



H1 2017 RESULTS

Investors presentation
21 August 2017

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HIGHLIGHTS H1 2017

Development activity and planned acquisitions to boost yielding portfolio

Strong NAV growth from development activity:

- 5 projects under construction with over 174,000 sq. m GLA
 - 72,300 sq. m to be completed in Q3 2017 (Galeria Północna and Artico office building, Warsaw)
 - 21,500 sq. m to be completed in Q1 2018 (GTC White House, Budapest)
 - 34,400 sq. m to be completed in Q4 2018 (Ada Mall, Belgrade)
 - Refurbishment of the existing buildings in Green Heart, Belgrade is expected to be completed in Q1 2018 and new buildings in 2018/2019 (46,000 sq. m)
- 239,000 sq. m of retail and office space is in the planning stage in 8 projects (Warsaw, Budapest, Bucharest, Sofia and Zagreb)

Strong leasing performance:

- 61,500 sq. m of office and retail space newly leased and renewed extending current WALT
- Occupancy at 94% (93% as at 31 March 2017) thanks to improvement in Galeria Jurajska and tenants expansion mainly in FortyOne complex

Successful finance activity:

- Refinancing of existing income generating assets and construction loans of €394 including €68.5m euro denominated bonds issued in H1 2017 to refinance existing PLN bonds at much lower interest cost

HIGHLIGHTS H1 2017

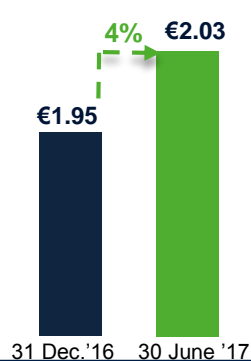
Strong performance illustrates value creation for shareholders

- **Profit before tax** at €68m in H1 2017 (€46m in H1 2016)
- **Earnings per share** up to €0.13 in H1 2017 (€0.08 in H1 2016)
- **EPRA NAV** increased 6.6% to €956m (€897m as of 31 December 2016)
- **EPRA NAV / share** increased **4.2%** to €2.03 as of 30 June 2017 from €1.95 as of 31 December 2016
- **Gross margin from rental activity** increased to €43m in H1 2017 (€42m in H1 2016)
- **FFO I** stable at €21.5m (€21.9m in H1 2016) despite disposal of Galleria Stara Zagora and Galleria Burgas
- **FFO I / share** at **€0.05** (€0.05 in H1 2016)
- Average interest rate down to 3.1%, interest cover at 3.5x, Net LTV at 43%, average debt maturity of 4 years

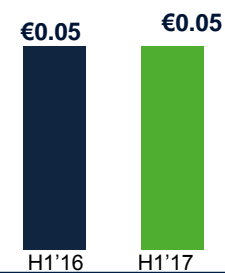
Earnings/share



EPRA NAV/share



FFO I/share



Source: GTC

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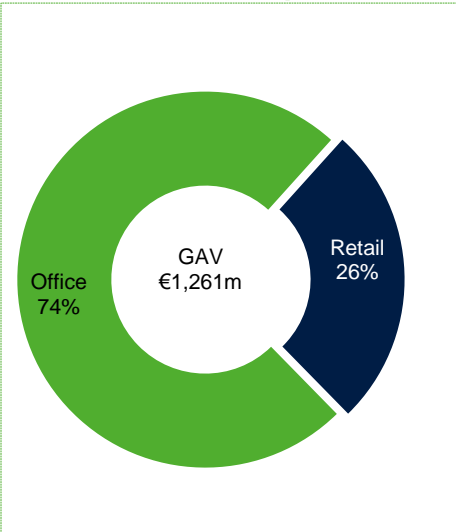
LEADING COMMERCIAL REAL ESTATE PLATFORM

Galeria Północna completion will more than double the value of retail in Q3 2017

GAV⁽¹⁾
€1,710m

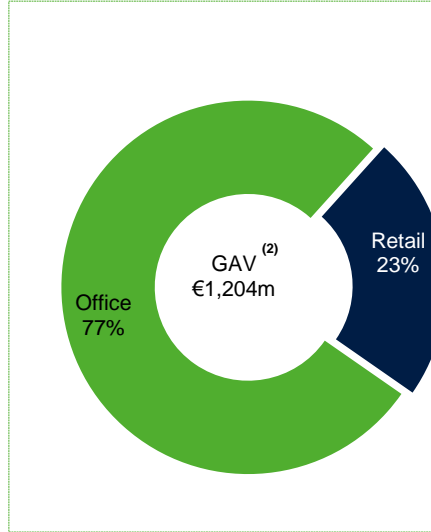
31 December 2016

Functional split

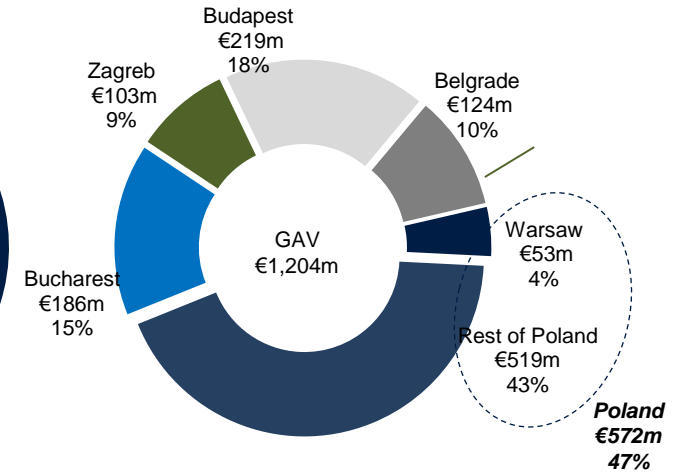


30 June 2017

Functional split



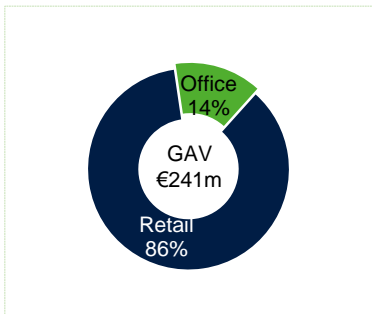
Regional split



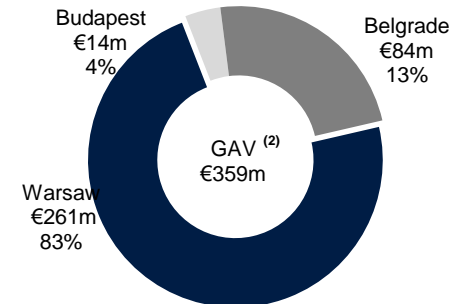
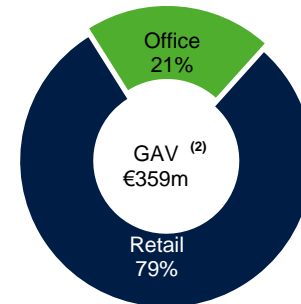
INCOME GENERATING ASSETS 70%

PROJECTS UNDER CONSTRUCTION 21%

Core 97%



+49%



Projects in planning stage 5%

Landbank for development <1%

Non-core 3% (3)

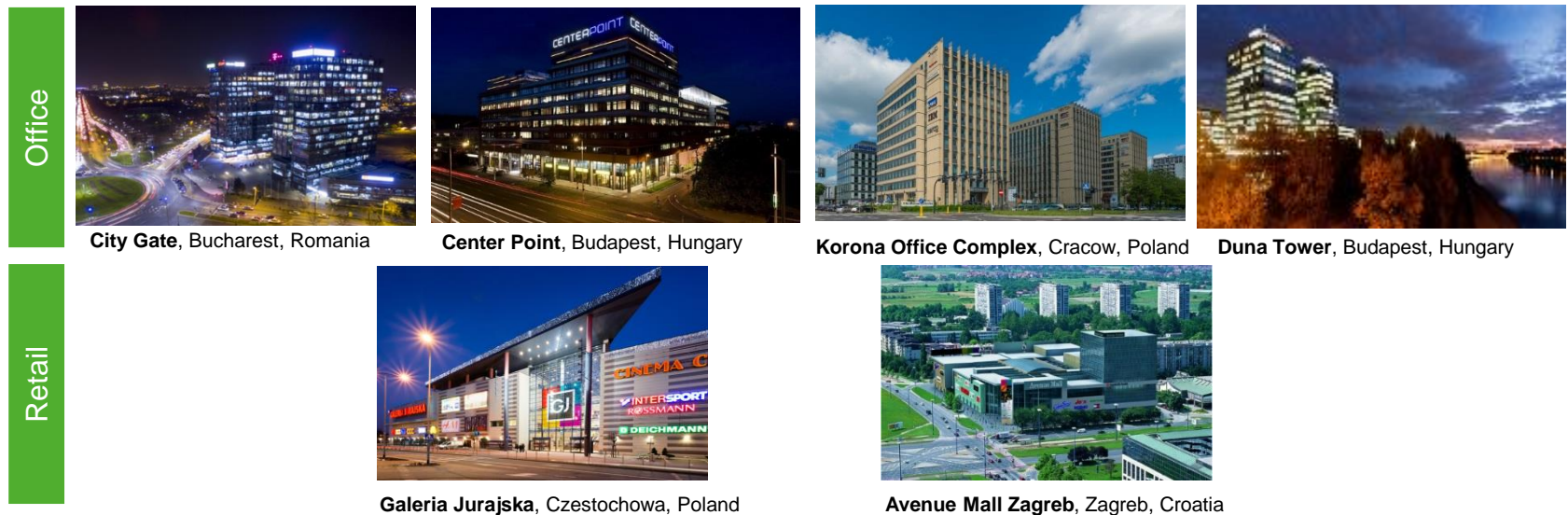
Note (1) Excludes €2m of investment in associates and 50% joint ventures. Includes Assets held for sale; (2) Excludes €7m of Investment in Osiedle Konstancja (3) Includes Residential landbank & inventory

Source: GTC

PROPERTY OVERVIEW

High quality assets base in Poland and capital cities of CEE&SEE

Top properties	Asset class	Country	City	Book Value €m	GLA ths. sq. m	Rent €/sq. m/month	Occupancy %
Galeria Jurajska		Poland	Czestochowa	169	49	19.8	96%
City Gate		Romania	Bucharest	147	48	18.2	92%
Avenue Mall Zagreb		Croatia	Zagreb	103	34	21.1	100%
Korona Office Complex		Poland	Cracow	80	38	14.9	90%
Center Point		Hungary	Budapest	79	41	12.6	97%
University Business Park		Poland	Łódź	72	40	12.5	93%
Duna Tower		Hungary	Budapest	63	31	12.4	93%
FortyOne		Serbia	Belgrade	62	28	15.8	91%
Aeropark Business Centre		Poland	Warsaw	53	29	14.3	79%
Spiral		Hungary	Budapest	50	31	10.6	100%
TOTAL				878	369		



City Gate, Bucharest, Romania

Center Point, Budapest, Hungary

Korona Office Complex, Cracow, Poland

Duna Tower, Budapest, Hungary

Galeria Jurajska, Czestochowa, Poland

Avenue Mall Zagreb, Zagreb, Croatia

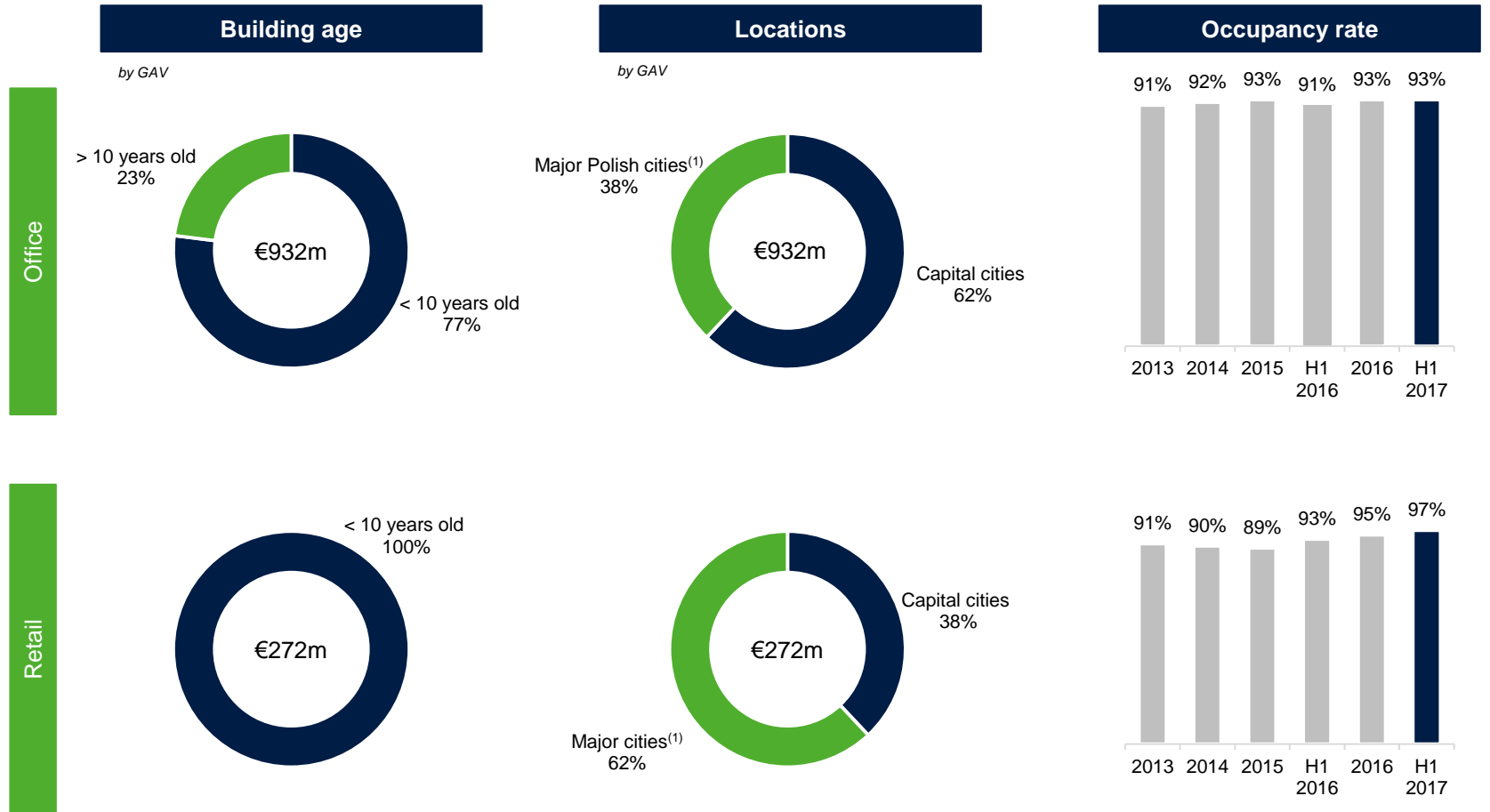
10 largest assets constitute 73% of total income generating portfolio

Source: GTC

PROPERTY OVERVIEW

Sustainable high occupancy provides solid recurring income

As of 30 June 2017



Note: (1) Cities with more than 100,000 inhabitants

Source: GTC

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Key highlights H1 2017

Portfolio performance

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UNIQUE DEVELOPMENT PIPELINE

Secured pipeline of over 410,000 sq m for next 2-3 years

Typical development pipeline value chain



Note: (1) Includes cost of Advance Business Centre II (€7m) acquired in August 2017; (2) Includes cost of refurbishment of existing buildings and cost of construction of garage (27.00 GBA)

Source: GTC

UNIQUE DEVELOPMENT PIPELINE

Unlocking significant embedded value through development projects

	City	Total GLA (ths. sq. m)	Investment cost until 30.06.2017 ⁽¹⁾ (€m)	Total investment cost ⁽¹⁾ (€m)	Revaluation gain recognized until 30.06.2017 (€m)	Book value as at 30.06.2017 (€m)	Expected development yield	Expected NOI (€m)	Expected completion	
Under construction										
	Galeria Północna	Warsaw	64.6	146	184	98	244	10%	17.9	Q3 2017
	Artico	Warsaw	7.7	16	20	2	18	8%	1.6	Q3 2017
	White House	Budapest	21.5	14	47	-	14	9%	4.0	Q2 2018
	Ada Mall	Belgrade	34.4	42	105	-	42	10%	10.5	Q1 2019
	Green Heart	Belgrade	46.0	42	93	-	42	9%	8.3	2018/2019
			174.2	260	449	100	360		42.3	
Planning stage										
	City Tower	Budapest	36.0	12	96	-	12	9%	8.4	2019
	GTC X	Belgrade	17.0	5	31	-	5	11%	3.3	2019
	Matrix	Zagreb	21.0	3	35	-	3	9%	3.2	2019/2020
	ABC I&II	Sofia	29.3	13 ⁽²⁾	54	-	6 ⁽³⁾	9%	5.1	2019/2020
	Kompakt	Budapest	29.0	12	64	-	12	9%	5.6	2019/2020
	City Rose Garden	Bucharest	46.0	11	89	-	11	10%	8.9	2019/2020
	Galeria Wilanów	Warsaw	61.0	33	180	-	33	10%	18.0	2020
			239.3	89	549	-	82		52.5	
Total										
			413.5	349	998	100	442		94.8	

Note: (1) Investment cost includes cost of land, construction cost, marketing cost and cost of finance; (2) Includes cost of Advance Business Centre II acquired in August 2017; (3) Excludes Advance Business Centre II acquired in August 2017

Source: GTC

UNIQUE DEVELOPMENT PIPELINE

174,000 sq. m under construction out of which 72,000 sq. m to be completed in Q3 2017



Galeria Północna
Warsaw, Poland



Artico
Warsaw, Poland



White House
Budapest, Hungary



Ada Mall
Belgrade, Serbia



Green Heart
Belgrade, Serbia



GLA (sq. m) 64,600

GLA (sq. m) 7,700

GLA (sq. m) 21,500

GLA (sq. m) 34,400

GLA (sq. m) 46,000

Parking units 2,000

Parking units 150

Parking units 299

Parking units 1,000

Parking units 880

Total investment cost (€m) 184

Total investment cost (€m) 20

Total investment cost (€m) 47

Total investment cost (€m) 105

Total investment cost (€m) 93

Cost up to date (€m) 146.0

Cost up to date (€m) 16.0

Cost up to date (€m) 14.3

Cost up to date (€m) 41.5

Cost up to date (€m) 41.8

Recognized revaluation gain up to date (€m) 98

Recognized revaluation gain up to date (€m) 2

Recognized revaluation gain up to date (€m) -

Recognized revaluation gain up to date (€m) -

Recognized revaluation gain up to date (€m) -

Assumed development yield 10%

Assumed development yield 8%

Assumed development yield 9%

Assumed development yield 10%

Assumed development yield 9%

Expected completion Q3 2017

Expected completion Q3 2017

Expected completion Q2 2018

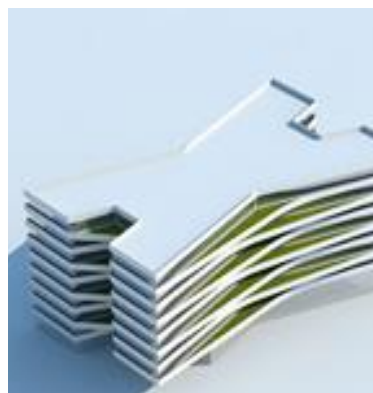
Expected completion Q1 2019

Expected completion 2018/2019

Source: GTC

UNIQUE DEVELOPMENT PIPELINE

239,000 sq. m in the planning stage in 8 projects planned for 2019-2020



GTC City Tower Budapest, Hungary



GLA (sq. m)	36,000
Parking units	620
GTC share (%)	100%
Expected completion	2019

GTC X Belgrade, Serbia



GLA (sq. m)	17,000
Parking units	330
GTC share (%)	100%
Expected completion	2019

Matrix Zagreb, Croatia



GLA (sq. m)	21,000
Parking units	600
GTC share (%)	100%
Expected completion	2019/2020

Advance Business Center Sofia, Bulgaria



GLA (sq. m)	14,100
Parking units	230
GTC share (%)	100%
Expected completion	2019

Source: GTC

UNIQUE DEVELOPMENT PIPELINE

239,000 sq. m in the planning stage in 8 projects planned for 2019-2020



Advance Business Center II Sofia, Bulgaria



GLA (sq. m)	15,200
Parking units	300
GTC share (%)	100%
Expected completion	2019/2020

Kompakt Budapest, Hungary



GLA (sq. m)	29,000
Parking units	580
GTC share (%)	100%
Expected completion	2019/2020

City Rose Garden Bucharest, Romania



GLA (sq. m)	46,000
Parking units	920
GTC share (%)	100%
Expected completion	2019/2020

Galeria Wilanów Warsaw, Poland



GLA (sq. m)	61,000
Parking units	2,180
GTC share (%)	100%
Expected completion	2020

Source: GTC

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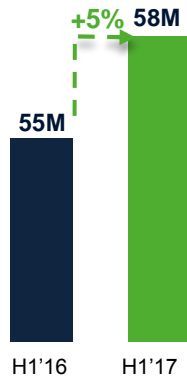
Financials

Additional materials

KEY FINANCIAL HIGHLIGHTS

Growth reflected through all the financial lines despite disposal of Galleria Stara Zagora and Galleria Burgas

Rental income



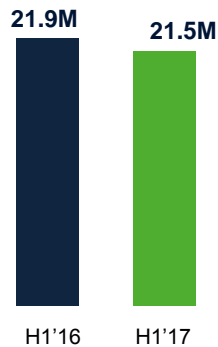
Gross margin from rental activity



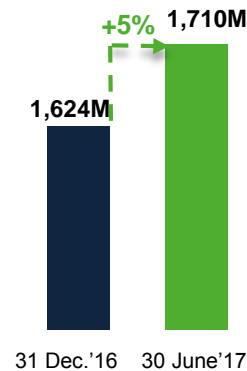
EBITDA



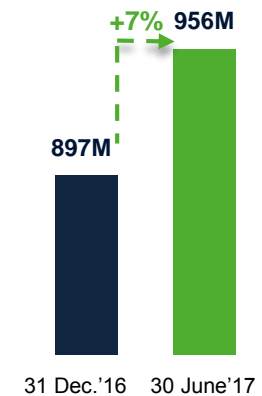
FFO I



GAV



EPRA NAV



INCOME STATEMENT

Growth stemming from increased portfolio and continued development activity

(€m)		H1 2017	H1 2016	Q2 2017	Q2 2016	Comments
Rental and service revenue	1	58	55	28	28	1 An increase in rental and services revenue mainly due to acquisition of income generating assets and completion of projects
Cost of rental operations		(15)	(13)	(7)	(7)	
Residential sale result		-	1	-	-	
Gross margin from operations		43	43	21	21	
Selling expenses		(1)	(1)	(1)	(1)	2 Profit from revaluation reflects mainly progress in the construction of Galeria Północna, and completion of FortyOne III as well as revaluation gain on Galleria Stara Zagora combined with value appreciation of income generating assets following an improvement in their operating results (mostly Galeria Jurajska, University Business Park and FortyOne III).
G&A expenses w/o share based provision		(5)	(5)	(3)	(2)	
Profit/(loss) from revaluation of invest. property and impairment of residential projects	2	51	24	27	17	
Other income/ (expenses),net		(2)	(1)	(2)	(1)	
Profit (loss) from continuing operations before tax and finance income / (expense)		85	59	42	34	
Foreign exchange differences, net		(4)	3	-	3	
Finance expenses, net		(13)	(13)	(6)	(6)	
Share of profit/(loss) of associates		-	(4)	-	(3)	
Profit/(loss) before tax		68	46	35	27	
Taxation		(8)	(11)	(8)	(9)	
Profit/(loss) for the period		60	35	28	19	
Attributable to equity holders of the parent		60	35	27	19	
Attributable to non-controlling interest		-	-	-	-	

Source: GTC

BALANCE SHEET

Solid basis for growth

(€m)		30 June 2017	31 Dec 2016
Investment property, assets held for sale and L.T. assets (incl. IPUC)	1	1,690	1,605
Residential landbank and inventory		20	19
Escrow accounts for purchase of assets		7	-
Fixed assets		7	6
Investment in shares and associates		2	4
Cash & cash equivalents		162	150
Deposits		27	28
Vat receivable		22	17
Other current assets		10	10
TOTAL ASSETS		1,947	1,839
Common equity	2	840	787
Minorities		4	3
Short and long term financial debt	3	930	893
Derivatives		4	5
Deferred tax liabilities		105	98
Other liabilities		64	53
TOTAL EQUITY AND LIABILITIES		1,947	1,839

Comments	
1	Increase in investment property driven by acquisitions and development activity offset partially by disposal of Galleria Stara Zagora and Galleria Burgas
2	Increase in common equity due to an increase in accumulated profit and an increase in share premium following issue of L series shares (for the purpose of dividend payment) above the nominal value.
3	Increase comes mainly from issue of new corporate bonds and loan (€68.5m) as well as a drawdown under Galleria Pólnocna loan facility (€31m). The increase was partially offset by repayment of Galleria Stara Zagora and Galleria Burags loans (€35m) following the sale of these projects.

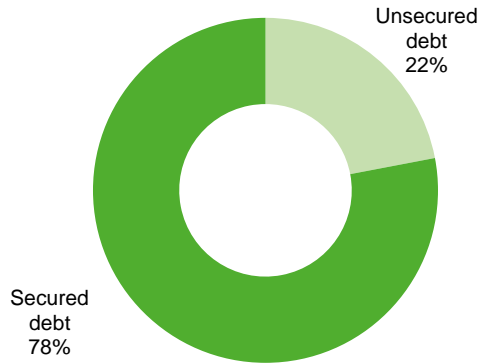
Source: GTC

CONSERVATIVE FINANCING STRUCTURE

Interest cover at 3.5x, LTV at 43%

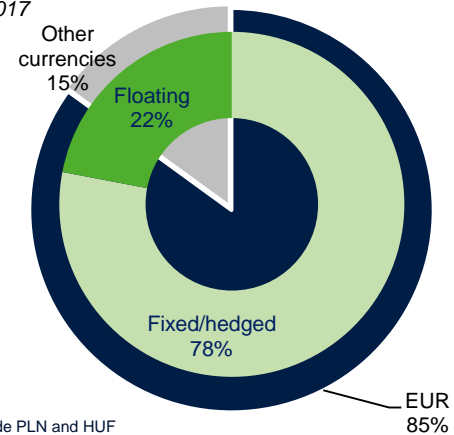
Balanced debt split

As of 30 June 2017



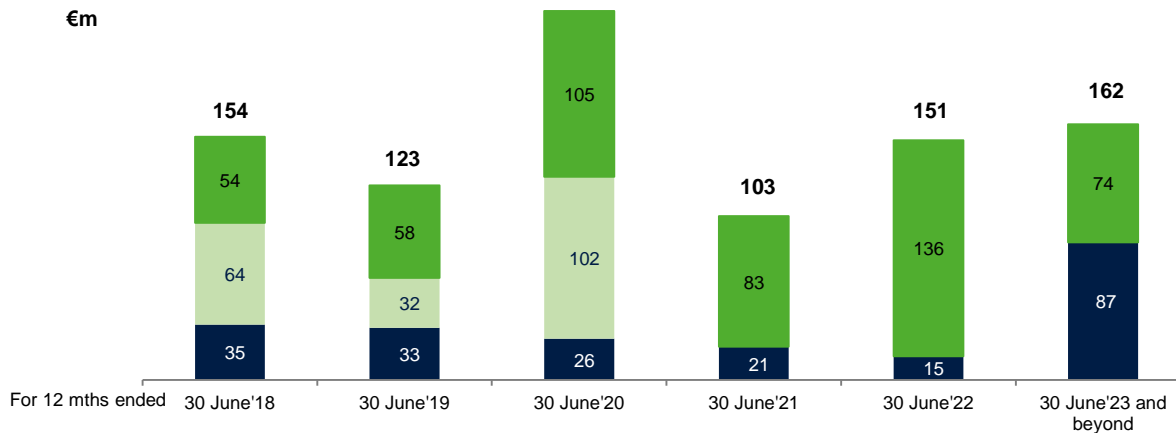
Interest rate split

As of 30 June 2017



Debt maturity

As of 30 June 2017



- Average interest rate down to 3.1%
- Interest cover at 3.5x
- Net LTV at 43%
- Average debt maturity of 4 years

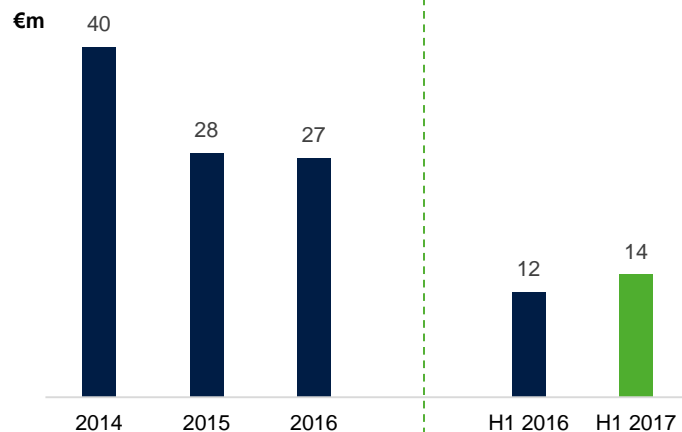
- Loans to be recycled/sale of asset
- Bonds
- Loans amortization

Source: GTC

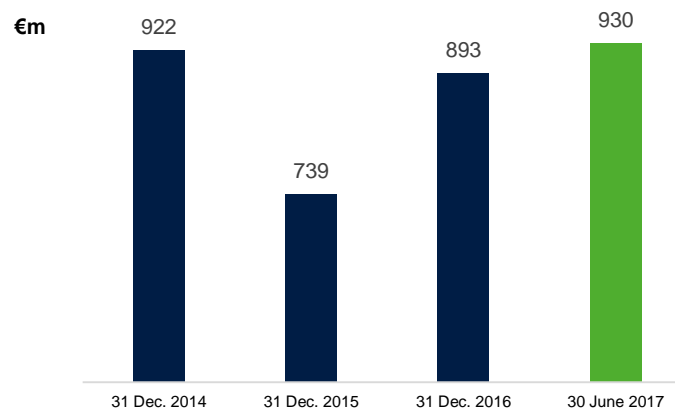
CONSERVATIVE FINANCING STRUCTURE

Average cost of debt at 3.1%

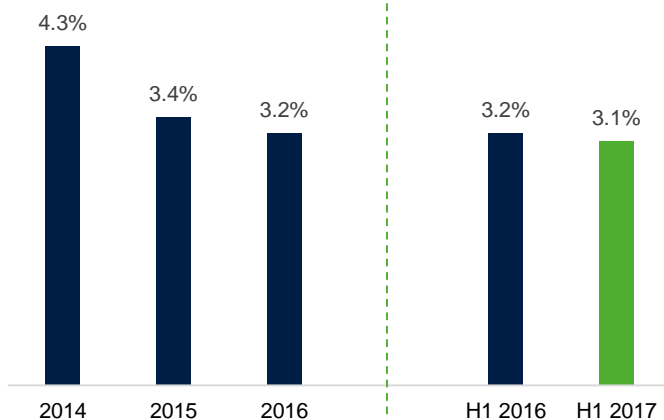
Cost of financing¹



Total debt



Average cost of debt



Debt

- Repayment of **PLN 98m** bonds in May 2017
- Refinancing of existing income generating assets and construction loans of **€394** including **€68.5m of Euro** denominated bonds and corporate loans raised in H1 2017

Note (1) Cash basis, including loan origination costs

CASH FLOW STATEMENT

Strong investment activity

(€m)	H1 2017	H1 2016
Operating activities		
Operating cash before working capital changes	36	35
Add / deduct:		
Interest paid, net	(12)	(12)
Effect of currency translation	1	(1)
Tax	(2)	(1)
Cash flow from operating activities excluding residential	23	21
Change in advances received	1	2
Cash flow from operating activities	24	23
Investing activities		
Investment in real estate and related	1 (100)	(126)
Purchase of non-controlling interest		(18)
Increase in Escrow accounts for purchase of assets		(70)
Loans repayments	1	
Changes in working capital	1	-
Sale of assets	41	9
VAT/CIT on sales of investments	(3)	-
Investment in real estate and related	(61)	(205)
Finance activity		
Proceeds from long term borrowings net of cost	2 106	129
Repayment of dividend	(8)	-
Repayment of long term borrowings / bonds	3 (49)	(42)
Finance activity	49	87
Net change	12	(96)
Cash at the beginning of the period	150	169
Cash at the end of the period	162	74

Comments	
1	Investment in real estate includes expenditure on investment property under Galeria Północna, Artico (Warsaw, Poland), Fortyone III, Ada Mall (Belgrade, Serbia) and White House (Budapest, Hungary) as well as acquisition of land plots for future development.
2	Proceeds from long term borrowings reflect drawdowns under loans on assets under constructions as well as issue of bonds and corporate loan.
3	Includes repayment of bonds, repayment of Galleria Stara Zagora and Galleria Burgas loans, as well as amortization of investment loans.

Source: GTC

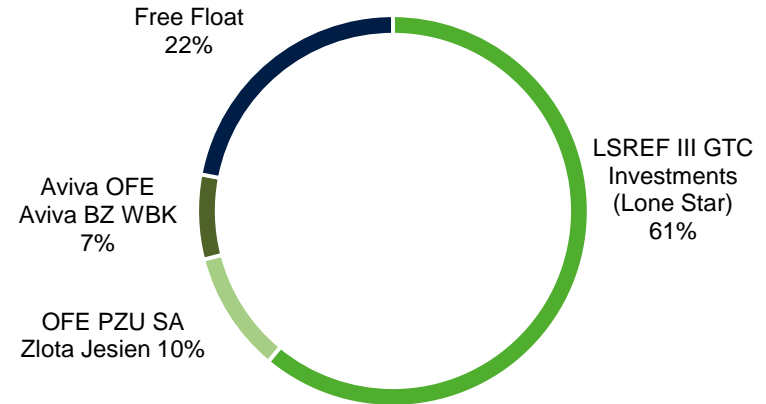
ADDITIONAL MATERIALS

KEY SHAREHOLDER INFORMATION

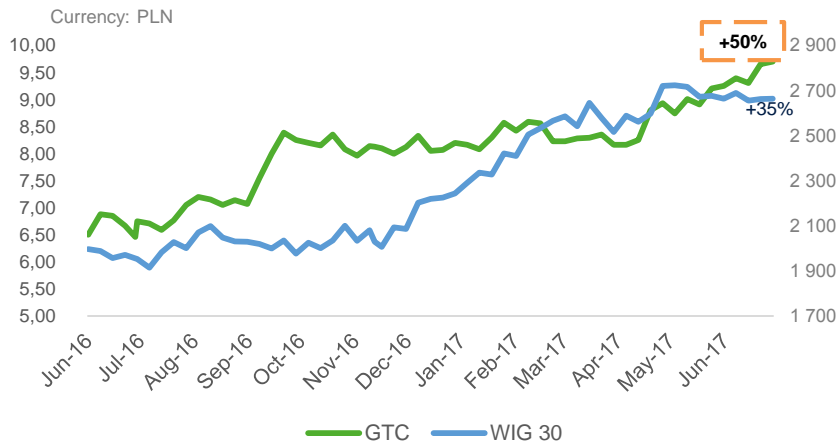
Basic share information (as of 30 June 2017)

Symbol	GTC S.A.
Share price	PLN 9.70
ISIN	PLGTC0000037
Performance 12M	+50%
Primary exchange	Warsaw Stock Exchange
Market capitalization ⁽¹⁾	PLN 4.42bn / €1.04bn
Shares outstanding	470.3 million

Shareholder structure



Share performance 12M



Broker coverage

Analyst coverage	Target Price (PLN)	Analyst name	Date
Wood&Company	11.30 (Buy)	Jakub Caithaml	26/07/17
JP Morgan	10.35 (Neutral)	Michal Kuzawinski	19/07/17
DM BZ WBK	10.76 (Buy)	Adrian Kyrzcz	9/06/2017
Haitong Research	10.60 (Buy)	Cezary Bernatek	25/05/17
BDM	10.00 (Accumulate)	Adrian Górniak	11/05/17
IPOPEMA	9.74 (Buy)	Michał Bugajski	13/04/17
Pekao Investment Banking	9.55 (Buy)	Maria Mickiewicz	29/03/17
DM PKO BP	9.24(Buy)	Stanisław Ozga	28/03/17
Vestor DM	8.60 (Neutral)	Marek Szymański	6/02/17
mBank DM	9.59 (Accumulate)	Piotr Zybala	25/01/17

Source: GTC; stooq.com

Note: (1) 1 EURO = 4.2265PLN

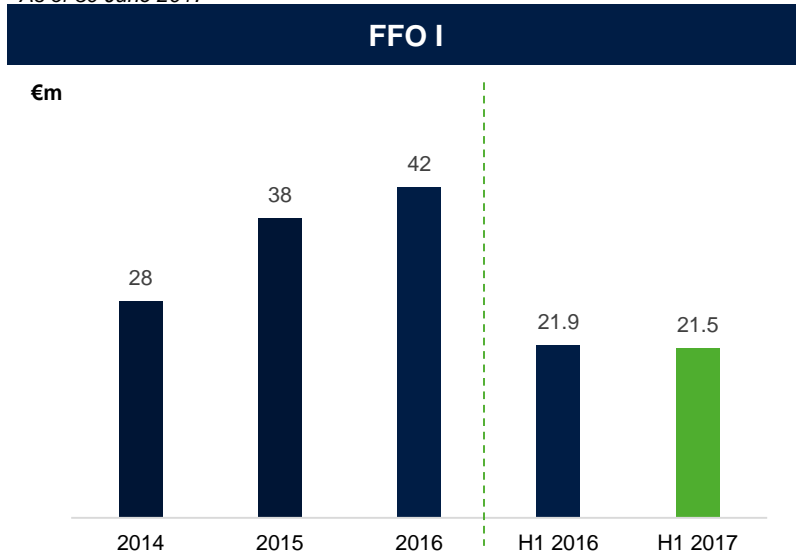
DEBT AND LTV

(€m)	30 June 2017	31 December 2016
Long-term bank debt and financial liabilities	776	739
Short-term bank debt and financial liabilities	154	154
Loans from minorities	(10)	(18)
Deferred issuance debt expense	6	6
Total bank debt and financial liabilities	926	881
Cash & cash equivalents & deposits	189	178
Net debt and financial liabilities	736	703
Total property (including escrow funds deposited for acquisition of land)	1,718	1,624
Net loan to value ratio	43%	43%
Average interest rate	3.1%	3.2%
Interest cover	3.5x	3.5x

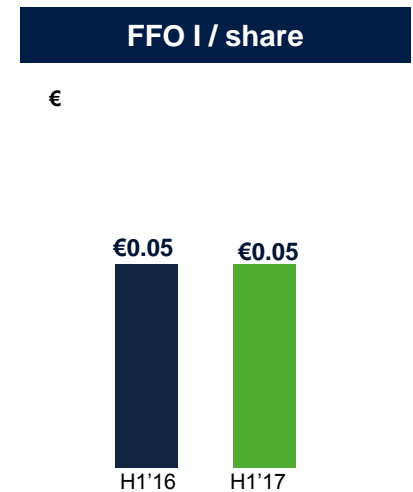
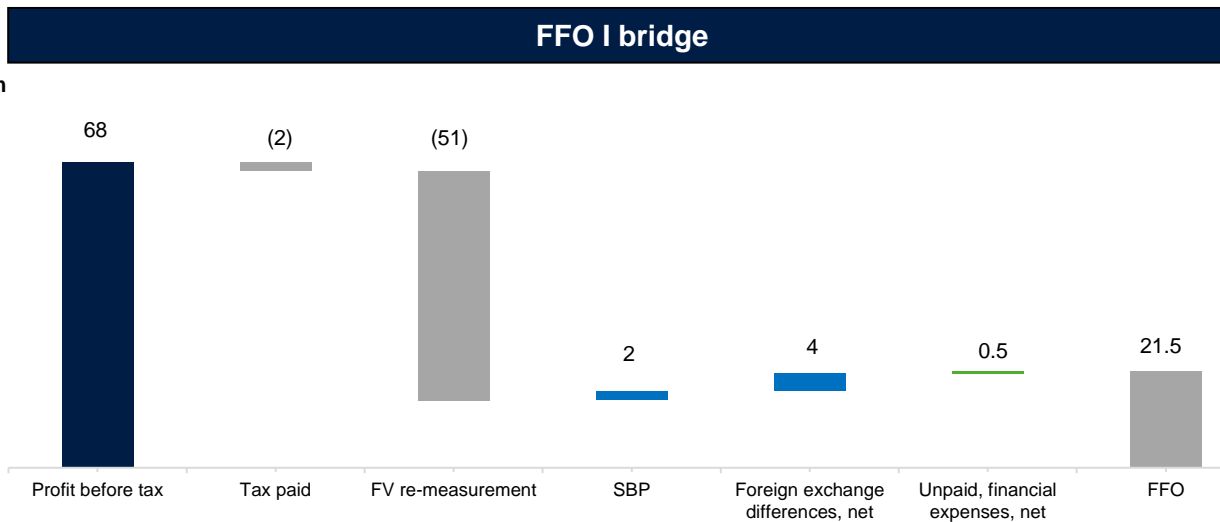
FUNDS FROM OPERATIONS (FFO I)

Robust acquisitions and developments drive FFO I

As of 30 June 2017



- FFO I per share of €0.05
- Robust operational development
- Significant development pipeline to further boost FFO I
- Solid basis for sustainable and long term dividend policy

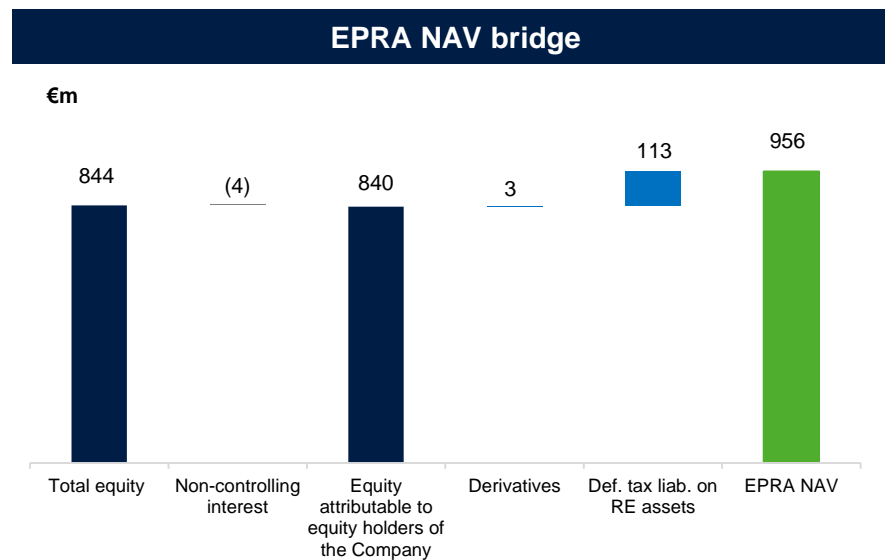
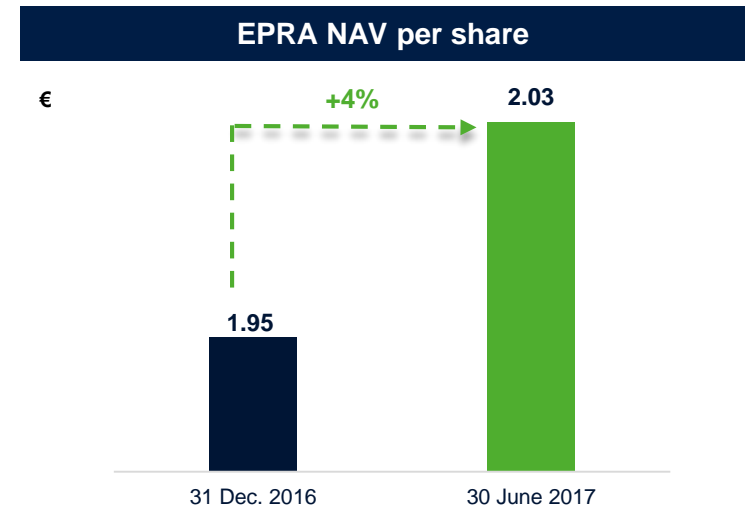
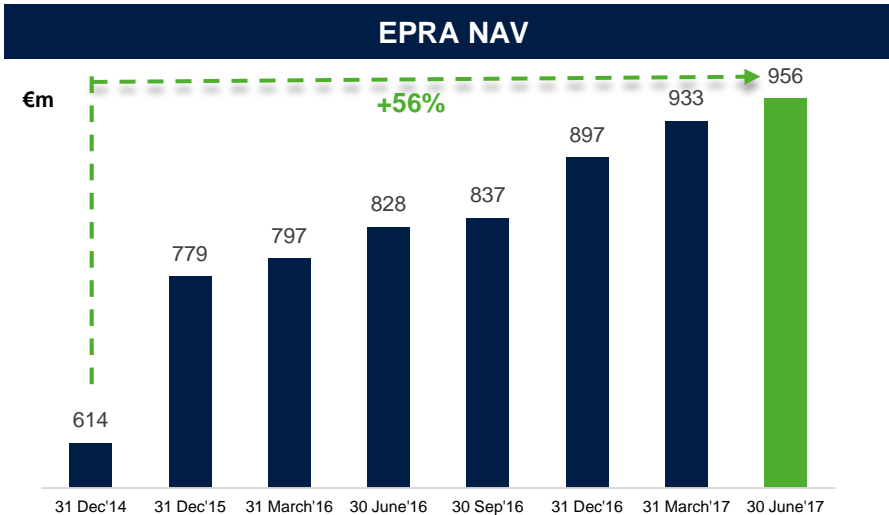


Source: GTC

NAV

EPRA NAV growth

As of 30 June 2017



Strong NAV EPRA growth momentum

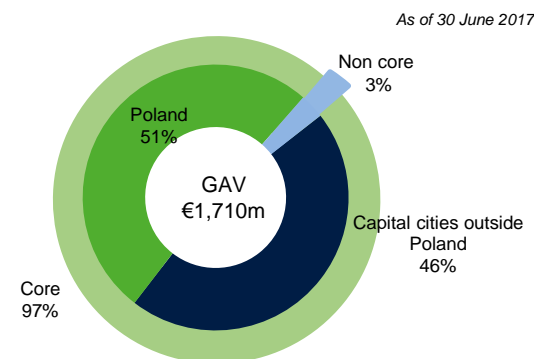
- EPRA NAV per share strongly up to €2.03 (€1.95 at 31 December 2016)
- Strong EPRA NAV uplift since 2014

Source: GTC

LEADING COMMERCIAL REAL ESTATE PLATFORM

GTC PORTFOLIO (30 June 2017)	#	Book value (€m)	%	Annualised in-place rent (€m)	GLA (ths. sqm)
Income generating (a+b)	33	1,204	70%	87	526
a) Office	31	932	55%	68	443
b) Retail	2	272	16%	19	83
Investment properties under construction⁽²⁾	6	366	21%	-	174
Projects in planning stage	8	82	5%	-	239
Landbank for developments	2	4	<1%	-	-
CORE PORTFOLIO	49	1,656	97%		NM
NON-CORE PORTFOLIO⁽³⁾	14	54	3%		NM
TOTAL	63	1,710	100%		NM

Asset location by GAV⁽¹⁾



Top tenants



- High quality core portfolio of 31 office and 2 retail buildings
- 97% of leases and rental income €-denominated
- Top tier tenants, mostly multinational corporations and leading brands

Notes: (1) Excludes €2m of investment in associates and 50% joint ventures; (2) Includes €7m of investment in Osiedle Konstancja phase VI; (3) Non-core landbank, „Residential Landbank & Inventory”

Source: GTC

PORTFOLIO: INCOME GENERATING PROPERTIES

As of 30 June 2017	Poland	Hungary	Serbia	Croatia	Romania	Total
Office projects						
Number of building	16	5	5	1*	4	31
GTC consolidated share of GLA (ths. sq. m)	204	119	58	-	62	443
Total GLA (ths. sq. m)	204	119	58	-	62	443
Book value (€m)	403	219	124	-	186	932
Average rent (€/sq. m)	13.8	11.9	16.2	-	18.1	14.3
Average occupancy (%)	90%	97%	94%	-	92%	93%
Retail projects						
Number of buildings	1	-	-	1	-	2
GTC consolidated share of GLA (ths. sq. m)	49	-	-	34	-	83
Total GLA (ths. sq. m)	49	-	-	34	-	83
Book value (€m)	169	-	-	103	-	272
Average rent (€/sq. m)	19.8	-	-	21.1	-	20.3
Average occupancy (%)	96%	-	-	100%	-	97%
Total						
Number of buildings	17	5	5	2	4	33
GTC consolidated share of GLA (ths. sq. m)	253	119	58	34	62	526
Total GLA (ths. sq. m)	253	119	58	34	62	526
Book value (€m)	572	219	124	103	186	1,204
Average rent (€/sq. m)	15.2	11.9	16.2	21.1	18.1	15.2
Average occupancy (%)	91%	97%	94%	100%	92%	94%

Note: * Avenue Center Zagreb presented together with Avenue Mall Zagreb

Source: GTC

UNDER CONSTRUCTION GALERIA PÓŁNOČNA



Description

Regional coverage shopping centre in North Warsaw, in one of the fastest growing residential areas with strong and diversified fashion, entertainment and gastronomy

GLA (sq. m)	64,600
Parking units	2,000
Completion year	Q3 2017
GTC share (%)	100%

Location

Światowida 17
Centre of Białołęka District
Warsaw
Poland



Project details

- ca. 250 leasable units
- Diversified fashion, sports & electronic offer
- Leisure & entertainment facilities – cinema, fitness, kid's play area
- Diversified gastronomy offer – food court, cafes, restaurants
- **LEED** certification

Source: GTC

UNDER CONSTRUCTION

ARTICO



Description	OFFICE BUILDING	GLA (sq. m)	7,700
	Artico is office development project in Warsaw which offers premium office space	Parking units	150
		Completion year	Q3 2017
		GTC share (%)	100%

Location

Domaniewska
Warsaw
Poland



Project details

- Class A office building
- 8 and 5 levels above ground
- Excellent access to numerous bus and tram lines
- 10 minutes walk to Wilanowska metro station
- 10 minutes to airport
- 20 minutes to city center

Source: GTC

UNDER CONSTRUCTION WHITE HOUSE



GTC
WHITE
HOUSE

Description

OFFICE BUILDING

GTC White House is that very place: exhilarating, uplifting green architecture including an entirely refurbished turn-of-the-century stand alone loft of 2,000 sq. m

GLA (sq. m)	21,500
Parking units	299
Completion year	Q2 2018
GTC share (%)	100%

Location

ÁCI ÚT 47
Budapest
Hungary



Project details

- Class A office building
- Underground parking
- 250-2,880 sq. m leasable areas per floor
- 3 minutes walk to the metro
- 10 minutes to city center

Source: GTC

UNDER CONSTRUCTION

ADA MALL



Description

The new shopping destination spans of commercial space, and three levels of underground parking linked together by the mall.

GLA (sq. m)	34,400
Parking units	1,000
Completion year	Q1 2019
GTC share (%)	100%

Location

Belgrade, Serbia
 situated at the intersection of the residential neighbourhood of Banovo Brdo, the Ada Ciganlija Island, the old city of Belgrade and New Belgrade



Project details

- Location in Belgrade, in the main city recreation area (lake, park, water sports, golf course, etc.)
- The increasingly popular recreational zone often has over 100,000 visitors daily and up to 300,000 at weekends, which makes Ada Mall one of the best located malls in Serbia.
- More than 1,000 car parking spaces



UNDER CONSTRUCTION

GREEN HEART



GREEN HEART
NEW BELGRADE



Description

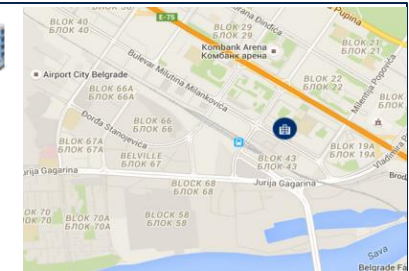
OFFICE BUILDING

Green Heart is office development project in Belgrade which offers premium office space

GLA (sq. m)	46,000
Parking units	880
Completion year	2018/2019
GTC share (%)	100%

Location

Milutina Milankovica
Belgrade
Serbia



Project details

- 25,500 sq. m of new office space
- Three class A office building
- Land size – 19,500 sq. m
- Underground parking
- Restaurant and shops in complex
- 5 min. to city center
- 15 min. to airport

PLANNING STAGE

GTC CITY TOWER



Description	OFFICE BUILDING	GLA (sq. m)	36,000
	The GTC City Tower will be the tallest class A office building. A unique place for tenants who will want to stand out of the crowd with their HQ 23 floors above Budapest.	Parking units	620
		Completion year	2019
		GTC share (%)	100%

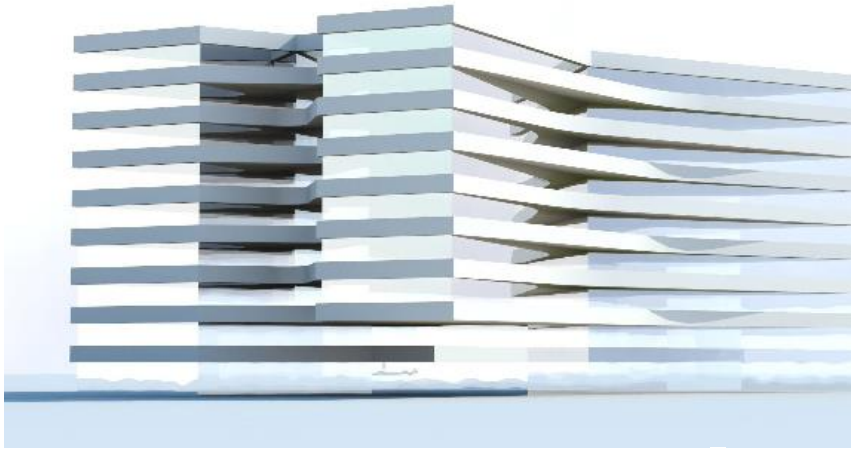
Location	Váci út / Róbert Károly Krt Budapest Hungary	
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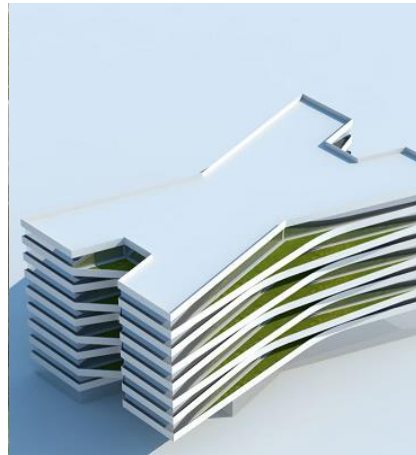
Project details	<ul style="list-style-type: none"> Class A landmark office tower- 90m high with 24 floors 1,350 – 4,050 sq. m leasable area per floor Underground parking Located by M3 Metro station on junction of Váci út / Róbert Károly Krt
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PLANNING STAGE

GTC X



Description	OFFICE BUILDING	GLA (sq. m)	17,000
	An office development project in Belgrade which offers premium office space	Parking units	330
		Completion year	2019
		GTC share (%)	100%
Location	Milutina Milankovica Belgrade Serbia		





Project details	<ul style="list-style-type: none"> ▪ Class A office building ▪ 1,980 sq. m typical leasable area per floor ▪ Underground parking ▪ 5 min. to city center ▪ 15 min. to airport
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PLANNING STAGE MATRIX



Description	OFFICE COMPLEX	GLA (sq. m)	21,000
	An office development project in Zagreb which offers premium office space	Parking units	600
		Completion year	2019/ 2020
		GTC share (%)	100%

Location	Slovenska Avenija Zagreb Croatia	 
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Project details	<ul style="list-style-type: none"> ▪ Class A office building ▪ 1,320 – 1,650 sq. m leasable area per floor ▪ 10 min. to city center ▪ Underground parking
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PLANNING STAGE

ADVANCE BUSINESS CENTER



Description

OFFICE BUILDING

An office development project in Sofia, Bulgaria which offers a premium office space

GLA (sq. m)

14,100

Parking units

230

Completion year

2019

GTC share (%)

100%

Location

Mladost 4
Sofia
Bulgaria



Project details

- Class A office building
- 11-floor
- Underground parking
- Exquisite location at the entrance of Business Park Sofia

PLANNING STAGE

ADVANCE BUSINESS CENTER II



Description	OFFICE BUILDING	GLA (sq. m)	15,200
	An office development project in Sofia, Bulgaria which offers a premium office space	Parking units	300
		Completion year	2019/ 2020
		GTC share (%)	100%

Location

1 Samara Str
Sofia
Bulgaria



Project details

- Class A office building
- 12-floor office building
- Underground parking
- Exquisite location at the entrance of Business Park Sofia

PLANNING STAGE

KOMPAKT



Description	OFFICE COMPLEX	GLA (sq. m)	29,000
	A class A office development project in Budapest, Hungary which offers a premium office space	Parking units	580
		Completion year	2019/ 2020
		GTC share (%)	100%

Location	Dózsa György u. 63	
	Budapest Hungary	



Project details	<ul style="list-style-type: none"> Class A office buildings Underground parking
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PLANNING STAGE

CITY ROSE GARDEN



Description

OFFICE COMPLEX

Class A office development project in Bucharest, Romania which offers a premium office space

GLA (sq. m)

46,000

Parking units

920

Completion year

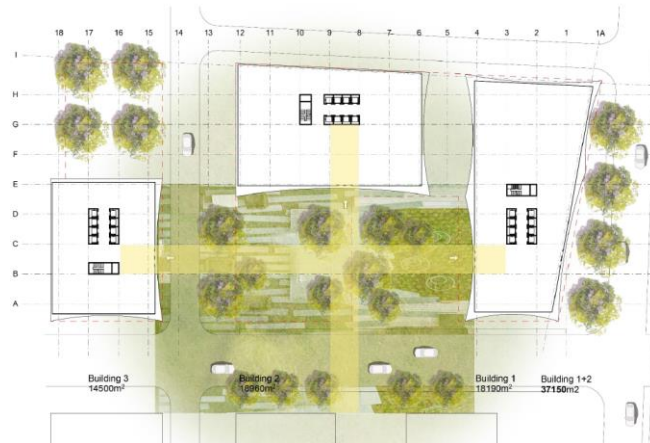
2019/
2020

GTC share (%)

100%

Location

Center North Area
68 Clabucet Str
Bucharest
Romania



Project details

- Three Class A office buildings
- Underground parking
- Direct access from Expozitiei Boulevard, close to existing public transportation (tram and bus lines), convenient easy access to the international airport and close to two new planned metro stations of the planned M6 line of the Bucharest Metro

PLANNING STAGE

GALERIA WILANÓW



Description	SHOPPING MALL	GLA (sq. m)	61,000
	First large shopping mall in South Warsaw, in one of the fastest growing upper-mid residential areas "Miasteczko Wilanów"; with strong and diversified fashion, entertainment and gastronomy	Parking units	2,180
		Completion year	2020
		GTC share (%)	100%
Location	South Warsaw, Poland Przyczółkowa Street next to „Miasteczko Wilanów”		



Project details	<ul style="list-style-type: none"> ca. 250 leasable units Diversified fashion, sports & electronic offer Leisure & entertainment facilities – cinema, fitness, kid’s play area Diversified gastronomy offer – food court, cafes, restaurants LEED certification
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USEFUL INFORMATION

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IR website



H1 2017 report

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