Q3&9M 2017 RESULTS

FOR THE THREE AND NINE-MONTH PERIOD ENDED 30 SEPTEMBER 2017

HIGHLIGHTS

EPRA NAV/SHARE	FFO I/SHARE	EARNINGS/ SHARE	NET LTV
€2.17	**€0.07**	**€0.24**	**42%**
+11%	**+4%**	**+4%**	**-100bps**

Q3 & 9M 2017 HIGHLIGHTS

- **Revaluation gain** on Galeria Północna of **€57m in Q3 2017** and **€155m** to date
- **Profit before tax** at **€66m in Q3** and **€134m in 9M 2017** (€71m in 9M 2016)
- **Earnings per share** up to **€0.13 in Q3** and **€0.24 in 9M 2017** (€0.23 in 9M 2016)
- **EPRA NAV** increased **7% in the Q3** and **14% in 9M** to €1,019m (€897m as of 31 December 2016)
- **EPRA NAV / share** increased **7% in the Q3** and **11% in 9M** to €2.17 as of 30 September 2017 (€1.95 as of 31 December 2016)
- **Gross margin** from rental activity at **€22m in Q3** and **€65m in 9M 2017** (€65m in 9M 2016)
- **FFO I** up to **€12m in Q3 2017** and **€34m in 9M** (€32m in 9M 2016) before the impact of Galeria Północna
- **FFO I / share** at **€0.03 in Q3 2017** and **€0.07** in 9M 2017 (€0.07 in 9M 2016)
- **€105m** of construction loans under negotiations & **€240m** of refinancing loans, including **€200m** loan related to Galeria Północna, under negotiations to improve conditions

PORTFOLIO UPDATE

- Completion of Galeria Północna on budget and on time
- Acquisition of **Belgrade Business Center** of 17,700 sq. m in Belgrade
- Acquisition of **Cascade** office building of 4,200 sq. m in Bucharest
- Strong leasing performance:**84,000 sq. m** of office and retail space newly leased and renewed in 9M 2017
- Occupancy at **93%** (94% as at 30 June 2017)
- We obtained **building permits** for **Advance Business Centre I in Sofia** (14,100 sq. m) and **Matrix in Zagreb** (21,000 sq. m)
- 6 projects under construction with over 145,000 sq. m
- 6 projects in the planning stage with 143,000 sq. m of office space and 61,000 sq. m and 2 extensions of existing projects for 5,100 sq m

OPERATING PERFORMANCE

9M 2017	Reported	Variance %
GMRA	€65m	+1%
EBITDA	€54m	+0%
Profit for the period	€112m	+5%
FFO I	€34m	+5%
Total property	€1,872m	+15%
Net debt	€795m	+13%
Net LTV	42%	-100bps
EPRA NAV/share	€2.17	+11%

GLOBE TRADE CENTRE SA

(Incorporated and registered in Poland with KRS No. 61500)

(Share code on the WSE: GTC)

(Share code on the JSE: GTC ISIN: PLGTC0000037)

(“GTC” or “the Company”)

CORPORATE OVERVIEW

NATURE OF BUSINESS

The GTC Group is a leading real estate investor and developer focusing on Poland and three capital cities in Eastern and Southern Europe. The GTC Group is operating in Poland, Romania, Hungary, Croatia, Serbia and Bulgaria. Additionally, it holds land in Ukraine through its subsidiary. The Group was established in 1994.

The Group’s portfolio comprises: (i) completed commercial properties; (ii) commercial properties under construction; (iii) a commercial landbank intended for future development and (iv) residential projects and landbank.

Since its establishment and as at 30 September 2017 the Group: (i) has developed 1.1 million sq. m of gross commercial space and approximately 300 thousand sq. m of residential space; (ii) has sold over 500 thousand sq. m of gross commercial space in completed commercial properties and approximately 300 thousand sq. m of residential space; and (iii) has acquired approximately 112 thousand sq. m of commercial space in completed commercial properties. Additionally GTC Group developed and sold over 100 thousand sq. m of commercial space and approximately 76 thousand sq. m of residential space through its associates in Czech Republic.

As of 30 September 2017, the Group`s property portfolio comprised the following properties:

- 36 completed commercial buildings, including 33 office buildings and three retail properties with a total combined commercial space of approximately 614 sq. m of GLA, of which the Group's proportional interest amounts to approximately 603 thousand sq. m of GLA;
- six commercial projects under construction, including five office projects and one retail project with total GLA of approximately 145 thousand sq. m, of which the Group's proportional interest amounts to 145 thousand sq. m of GLA;
- commercial landbank designated for future development;
- one completed residential project; and
- residential landbank.

As of 30 September 2017, the book value of the Group’s portfolio amounts to €1,871,563 with: (i) the Group’s completed commercial properties account for 85% thereof; (ii) commercial properties under construction – 7%; (iii) a commercial landbank intended for future development– 7%; (iv) residential projects and landbank account for 1%. Based on the Group’s assessment approximately 97% of the portfolio is core and remaining 3% is non-core assets, including non-core landplots and residential projects.

As of 30 September 2017, the Group’s completed properties in its three most significant markets, i.e. Poland, Hungary and Romania, constitute 57%, 14% and 12% of the total book value of all completed properties.

Additionally, the Group manages third party assets in Warsaw, Katowice and Prague.

The Company’s shares are listed on the WSE and inward listed on the Johannesburg Stock Exchange. The Company’s shares are included in WIG 30 and the Dow Jones STOXX Eastern Europe 300.

The Group’s headquarters are located in Warsaw, at 17 Stycznia 45A.

STRATEGY AND DIVIDEND POLICY

GTC's objective is to create value from active management of a growing commercial real estate portfolio in CEE and SEE, supplemented by selected development activities; and enhancing deal flow, mitigating risks and optimising performance through its regional platform, by investing its own funds, the proceeds from share capital increases and reinvesting potential proceeds from the sale of real properties. This leads to accretive funds from operations and provides for growing dividend potential.

Following the growth and results achieved in 2016, GTC distributed PLN 0.27 / share from 2016 profits in the form of dividend. The dividend is guided by, among others things, the availability of cash, the funds from operations growth plans, the Company's capital expenditure requirements and planned acquisitions as well as the share of external financing in the Company's overall equity. GTC believes that the further realization of its growth strategy will provide for a double-digit dividend growth in the future, starting from 2017 onward.

COMMENTARY

The management board presents unaudited interim condensed consolidated results for the 9 months ended 30 September 2017.

KEY OPERATING ACHIEVEMENTS IN Q3 & 9M 2017

Value creation will fuel accelerated growth

- **Completion of Galeria Północna**
    - **Galeria Północna** was completed on budget and opened on time on 14 September
    - We attracted nearly **2 million visitors** in the first two months
    - **Revaluation gain of €57m in Q3 2017**and **€155m to date**
    - Refinancing of up €200m in advanced negotiations(i.e. €84m top-up)
- **Acquisition of income generating properties**
    - **Belgrade Business Center** of 17,700 sq. m in Belgrade in September 2017
    - **Cascade** office building of 4,200 sq. m in Bucharest in July 2017
    - **Total investment of €46m**
    - **Additional NOI of €4.1m** annually
- **Completion of Galeria Północna an acquisition of BBC and Cascade increased annualized rent by 20% to €105m**

Further boost to NAV will come from 6 projects under construction with total of 145,000 sq. m GLA and 6 projects in the planning stage with a total GLA of 204,000 sq. m. We obtained **building permits** for **Advance Business Centre I in Sofia** (14,100 sq. m) and **Matrix in Zagreb** (21,000 sq. m)

- **6 projects under construction with over 145,000 sq. m GLA**
    - **7,800 sq. m** to be completed in **Q4 2017** (Artico office building, Warsaw)
    - **73,400 sq. m** to be completed in **2018** (GTC White House, Budapest, Ada Mall and Green Heart, Belgrade)
    - **63,600 sq. m** to be completed in **2019/2020** (Advance Business Centre I, Sofia, Green Heart, Belgrade and Matrix, Zagreb)
- **6 projects in the planning stage** with over 143, 000 sq. m of office space and 61,000 sq. m of retail space (Warsaw, Budapest, Bucharest and Sofia)

- **2 extensions of existing projects** for 5,100 sq m: Galeria Jurajska and Cascade in the preparation phase

Strong leasing performance

- **84,000 sq. m** of office and retail space newly leased and renewed in 9M 2017 extending current WALT to 3.3 years
- Largest leases: 13,000 sq. m of Romtelecom lease prolongation in City Gate, 5,500 sq. m of IBM lease prolongation in Duna Tower, 3,500 sq. m of Black Rock new lease in White House, 3,400 sq. m of GFT lease prolongation in Sterlinga Business Center, 3,000 sq. m of Enterprise Service lease prolongation in University Business Park
- Occupancy at **93%** (94% as at 30 June 2017)

KEY FINANCIAL HIGHLIGHTS IN H1 2017

Rental and service revenues

- **Increased to €30m** in Q3 and **€88m** in 9M from €85m in 9M 2016

  Reflects mainly completion of **University Business Park B** and **FortyOne II** in 2016, **FortyOne III** and **Galeria Północna** in 2017 (**€3m)** as well as acquisition of **Premium Point** and **Premium Plaza** in Bucharest, **Sterlinga Business Center** in Łódź and **Neptun Office Center** in Gdańsk. BBC in Belgrade and Cascada in Bucharest, partially offset by disposal of Galeria Burgas and Galeria Stara Zagora

Net profit from development revaluation and impairment

- **€54m** in Q3 and **€105m** in 9M as compared to €39m in 9M 2016

  Reflects mainly completion of Galeria Północna and 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, FortyOne III and University Business Park B)

Financial expenses

- Increased to **€8m** in Q3 and **€21m** in 9M due to an increase in average level of debt

  Cost of finance down 3.1% (from 3.2%) due to decrease in average interest rate and change in hedging strategy

Taxation

- **Tax amounted to €14m** in Q3 and **€22m** in 9M as comparted to €36m tax benefit in 9M 2016

  Reflects mainly increased provision related to revaluation gain

Net profit

- **€52m** in Q3 and **€112m** in 9M compared to €107m in 9M 2016 mostly on revaluation gain

Funds From Operations (FFO I)

- **At €34m** compared to €32m in 9M 2016 despite disposal of Galleria Stara Zagora and Galleria Burgas

Total property value

- **At €1,872m as of 30 September 2017** (€1,624m as of 31 December 2016) due to an investment in assets under construction, acquisition of land plots and revaluation gain

EPRA NAV / share

- **Up by 7% in Q3 11% in 9M to €2.17** from €1.95 on 31 December 2016

  Corresponding to **EPRA NAV of €1,019m** compared to €897m as of 31 December 2016

Financial liabilities

- **At €925m as of 30 September 2017** compared to €881m as of 31 December 2016
- **Weighted average debt maturity of 4 years** and **average cost of debt of 3.1% p.a.**
- **LTV at 42% on 30 September 2017** (43% on 31 December 2016)
- **Interest coverage at 3.6x on 30 September 2017** (3.5x on 31 December 2016)
- **€105m of construction loans under negotiations**
- **€240m of refinancing loans under negotiations to improve conditions, including €200m refinancing of Galeria Północna**

Cash and cash equivalents

- **Decreased to €102m as of 30 September 2017** from €150m as of 31 December 2016 due to finance activity

BASIS OF PREPARATION

The Interim Condensed Consolidated Financial Statements for the nine-months period ended 30 September 2017 have been prepared in accordance with IAS 34 Interim Financial Reporting as adopted by EU.

At the date of authorisation of these consolidated financial statements, taking into account the EU's ongoing process of IFRS endorsement and the nature of the Group's activities, there is a difference between International Financial Reporting Standards applied by the Group and International Financial Reporting Standards endorsed by the European Union. The Group is aware of the fact that IFRS 15 and IFRS 9, which are effective for financial years beginning on or after 1 January 2018, have been already endorsed by the European Union. The Group is currently in the process of analysis of quantitative and qualitative impact of those two standards, as well as of IFRS 16, on the Group’s consolidated financial statements.

The Interim Condensed Consolidated Financial Statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group’s consolidated financial statements and the notes thereto for the year ended 31 December 2016, which were authorized for issue on 17 March 2017. The interim financial results are not necessarily indicative of the full year results.

The Group’s Interim Condensed Consolidated Financial Statements are presented in Euro, which is also GTC’s functional currency. For each entity, the Group determines the functional currency and items included in the financial statements of each entity are measured using the functional currency.

The financial statements of those entities prepared in their functional currencies (other than Euro) are included in the Interim Condensed Consolidated Financial Statements by translation into Euro using appropriate exchange rates outlined in IAS 21. Assets and liabilities are translated at the period end exchange rate, while income and expenses are translated at average exchange rates for the period. All resulting exchange differences are classified in equity as “Foreign currency translation” without affecting earnings for the period.

These Interim Condensed Consolidated Financial statements have been prepared on the assumption that the Group will continue as a going concern in the foreseeable future. As at the date of approval of these financial statements, no circumstances were identified which would indicate any threat to the Group’ continuing as a going concern.

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Annex 1 Consolidated Statement of Financial Position as at 30 September 2017

(in thousands of euro)

	Note	30 September 2017 (unaudited)	31 December 2016 (audited)
ASSETS			
Non-current assets			
Investment property		1,726,022	1,501,770
Investment property landbank		124,597	102,905
Residential landbank		13,230	13,761
Investment in associates and joint ventures		1,698	3,803
Property, plant and equipment		6,871	6,002
Deferred tax asset		59	1,075
Other non-current assets		192	353
		1,872,669	**1,629,669**
Current assets			
Residential inventory		7,714	5,355
Accounts receivables		4,730	5,363
Accrued income		431	767
VAT receivable		15,525	17,389
Income tax receivable		619	652
Prepayments and deferred expenses		2,031	2,558
Escrow account	11	1,504	-
Short-term deposits	14	27,825	27,925
Cash and cash equivalents		102,453	149,812
		162,832	**209,821**
TOTAL ASSETS		**2,035,501**	**1,839,490**

Annex 1 Consolidated Statement of Financial Position as at 30 September 2017 (cont.)
(in thousands of euro)

	30 September 2017 (unaudited)	31 December 2016 (audited)
EQUITY AND LIABILITIES		
Equity attributable to equity holders of the Company		
Share capital	10,651	10,410
Share premium	520,504	499,288
Capital reserve	(36,054)	(35,702)
Hedge reserve	(2,796)	(3,631)
Foreign currency translation	2,048	1,872
Accumulated profit	397,187	315,195
	891,540	**787,432**
Non-controlling interest	4,113	2,891
Total Equity	**895,653**	**790,323**
Non-current liabilities		
Long-term portion of long-term borrowing	813,961	739,031
Deposits from tenants	8,969	8,043
Long term payable	2,625	2,730
Provision for share based payment	4,039	2,046
Derivatives	2,122	2,778
Provision for deferred tax liability	119,215	98,237
	950,931	**852,865**
Current liabilities		
Investment, trade payables and provisions	61,623	36,739
Current portion of long-term borrowing	116,006	153,902
VAT and other taxes payable	1,463	1,122
Income tax payable	172	530
Derivatives	1,583	2,553
Advances received	8,070	1,456
	188,917	**196,302**
TOTAL EQUITY AND LIABILITIES	**2,035,501**	**1,839,490**

Annex 2 Consolidated Income Statement for 9-month period ended 30 September 2017
(in thousands of euro)

	Nine-month period ended 30 September 2017 (unaudited)	Three-month period ended 30 September 2017 (unaudited)	Nine-month period ended 30 September 2016 (unaudited)	Three-month period ended 30 September 2016 (unaudited)
Revenues from rental activity	87,629	29,648	85,159	30,109
Residential revenue	442	-	5,306	1,530
Cost of rental activity	(22,592)	(7,540)	(20,533)	(7,260)
Residential costs	(379)	-	(4,383)	(1,430)
Gross margin from operations	**65,100**	**22,108**	**65,549**	**22,949**
Selling expenses	(1,558)	(594)	(2,304)	(907)
Administration expenses	(10,320)	(2,666)	(8,682)	(3,685)
Profit from revaluation	105,314	54,220	39,385	15,318
Other income	1,153	289	1,126	357
Other expenses	(2,501)	(1,150)	(2,456)	(868)
Profit (loss) from continuing operations before tax and finance income / (expense)	**157,188**	**72,207**	**92,618**	**33,164**
Foreign exchange differences gain/ (loss), net	(2,819)	1,339	2,589	(547)
Finance income	121	29	1,242	81
Finance cost	(20,707)	(7,694)	(21,690)	(7,803)
Share of profit (loss) of associates and joint ventures	184	-	(4,178)	(375)
Profit before tax	**133,967**	**65,881**	**70,581**	**24,520**
Taxation	(22,272)	(13,785)	36,031	46,885
Profit (loss) for the period	**111,695**	**52,096**	**106,612**	**71,405**
Attributable to:				
Equity holders of the Company	111,510	51,876	106,670	71,406
Non-controlling interest	185	220	(58)	(1)
Basic earnings per share (in Euro)	0.24	0.13	0.23	0.16

Annex 3 Consolidated Statement of Cash Flow for the 9-month period ended 30 September 2017
(in thousands of euro)

	Nine-month period ended 30 September 2017	Nine-month period ended 30 September 2016
	(unaudited)	(unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES:		
Profit before tax	133,967	70,581
Adjustments for:		
Loss/(profit) from revaluation/impairment of assets	(105,314)	(39,385)
Share of loss (profit) of associates and joint ventures	(184)	4,178
Profit on disposal of assets	-	(5)
Foreign exchange differences loss/(gain), net	2,819	(2,589)
Finance income	(121)	(1,242)
Finance cost	20,707	21,690
Share based payment (income) / expenses	1,993	839
Depreciation and amortization	308	325
Operating cash before working capital changes	**54,175**	**54,392**
Decrease in accounts receivables, prepayments and other current assets	388	723
(Increase)/Decrease in inventory and residential land bank	(2,359)	2,768
Increase/(decrease) in advances received	5,274	942
Increase in deposits from tenants	1,495	1,951
Increase/(decrease) in trade and other payables	(506)	(1,492)
Cash generated from operations	**58,467**	**59,284**
Tax paid in the period	(2,751)	(3,183)
Net cash flows from operating activities	**55,716**	**56,101**
CASH FLOWS FROM INVESTING ACTIVITIES:		
Expenditure on investment property	(106,354)	(63,823)
Purchase of land and completed assets and land	(51,064)	(133,551)
Purchase of subsidiary	(15,896)	(5,601)
Increase in Escrow accounts for purchase of assets	(1,504)	-
Sale (including advances) of investment property	3,067	9,614
Sale of subsidiaries	37,545	4,800
Purchase of minority	(352)	(18,108)
Sale of shares in associate	1,250	3,334
VAT on purchase/sale of investment property	2,046	(10,145)
Interest received	87	319
Loans granted to associates	-	(123)
Loans repayments from associates	1,218	11,347
Net cash flows from/(used in) investing activities	**(129,957)**	**(201,937)**
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from long-term borrowings	123,346	174,116
Repayment of long-term borrowings	(68,965)	(67,572)
Dividends paid	(8,061)	-
Interest paid	(18,173)	(18,377)
Loans origination cost	(1,537)	(959)
Decrease/(increase) in blocked deposits	100	(4,408)
Net cash from/(used in) financing activities	**26,710**	**82,800**
Effect of foreign currency translation	**172**	**867**
Net increase / (decrease) in cash and cash equivalents	**(47,359)**	**(62,169)**
Cash and cash equivalents at the beginning of the period	**149,812**	**169,472**
Cash and cash equivalents at the end of the period	**102,453**	**107,303**

Management Board	Supervisory Board
Thomas Kurzmann (Chief Executive Officer)	Alexander Hesse (Chairman)
Erez Boniel (Chief Financial Officer)	Philippe Couturier
	Jan Düdden
	Mariusz Grendowicz
	Ryszard Koper
	Marcin Murawski
	Katharina Schade
	Ryszard Wawryniewicz

Registered office of the Company

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Warsaw, Poland

Date: 13 November 2017

Sponsor: Investec Bank Limited