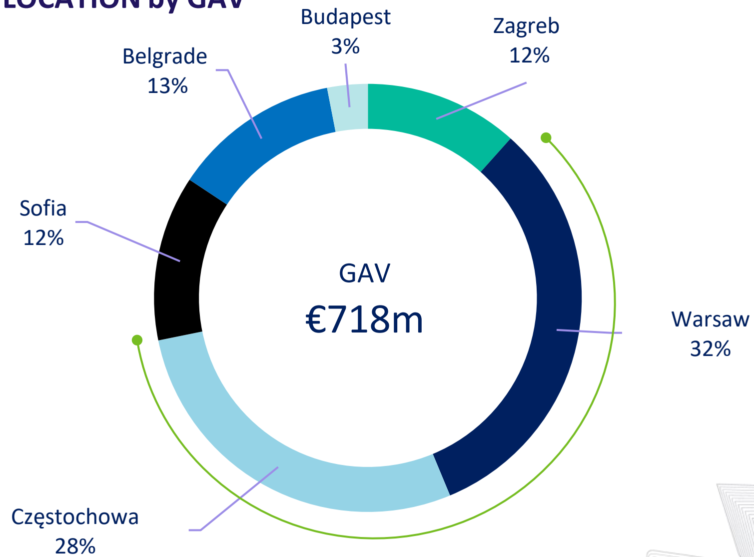
GREEN CERTIFICATION



OCCUPANCY RATE



LOCATION by GAV



source: GTC | as of 30 June 2026 | Notes: Includes assets held for sale (Avenue Mall Zagreb); (1) Actual average yield defined as in-place rent divided by fair value of asset

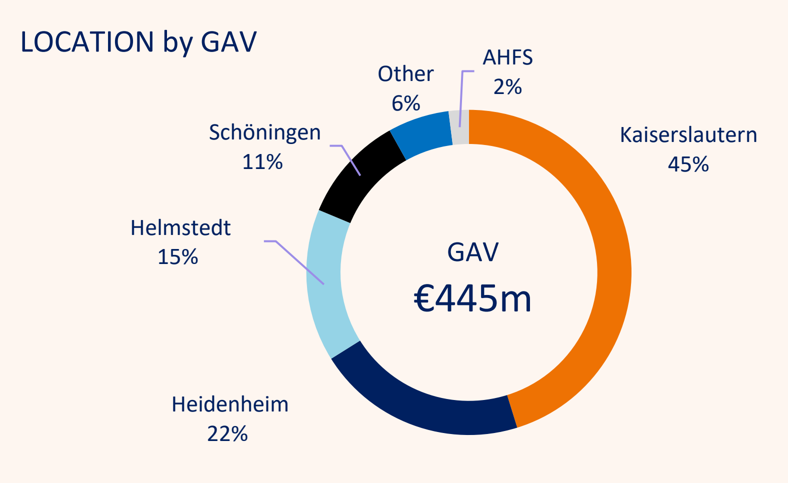
RESIDENTIAL ASSETS OVERVIEW

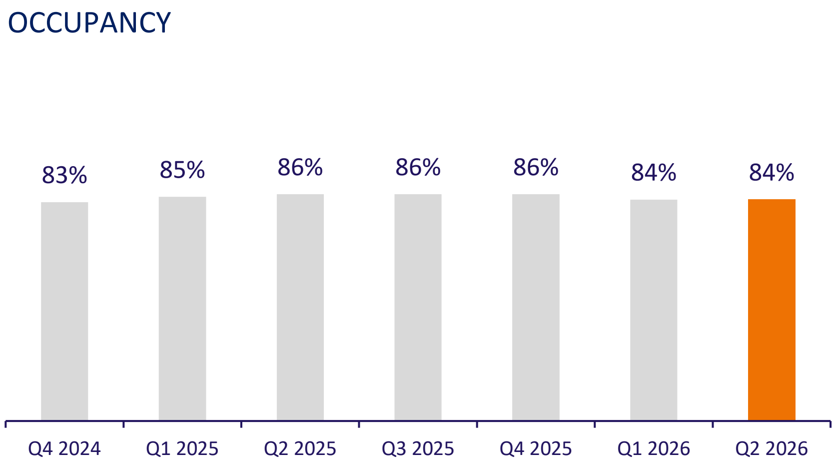
€445m*
GAV

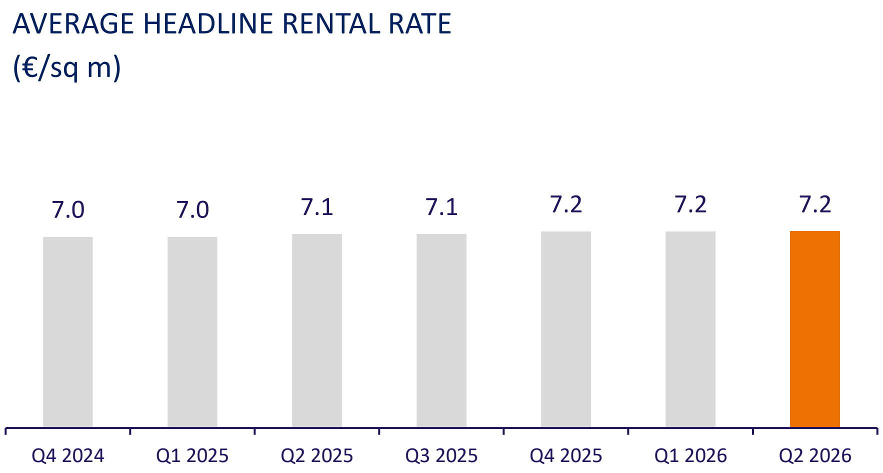
323,000*
sqm GLA

5,100*
residential units

84%*
Occupancy







source: GTC | as of 30 June 2026 | Note: * Including assets held for sale in the amount of €7.5m and GLA of 5k sqm

DEVELOPMENT PROJECTS

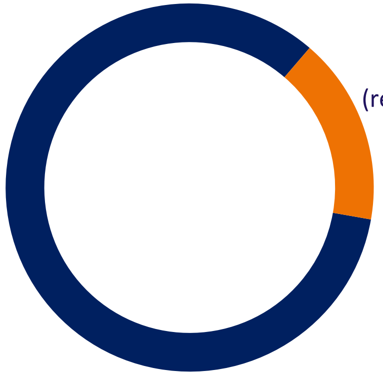
Active development represents 6% and land reserve accounts for 4% of portfolio book value

UNDER CONSTRUCTION

€147m
GAV

4
Properties[1]

54,300
sqm GLA



- 36,000 sqm new office space
- Under LEED certification

- Senior housing for rent in Berlin
- 50 apartments
- Under construction in compliance with DGNB Gold certification

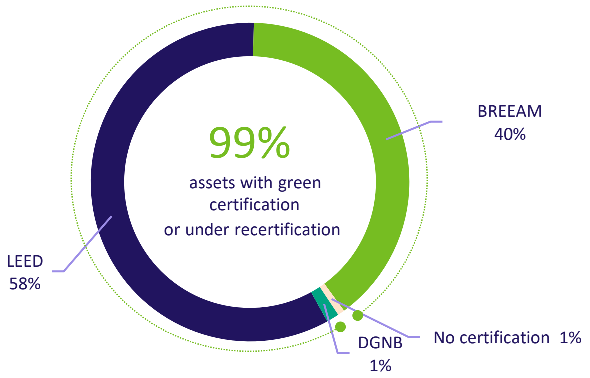
On Hold

- Redevelopment of 3,600 sqm office space
- Project is **on hold** and will follow the leasing progress

- Redevelopment of 10,700 sqm office space
- Only builidng 0 is under construction, the rest is on hold and will follow the leasing progress
- 2 buildings already completed (4,600 sqm)

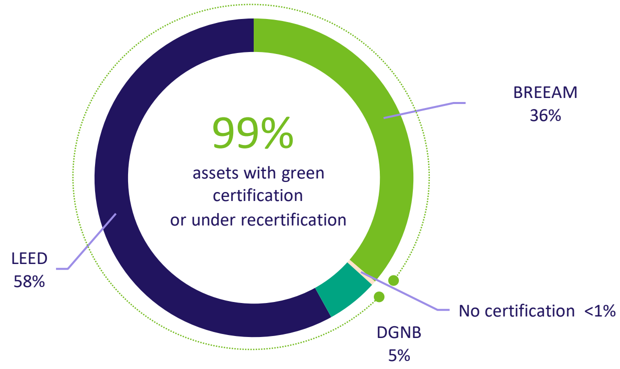
source: GTC | as of 30 June 2026| Note: (1) Includes buildings: Rose Hill Business Campus, Center Point 3 , Andrassy (Budapest) and Elibre.

GREEN INCOME PRODUCING OFFICE AND RETAIL ASSETS (BOOK VALUE)



Office

Retail



Total

We have been recognized for our ESG:

- 2023, 2022, 2021 EPRA Sustainability Best Practices Recommendations Silver Award
- 2025 EPRA Sustainability Best Practices Recommendations Bronze Award and
- 2025 EPRA Sustainability Best Practices Recommendations Most Improved Award
- Sustainable Development Competition: GTC's ESG report received a distinction for the best debut in 2021

	H1 2026
LEED	**58%**
LEED GOLD	56%
LEED PLATINUM	2%
BREEAM	**36%**
BREEAM IN USE EXCELLENT	31%
BREEAM / BREEAM IN USE VERY GOOD	5%
DGNB	**5%**
DGNB GOLD	5%

source: GTC | as of 30 June 2026 | Notes: Includes assets held for sale

DEBT AND LTV

(€m)	31 DEC. 2025	30 JUNE 2026
Loans and bonds	1,914	1,637
Deferred debt expenses	51	53
Bank loans and bonds	1,965	1,690
Escrow accounts	(17)	(13)
Cash & cash equivalents & deposits	(398)	(77)
Net debt (incl. escrow accounts)	**1,550**	**1,600**
Investment property	2,574	2,467
Residential landbank	29	17
Assets held for sale	20	135
Assets for own use	7	6
Non-current financial assets	156	157
Right of use	(35)	(34)
TOTAL INVESTMENT PORTFOLIO (TOTAL GAV)	**2,751**	**2,748**
Net loan to value ratio	**57.0%**	**58.7%**
Net loan to value ratio adjusted for cash at the escrow account	**56.3%**	**58.2%**
Weighted average interest rate	4.56%	5.31%

30 June 2026	(€m)
Cash & cash equivalents	34
Deposits from tenants	18
DSCR & CAPEX acconts	23
Other	2
TOTAL	**77**

source: GTC | as of 30 June 2026

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ESG

Corporate governance

ESG

WWW

Corporate section

IR section

AVERAGE YIELD

calculated as in-place rent divided by fair value of asset

FFO

means Adjusted EBITDA less interest (paid)/received net less tax paid in the period;

ADJUSTED EBITDA

means the consolidated result before tax, finance cost, finance income, foreign exchange differences, depreciation and amortization, gain or loss from revaluation, share-based payments and further adjusted to exclude any items classified as extraordinary, unusual or that are not directly related to core operations of the Group; non-recurring gain, loss or charge

EPRA NTA

means net assets defined as total equity less non-controlling interest, as further adjusted with derivatives (current and non-current and adjusted for derivatives included in assets held for sale, if applicable) and deferred taxation on property

TOTAL PROPERTY PORTFOLIO

are Owned Property Portfolio (Income Generating Portfolio, investment property land bank, residential land bank (excluding related right of use assets), investment properties under construction and land bank held for sale) and right of use land under perpetual usufruct (including right-of-use assets related to residential land bank and right of use assets related to assets held for sale)

TOTAL INVESTMENT PORTFOLIO OR TOTAL GAV

are Income Generating Portfolio, investment property land bank, residential land bank, investment properties under construction, land bank held for sale, assets for own use and non-current financial assets. "Adjusted Total Investment Portfolio" or "Adjusted Total GAV" means Total Investment Portfolio excluding non-current financial assets

COMMERCIAL INCOME GENERATING PORTFOLIO

are completed investment properties (in office and retail segments) including the portion of such items classified under assets held for sale

INCOME GENERATING PORTFOLIO

means Commercial Income Generating Portfolio and Residential Income Generating Portfolio (German portfolio)

DEFINITIONS (2/2)

NET DEBT

means long-term and current portion of borrowings plus long-term borrowings’ acquisition costs net of cash and cash equivalents, non-current and current blocked deposits and, if applicable cash and cash equivalents, blocked deposits, and short-term blocked deposits related to assets held for sale and loans related to assets held for sale, net of long-term borrowings’ acquisition costs, if applicable. "Adjusted Net Debt" is calculated as Net Debt adjusted for cash on escrow accounts.

NET LOAN TO VALUE RATIO (LTV)

means Net Debt divided by Total Investment Portfolio. "Adjusted Net LTV” means Adjusted Net Debt divided by Total Investment Portfolio.

AVERAGE COST OF DEBT; WEIGHTED AVERAGE INTEREST RATE

(including hedges and excluding liabilities related to assets held for sale) is calculated as a weighted average interest rate of total debt, as adjusted to reflect the impact of contracted interest rate swaps and cross-currency swaps by the Group

CONSOLIDATED SECURED LEVERAGE RATIO

means in respect of any Measurement Date, the Secured Consolidated Total Indebtedness divided by Consolidated Total Assets; "Secured Consolidated Total Indebtedness" means the sum of long-term portion of secured borrowings and current portion of secured borrowings and, if applicable, borrowings related to assets held for sale and long-term borrowings' acquisitions costs related to such borrowings. "Consolidated Total Assets" means total assets, less right of use of assets (including right of use assets related to residential land bank and assets held for sale).

UNENCUMBERED PROPERTIES

such amount of the consolidated total properties not pledged as security interest for indebtedness

ANNUALIZED INTEREST COVER RATIO

the aggregate amount of adjusted EBITDA for the two most recent consecutive semi-annual periods ending on such measurement date divided by the consolidated interest expense for such two semi-annual periods

DISCLAIMER

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