

GLOBE TRADE CENTRE S.A.

**IFRS INTERIM CONDENSED CONSOLIDATED FINANCIAL
STATEMENTS
FOR THE THREE-MONTH PERIOD ENDED
31 MARCH 2008**

Globe Trade Centre S.A.
Interim Condensed Consolidated Balance Sheet
as of 31 March 2008
(in thousands of Euro)

	Note	<i>31 March 2008</i> <i>(unaudited)</i>	<i>31 March 2007</i> <i>(unaudited)</i>	<i>31 December</i> <i>2007</i>
ASSETS				
Non current assets				
Investment property		947,706	559,606	860,933
Property, plant and equipment		311,013	206,767	286,357
Investment in associates	11	29,654	26,337	27,903
Loans granted		27,428	8,318	20,260
Deferred tax asset		9,156	2,624	10,711
Long term receivables		-	5,324	1,819
Advances to contractors		11,725	12,563	1,283
Derivatives		18	-	466
Goodwill		7,983	8,918	7,983
Other non-current assets		5,090	2,241	2,080
		1,349,773	832,698	1,219,795
Current Assets				
Inventory		247,919	116,494	212,933
Advances to contractors		17,617	-	15,595
Debtors		2,914	3,523	2,589
Accrued income	12	3,159	15,140	5,258
Derivatives		13,764	767	11,983
VAT and other tax recoverable		23,579	16,680	26,308
Income tax recoverable		2,100	1,618	2,358
Prepayments, deferred expenses		6,247	4,402	5,028
Short-term deposits		22,704	14,579	13,757
Cash and cash equivalents		286,566	246,358	345,630
		626,569	419,561	641,439
TOTAL ASSETS		1,976,342	1,252,259	1,861,234

The accompanying notes are an integral part of this interim Condensed Consolidated Balance Sheet

Globe Trade Centre S.A.
Interim Condensed Consolidated Balance Sheet
as of 31 March 2008
(in thousands of Euro)

	Note	31 March 2008 <i>(unaudited)</i>	31 March 2007 <i>(unaudited)</i>	31 December 2007
EQUITY AND LIABILITIES				
Equity attributable to equity holders of the parent				
Share capital	14	4,741	4,741	4,741
Share premium		224,489	222,599	224,253
Capital reserve		1,510	1,510	1,510
Hedge reserve		(44)	282	412
Foreign currency translation		(11,908)	(15,716)	(1,867)
Accumulated profit		764,389	529,559	729,622
		983,177	742,975	958,671
Minority Interest		32,484	48	29,434
Total Equity		1,015,661	743,023	988,105
Non current Liabilities				
Long-term portion of long-term loans	13	633,701	318,516	578,482
Deposits from tenants		2,149	1,950	1,981
Long term payable		4,170	1,771	4,378
Hedge		117	-	-
Financial liability	17	19,208	11,012	19,155
Provision for deferred tax liability		101,262	57,822	93,681
		760,607	391,071	697,677
Current liabilities				
Trade and other payables		52,804	31,910	39,827
Current portion of long-term loans	13	37,717	38,148	30,410
Credit line		1,500	2,500	1,537
Current portion of long term payable		918	2,481	1,168
VAT and other taxes payable		1,683	1,343	837
Income tax payable		505	10,871	706
Accruals		35,992	11,290	40,782
Advances received		68,955	19,482	60,185
Deferred income		-	140	-
		200,074	118,165	175,452
		1,976,342	1,252,259	1,861,234
TOTAL EQUITY AND LIABILITIES				

The accompanying notes are an integral part of this interim Condensed Consolidated Balance Sheet

Globe Trade Centre S.A.
Interim Condensed Consolidated Income Statement
for the three-month period ended 31 March 2008
(in thousands of Euro)

	Note	<u>Three-month period</u> <u>ended 31 March 2008</u> <i>(unaudited)</i>	<u>Three-month period</u> <u>ended 31 March 2007</u> <i>(unaudited)</i>	<u>31 December</u> <u>2007</u>
Revenues from operations	8	15,974	14,945	73,608
Cost of operations	9	(4,321)	(5,142)	(23,661)
Gross margin from operations		11,653	9,803	49,947
Selling expenses		(908)	(1,039)	(4,280)
Administration expenses		(3,340)	(3,488)	(17,191)
Profit from revaluation of investment property		52,573	10,731	292,377
Other income/ (expenses)		(60)	502	2,299
Profit from continuing operations before tax and finance income / (expense)		59,918	16,509	323,152
Foreign exchange differences loss, net		(12,303)	(1,268)	(22,830)
Interest income		3,867	3,435	15,882
Financial expense		(4,306)	(3,332)	(22,501)
Profit on sale of shares in subsidiaries		-	718	732
Share of profit (loss) of associates		(264)	(18)	4,709
Profit before tax		46,912	16,044	299,144
Taxation		(12,067)	(4,853)	(37,731)
Profit for the period/year		34,845	11,191	261,413
Attributable to:				
Equity holders		34,767	11,231	234,410
Minority interest		78	(40)	27,003
Basic earnings per share (Euro)	15	0.16	0.05	1.07
Diluted earnings per share (Euro)	15	0.16	0.05	1.06

The accompanying notes are an integral part of this interim Condensed Consolidated Income Statement

Globe Trade Centre S.A.
Interim Condensed Consolidated Statement of Changes in Equity
for the three-month period ended 31 March 2008
(in thousand of Euro)

	Issued and paid in share capital	Share premium	Capital reserve	Hedge reserve	Foreign currency translation	Accumulated profit	Total	Minority interest	Total
Balance as of 1 January 2007	4,706	221,823	1,510	256	(15,565)	518,328	731,058	26	731,084
Hedge transactions	-	-	-	26	-	-	26	-	26
Currency translation differences	-	-	-	-	(151)	-	(151)	-	(151)
Net income/expense recognized directly in equity	-	-	-	26	(151)	-	(125)	-	(125)
Profit for the three-month period ended 31 March 2007 (unaudited)	-	-	-	-	-	11,231	11,231	(40)	11,191
Total recognized income and expenses for the period	-	-	-	26	(151)	11,231	11,106	(40)	11,066
Issuance of shares	35	90	-	-	-	-	125	62	187
Share base payment	-	686	-	-	-	-	686	-	686
Balance as of 31 March 2007 (unaudited)	4,741	222,599	1,510	282	(15,716)	529,559	742,975	48	743,023

	Issued and paid in share capital	Share premium	Capital reserve	Hedge reserve	Foreign currency translation	Accumulated profit	Total	Minority interest	Total
Balance as of 1 January 2007	4,706	221,823	1,510	256	7,551	495,212	731,058	26	731,084
Hedge transactions	-	-	-	156	-	-	156	-	156
Acquisition of subsidiary	-	-	-	-	-	-	-	2,361	2,361
Disposal of subsidiary	-	-	-	-	-	-	-	(140)	(140)
Currency translation differences	-	-	-	-	(9,418)	-	(9,418)	184	(9,234)
Net income/expense recognized directly in equity	-	-	-	156	(9,418)	-	(9,262)	2,405	(6,857)
Profit for the year ended 31 December 2007	-	-	-	-	-	234,410	234,410	27,003	261,413
Total recognized income and expenses for the period	-	-	-	156	(9,418)	234,410	225,148	29,408	254,556
Issuance of shares	35	90	-	-	-	-	125	-	125
Share based payment	-	2,340	-	-	-	-	2,340	-	2,340
Balance as of 31 December 2007	4,741	224,253	1,510	412	(1,867)	729,622	958,671	29,434	988,105
Hedge transactions	-	-	-	(456)	-	-	(456)	-	(456)
Currency translation differences	-	-	-	-	(10,041)	-	(10,041)	266	(9,775)
Net income/expense recognized directly in equity	-	-	-	(456)	(10,041)	-	(10,497)	266	(10,231)
Profit for the three month period ended 31 March 2008	-	-	-	-	-	34,767	34,767	78	34,845
Total recognized income and expenses for the period	-	-	-	(456)	(10,041)	34,767	24,270	344	24,614
Acquisition of subsidiary	-	-	-	-	-	-	-	2,706	2,706
Share based payment	-	236	-	-	-	-	236	-	236
Balance as of 31 March 2008	4,741	224,489	1,510	(44)	(11,908)	764,389	983,177	32,484	1,015,661

The accompanying notes are an integral part of this interim Condensed Consolidated Statement of Changes in Equity

Globe Trade Centre S.A.
Interim Condensed Consolidated Cash Flow Statement
for the three-month period ended 31 March 2008
(In thousands of Euro)

	<u>Three-month</u> <u>period ended</u> <u>31 March</u> <u>2008</u> <i>(unaudited)</i>	<u>Three-month</u> <u>period ended</u> <u>31 March</u> <u>2007</u> <i>(unaudited)</i>	<u>Year ended</u> <u>31 December</u> <u>2007</u>
CASH FLOWS FROM OPERATING ACTIVITIES:			
Profit from continuing operations before tax and finance income/expenses	59,918	16,509	323,152
Adjustments for:			
Revaluation of investment properties	(52,573)	(10,731)	(292,377)
Share based payment	236	687	2,340
Depreciation and amortization	121	77	298
Operating cash before working capital changes	7,702	6,542	33,413
Decrease/(increase) in debtors and prepayments and other current assets	(638)	(3,331)	8,252
Advances granted to suppliers	(2,381)	-	-
Increase in short term deposits	(8,932)	-	-
Increase in inventory	(25,628)	(23,356)	(65,603)
Increase in advances received	8,396	7,371	41,630
Increase/(decrease) in short-term payables and accruals	5,242	(2,922)	(13,277)
Cash generated from/ (used in) operations	(16,239)	(15,696)	4,415
Interest paid	(3,575)	(1,669)	(18,595)
Interest received	4,567	2,651	12,636
Tax paid in the period	(1,112)	(686)	(3,203)
Net cash used in operating activities	(16,359)	(15,400)	(4,747)
CASH FLOWS FROM INVESTING ACTIVITIES:			
Purchase of property, plant and equipment	(71,692)	(46,296)	(209,284)
Purchase of shares in subsidiaries, net of cash acquired	(a) (10,878)	389	(78,587)
Purchase of shares in associates	-	-	(3,010)
Sale of shares in subsidiary net of cash disposed of	(b) -	-	119,270
Sale of shares in subsidiary to minority	-	5,402	7,230
Tax paid	-	(12,017)	(21,381)
Dividend received	-	-	6,735
Lease origination expenses	(896)	(601)	(1,111)
Loans granted	(8,488)	(2,480)	(17,849)
Loans repayments	289	2,173	10,766
Increase in short term deposits	(7,079)	(8,200)	(5,046)
Decrease in short term deposits	7,079	-	-
Net cash used in investing activities	(91,665)	(61,630)	(192,267)
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from the issuance of share	-	125	125
Proceeds from long-term borrowings	75,648	58,223	351,919
Repayment of long-term borrowings	(13,730)	(10,966)	(72,906)
Repayments of short-term loan	(97)	(519)	(1,474)
Loans origination cost	(757)	(253)	(1,550)
Deposits received from tenants	162	169	639
Net cash from financing activities	61,226	46,779	276,753
Effect of foreign currency translation	(12,266)	(1,027)	(11,745)
Net increase /(decrease) in cash and cash equivalents	(59,064)	(31,278)	67,994
Cash and cash equivalents, at the beginning of the year	345,630	277,636	277,636
Cash and cash equivalents, at the end of the period/year	286,566	246,358	345,630

The accompanying notes are an integral part of this interim Condensed Consolidated Cash Flow Statement

Globe Trade Centre S.A.
Interim Condensed Consolidated Cash Flow Statement
for the three-month period ended 31 March 2008
(in thousand of Euro)

(a) Purchase of shares in subsidiaries, net of cash acquired

	<u>Three-month period ended 31 March 2008</u> (unaudited)	<u>Three-month period ended 31 March 2007</u> (unaudited)	<u>Year ended 31 December 2007</u>
Real estate under construction	10,612	1,080	56,591
Inventory	2,706	-	44,375
Working capital	266	220	(7,761)
Long term liabilities		(1,689)	(12,257)
Minority interests	(2,706)	-	(2,361)
Total paid net of cash acquired	10,878	(389)	78,587

(b) Sale of shares in subsidiaries, net of cash disposed of

	<u>Three-month period ended 31 March 2008</u> (unaudited)	<u>Three-month period ended 31 March 2007</u> (unaudited)	<u>Year ended 31 December 2007</u>
Working capital	-	-	1,555
Property, plant and equipment and real estate under construction	-	-	18
Long term liabilities	-	-	-
Investment properties	-	-	117,697
Total inflow net of cash disposed of	-	-	119,270

The accompanying notes are an integral part of this interim Condensed Consolidated Cash Flow Statement

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

1. Principal activities

Globe Trade Centre S.A. (the “Company”, “GTC”) was registered in Warsaw on December 19, 1996. The Company’s registered office is in Warsaw at Wołoska 5 Street. The Company owns through subsidiaries, joint ventures and associates commercial and residential real estate companies in Poland, Hungary, Romania, Serbia, Croatia, Ukraine, Slovakia, Bulgaria, Russia and Czech Republic. The Company is developing, and leasing or selling space to commercial and individual tenants, through its directly and indirectly owned subsidiaries.

Globe Trade Centre S.A. is the parent company of the capital group Globe Trade Centre (the “Group”).

The Group’s business activities are:

- a) Development and rental of office and retail space and
- b) Development and sale of residential units.

GTC is listed on the Warsaw Stock exchange.

The parent shareholder of the Company is GTC Real Estate N.V (“GTC Real Estate”) of the Netherlands that holds 46.1% of the Company’s shares (see note 14). The ultimate parent of the Company is Kardan N.V of the Netherlands.

2. Functional and reporting currencies

The currency of Polish economy is the Polish Zloty.

The functional currency of GTC is Euro. The functional currency of some of GTC’s subsidiaries is a currency other than Euro.

The financial statements of those companies prepared in their functional currencies are included in the interim condensed consolidated financial statements by translation into Euro using the closing rate method 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 “Translation difference” without affecting earnings for the period.

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

3. Basis of preparation

The Company maintains its books of account in accordance with accounting principles and practices employed by enterprises in Poland as required by Polish accounting regulations. These condensed consolidated financial statements reflect certain adjustments not reflected in the Company's books to present these statements in accordance with standards issued by the International Accounting Standards Board, and the International Financial Reporting Interpretations Committee ("IFRIC").

The interim condensed consolidated financial statements have been prepared on a historical cost basis, except for investment properties, derivative financial instruments and available-for-sale financial assets that have been measured at fair value. The carrying values of recognised assets and liabilities that are hedged (cash flow hedge) are adjusted to record changes in the fair values attributable to the risks that are being hedged.

Certain information and footnote disclosures normally included in annual financial statements prepared in accordance with International Financial Reporting Standards have been condensed or omitted pursuant to International Accounting Standard No. 34, "Interim Financial Reporting" (IAS 34).

This interim condensed consolidated balance sheet, interim condensed consolidated income statement, interim condensed consolidated cash flows statement and interim condensed consolidated statement of changes in equity are unaudited. These unaudited interim condensed consolidated financial statements should be read in conjunction with the audited consolidated financial statements and the notes thereto for the year ended 31 December 2007. The interim financial results are not necessarily indicative of the full year results.

The consolidated financial statements have been prepared on the assumption that the Group companies will continue as going concerns in the foreseeable future.

Impairment of assets

The carrying value of assets is periodically reviewed by Management to determine whether impairment may exist. Based upon its most recent analysis, management believes that no material impairment of assets exists as of 31 March 2008.

Goodwill impairment is tested periodically. Impairment is determined by assessing the recoverable amount of the cash generating unit or group of cash generated units, to which the goodwill relates.

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

4. Accounting policies

The Group applied to these interim condensed consolidated financial statements (“interim condensed consolidated financial statements”) for the three-month period ended 31 March 2008 all International Financial Reporting Standards (IFRS) effective for accounting periods beginning on or after 1 January 2008.

The Polish Accounting Act requires the Group to prepare its interim condensed consolidated financial statements in accordance with IFRS applicable to interim financial reporting as adopted by European Union (“EU”) (IAS 34). At this particular time, due to the endorsement process of the EU, and activities of the Company, there are no differences in the policies applied by the Company between IFRS and IFRS that have been endorsed by the Commission of the European Communities.

The interim condensed consolidated financial statements have been prepared in accordance with IFRS applicable to the interim financial reporting (IAS 34) and all applicable IFRS that have been adopted by EU.

The Group followed the same accounting policies and methods of computation in these interim condensed consolidated financial statements as compared with the consolidated financial statements for the year ended 31 December 2007.

With the effect from 1 January 2008 International Financial Reporting Standards have been revised. There are the following new or revised standards and interpretations, which are applicable for the period following 1 January 2008:

- IFRIC 12 – “Service Concession Arrangements”
- IFRIC 11 – “Group and Treasury State Transactions”
- IFRIC 14 – “The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction”

The amendments have been analysed by the Group. The changes in the standards and interpretations have no material impact on the financial data presented in these interim condensed financial statements.

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

4. Accounting policies (continued)

There are other changes in International Financial Reporting Standards, which were issued but not yet effective, however earlier application is encouraged:

- IFRS 2 - “Share-based Payments – Vesting Conditions and Cancellations” (amended in January 2008) - effective from 1 January 2009
- IFRS 3 - “Business Combinations” (revised in January 2008) - effective from 1 July 2009
- IFRS 8 - “Operating Segments” - effective from 1 January 2009,
- IAS 1 - “Presentations of Financial Statement” (amended in September 2007) - effective from 1 January 2009
- IAS 23 - “Borrowing costs” (amended in March 2007) - effective from 1 January 2009
- IAS 27 - “Consolidated and Separate Financial Statements” (revised in January 2008) - effective from 1 July 2009
- Amendments to IAS 32 and IAS 1 Puttable Financial Instruments (amendments issued in February 2008) - effective from 1 January 2009
- IFRIC 13 Loyalty Programmes - effective from 1 July 2008

Management does not expect the introduction of the above-mentioned amendments and interpretations to have a significant effect on the accounting policies applied by the Group.

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

5. Investment in Subsidiaries, Associates and Joint Ventures

The interim condensed consolidated financial statements include the financial statements of the company, its subsidiaries and jointly controlled entities listed below together with direct and indirect ownership of these consolidated subsidiaries as at the end of each period:

Name	Holding Company	Country of incorporation	31 March 2008**	31 March 2007**	31 December 2007**
GTC Mars Sp. z o.o. ("GTC Mars") (in liquidation) (****)	GTC S.A.	Poland	100%	100%	100%
GTC Taurus Sp. z o.o. ("GTC Taurus"), (in liquidation) (****)	GTC S.A.	Poland	100%	100%	100%
Darat Sp. z o.o. ("Darat") (in liquidation) (****)	GTC S.A.	Poland	100%	100%	100%
GTC Konstancja Sp. z o.o. ("GTC Konstancja")	GTC S.A.	Poland	100%	100%	100%
GTC Korona S.A. ("GTC Korona")	GTC S.A.	Poland	100%	100%	100%
Globis Poznań Sp. z o.o. ("Globis Poznan")	GTC S.A.	Poland	100%	100%	100%
GTC Vega Sp. z o.o. ("GTC Vega"), (liquidated)	GTC S.A.	Poland	-	100%	100%
GTC Aeropark Sp. z o.o. ("GTC Aeropark")	GTC S.A.	Poland	100%	100%	100%
GTC Topaz Office Sp. z o.o. ("GTC Topaz Office ")	GTC S.A.	Poland	100%	100%	100%
Globis Wrocław Sp. z o.o. ("Globis Wrocław")	GTC S.A.	Poland	100%	100%	100%
GTC Galeria Kazimierz Sp. z o.o. ("GTC Galeria Kazimierz") (*)	GTC S.A.	Poland	50%	100%	50%
GTC Nefryt Sp. z o.o. ("GTC Nefryt ")	GTC S.A.	Poland	100%	100%	100%
GTC Satellite Sp. z o.o. ("GTC Satellite")	GTC S.A.	Poland	100%	100%	100%
GTC Sonata Sp. z o.o. ("GTC Sonata ")	GTC S.A.	Poland	100%	100%	100%
GTC GK Office Sp. z o.o. ("GTC GK Office ")	GTC S.A.	Poland	100%	100%	100%
Rodamco CH1 Sp. z o.o. ("Rodamco CH1") (*)	GTC S.A.	Poland	50%	50%	50%
GTC Com 1 Sp. z o.o. ("GTC Com 1")	GTC S.A.	Poland	100%	100%	100%
GTC Wrocław Office Sp. z o.o. („GTC Wrocław Office”)	GTC S.A.	Poland	100%	100%	100%
GTC Byrant Sp. z o.o. ("GTC Byrant")	GTC S.A.	Poland	100%	100%	100%
GTC Diego Sp. z o.o. ("GTC Diego")	GTC S.A.	Poland	100%	100%	100%
GTC Cyril Sp. z o.o. ("GTC Cyril")	GTC S.A.	Poland	100%	100%	100%
GTC Com 3 Sp. z o.o. ("GTC Com 3")	GTC S.A.	Poland	100%	100%	100%
GTC Com 4 Sp. z o.o. ("GTC Com 4")	GTC S.A.	Poland	100%	100%	100%
GTC Com 5 Sp. z o.o. ("GTC Com 5")	GTC S.A.	Poland	100%	100%	100%
Alfa Development Inwestycje sp. z o.o	GTC S.A.	Poland	100%	-	100%
Sigma Development Inwestycje sp. z o.o	GTC S.A.	Poland	100%	-	100%
Omega Development Inwestycje Sp. z o.o	GTC S.A.	Poland	100%	-	100%
Delta Development Inwestycje Sp. z o.o.	GTC S.A.	Poland	100%	-	100%
GTC Galeria CTWA Sp. z o.o. ("Galeria CTWA ")	GTC S.A.	Poland	100%	100%	100%

* Proportionate consolidation.

** Share of GTC S.A includes, where applicable, share currently held by Eli Alroy, the chairman of the supervisory board, or a company controlled by him ("Alroy"). The value of put held by Alroy is presented as financial liability (see note 17).

*** All subsidiaries which were acquired during the period were not business combination (IFRS 3)

**** As all companies in liquidation sold their generating cash flows assets, no disclosures under IFRS 5 are required.

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

5. Investment in Subsidiaries, Associates and Joint Ventures (continued)

Name	Holding Company	Country of incorporation	31 March 2008**	31 March 2007**	31 December 2007**
GTC Hungary Real Estate Development Company Ltd. ("GTC Hungary")	GTC S.A.	Hungary	100%	100%	100%
Vaci Ut 81-85 Kft.	GTC Hungary	Hungary	100%	100%	100%
Riverside Apartments Kft. ("Riverside")	GTC Hungary	Hungary	100%	100%	100%
Centre Point I. Kft. ("Centre Point I")	GTC Hungary	Hungary	100%	100%	100%
Centre Point II. Kft. ("Centre Point II")	GTC Hungary	Hungary	100%	100%	100%
River Loft Kft.	GTC Hungary	Hungary	100%	100%	100%
Spiral Holding Kft.	GTC Hungary	Hungary	100%	100%	100%
Spiral I. Kft.	GTC Hungary	Hungary	100%	100%	100%
Spiral II. Kft.	GTC Hungary	Hungary	100%	100%	100%
Spiral III. Kft.	GTC Hungary	Hungary	100%	100%	100%
SASAD Resort Kft.	GTC Hungary	Hungary	50.1%	50.1%	50.1%
Albertfalva Kft. ("Gate Way")	GTC Hungary	Hungary	100%	100%	100%
GTC Metro Kft (formerly "Jazmin Ingatlan Kft.")	GTC Hungary	Hungary	100%	100%	100%
SASAD Resort Offices Kft	GTC Hungary	Hungary	100%	100%	100%
Toborzó Széplak Kft.	GTC Hungary	Hungary	100%	-	100%
Mastix Champion Kft.	GTC Hungary	Hungary	100%	-	100%
GTC Renaissance Plaza Kft.	GTC Hungary	Hungary	100%	-	100%
SASAD II Kft.	GTC Hungary	Hungary	50.1%	-	50.1%
Amarantan Ltd.	GTC Hungary	Hungary	100%	-	100%
Abritus Kft.	GTC Hungary	Hungary	100%	-	100%
Szemi Ingatlan Ltd.	GTC Hungary	Hungary	100%	-	-
Preston Park Kft.	GTC Hungary	Hungary	100%	-	100%
GTC Real Estate Investments Ukraine B.V. ("GTC Ukraine")	GTC S.A.	Netherlands	90%	90%	90%
GTC Real Estate Management Services Ukraine LLC	GTC Ukraine	Ukraine	90%	90%	90%
GTC Real Estate Investments Russia B.V. ("GTC Russia", formerly GTC Moldova)	GTC S.A.	Netherlands	100%	100%	100%
GTC Real Estate Investments Slovakia B.V. ("GTC Slovakia")	GTC S.A.	Netherlands	100%	100%	100%
GTC Real Estate Developments Bratislava B.V. ("GTC Bratislava")	GTC Slovakia	Netherlands	70%	70%	70%
GTC Real Estate Management s.r.o.	GTC Slovakia	Slovakia	100%	100%	100%
GTC Real Estate Park s.r.o.	GTC Bratislava	Slovakia	70%	70%	70%
SPV Opus S.R.O	GTC Bratislava	Slovakia	70%	-	70%
GTC Real Estate Vinohrady s.r.o. ("GTC Vinohrady")	GTC Bratislava	Slovakia	70%	70%	70%
GTC Real Estate Vinohrady 2 s.r.o. ("GTC Vinohrady 2")	GTC Bratislava	Slovakia	70%	-	70%

* Proportionate consolidation.

** Share of GTC S.A includes, where applicable, share currently held by Alroy. The value of Alroy shares is presented as financial liability (see note 17).

*** All subsidiaries which were acquired during the period were not business combination (IFRS 3)

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

5. Investment in Subsidiaries, Associates and Joint Ventures (continued)

Name	Holding Company	Country of incorporation	31 March 2008**	31 March 2007**	31 December 2007**
GTC Real Estate Investments Croatia B.V. ("GTC Croatia")	GTC S.A.	Netherlands	100%	100%	100%
GTC Nekretnine Zagreb d.o.o. ("GTC Zagreb")	GTC Croatia	Croatia	100%	100%	100%
Euro Structor d.o.o.	GTC Croatia	Croatia	70%	70%	70%
Marlera Golf LD d.o.o.	GTC Croatia	Croatia	80%	75%	80%
GTC Center Point Ltd.	GTC Croatia	Croatia	100%	100%	100%
Nova Istra Idaeus d.o.o.	Marlera Golf LD d.o.o.	Croatia	80%	-	80%
GTC Nekretnine Istok d.o.o.	GTC Croatia	Croatia	100%	-	100%
GTC Nekretnine Jug. d.o.o.	GTC Croatia	Croatia	100%	-	100%
GTC Nekretnine Zapad d.o.o.	GTC Croatia	Croatia	100%	-	100%
GTC Real Estate Investments Romania B.V. ("GTC Romania")	GTC S.A.	Netherlands	100%	100%	100%
Towers International Property S.R.L.	GTC Romania	Romania	100%	100%	100%
Galleria Shopping Center S.R.L. (formerly "International Hotel and Tourism S.R.L.")	GTC Romania	Romania	100%	100%	100%
Green Dream S.R.L.	GTC Romania	Romania	100%	100%	100%
Titulescu Investments B.V. ("Titulescu")	GTC Romania	Netherlands	100%	100%	100%
Complexul Multifunctional Victoria S.R.L.	Titulescu Investments B.V.	Romania	-	100%	-
Aurora Business Complex S.R.L.	GTC Romania	Romania	50.1%	50.1%	50.1%
Yasmine Residential Complex S.R.L.	GTC Romania	Romania	100%	100%	100%
Bucharest City Gate B.V.	GTC Romania	Netherlands	58.9%	58.9%	58.9%
Mablethompe Investitii S.R.L.	GTC Romania	Romania	100%	100%	100%
National Commercial Centers B.V. (*)	GTC Romania	Netherlands	50%	50%	50%
Mercury Commercial Center S.R.L. (*)	National Commercial Centers B.V.	Romania	75%	75%	75%
Venus Commercial Center S.R.L. (*)	National Commercial Centers B.V.	Romania	66.7%	66.7%	66.7%
Mars Commercial Center S.R.L. (*)	National Commercial Centers B.V.	Romania	50%	50%	50%
Beaufort Commercial Center S.R.L. (*)	National Commercial Centers B.V.	Romania	50%	50%	50%
Fajos S.R.L. (*)	National Commercial Centers B.V.	Romania	50%	50%	50%
City Gate S.R.L.	Bucharest City Gate B.V.	Romania	58.9%	58.9%	58.9%
Brightpoint Investments Limited	GTC Romania	Romania	50.1%	50.1%	50.1%
Complexul Residential Colentina S.R.L.	Brightpoint Investments Limited	Romania	100%	100%	100%
Cefin Galati Real Estate S.R.L. (*)	National Commercial Centers B.V.	Romania	63.8%	-	-
Operetico Enterprises Ltd.	GTC Romania	Cyprus	66.7%	-	66.7%
Deco Intermed S.R.L.	Operetico Enterprises Ltd.	Romania	100%	-	100%
GML American Regency Pipera S.R.L.	GTC Romania	Romania	66.7%	-	66.7%
GTC Real Estate Investments Serbia B.V. ("GTC Serbia")	GTC S.A.	Netherlands	100%	100%	100%
City Properties Serbia B.V.	GTC Serbia	Netherlands	100%	100%	100%
GTC International Development d.o.o.	GTC Serbia	Serbia	100%	100%	100%
GTC Business Park d.o.o.	GTC Serbia	Serbia	100%	100%	100%
GTC Commercial and Residential Ventures d.o.o.	GTC Serbia	Serbia	100%	-	100%
GTC Real Estate Developments d.o.o.	GTC Serbia	Serbia	100%	100%	100%
Atlas Centar d.o.o.	GTC Serbia	Serbia	100%	100%	100%
GTC Commercial centers d.o.o.	GTC Serbia	Serbia	100%	100%	100%

* Proportionate consolidation.

** Share of GTC S.A includes, where applicable, share currently held by Alroy. The value of Alroy shares is presented as financial liability (see note 17).

*** All subsidiaries which were acquired during the period were not business combination (IFRS 3)

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

5. Investment in Subsidiaries, Associates and Joint Ventures (continued)

Name	Holding Company	Country of incorporation	31 December 2007**	31 March 2007**	31 December 2007**
GTC Real Estate Investments Bulgaria BV („GTC Bulgaria”)	GTC S.A.	Netherlands	100%	100%	100%
Galeria Stara Zagora AD	GTC Bulgaria	Bulgaria	75%	-	75%
Galeria Burgas JSC	GTC Bulgaria	Bulgaria	66.7%	-	66.7%
GTC Galeria Varna EOOD	GTC Bulgaria	Bulgaria	65%	-	65%
Galeria Ikonov GmbH	GTC Bulgaria	Bulgaria	65%	-	65%
GTC Yuzhen Park EAD (“GTC Yuzhen”)	GTC Bulgaria	Bulgaria	100%	100%	100%

* Proportionate consolidation.

** Share of GTC S.A includes, where applicable, share currently held by Alroy. The value of Alroy shares is presented as financial liability (see note 17).

*** All subsidiaries which were acquired during the period were not business combination (IFRS 3)

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

5. Investment in Subsidiaries, Associates and Joint Ventures (continued)

Investment in Associates

The Company has a 35% (*) interest in the following associates:

Lighthouse Holdings Limited S.A. (“Lighthouse”)
Vokovice BCP Holding S.A. (“Vokovice”)
Holesovice Residential Holdings S.A. (“Holesovice”)
CID Holding S.A. (“CID”)
ND Holdings S.A (“ND”)

The above associates hold between 87.5% and 95.5% in companies which are involved in the real estate development in Czech Republic (see note 11).

In August 2007, the Company purchased 25% interest in the associate Demo Invest d.o.o. The completion of the acquisition of the remaining 75% is subject to certain business conditions precedent. The Company’s associate owns land and is involved in the real estate development in Serbia.

* Share of GTC S.A includes, where applicable, share currently held by Alroy. The value of Alroy shares is presented as financial liability (see note 17).

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

6. Projects description

The Company is developing and leasing or selling space to commercial and individual tenants, through its direct and indirect investments in subsidiaries, associates and joint ventures.

Current projects in different stages of development are described in the tables below:

Completed projects:

Country	Property	Total rentable/saleable space (sq.m)	Details
Poland	Galeria Kazimierz (*)	38,200	Shopping centre in Krakow
	Galeria Mokotow (*)	62,100	Shopping centre in Warsaw
	Galileo	10,300	Office building in Krakow
	Edison	10,424	Office building in Krakow
	Newton	10,400	Office building in Krakow
	Globis Poznan	13,000	Office building in Poznan
	Topaz office building	11,000	Office building in Warsaw
	Nothus	9,140	Office building in Warsaw
	Platinum I	9,400	Office building in Warsaw
	Globis Wroclaw	14,700	Office building in Wroclaw
	Nefryt	15,300	Office building in Warsaw
Hungary	Centre Point I	18,800	Office building in Budapest
	Centre Point II	23,000	Office building in Budapest
Croatia	Avenue Mall	33,500	Shopping and office centre in Zagreb
Serbia	GTC House	13,500	Office building in Belgrad
	19 Avenue	17,400	Office building in Belgrad
Total		310,164	

(*) Operated through joint venture, represent the full sq.m in the project

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

6. Projects description (continued)

Building rights in projects that are in different stages of development, acquisitions or under acquisitions as at 31 March 2008 are described in the tables below:

Country	Office (net rentable area in sq.m)	Shopping malls (net rentable area in sq.m)	Residential properties (net salable area in sq.m.)	Rentable/salable area in sq.m.)
Bulgaria	8,075	99,537	39,134	146,746
Croatia	63,482	43,310	17,211	124,003
Czech	54,527	12,484	76,735	143,746
Hungary	268,901	45,816	91,448	406,165
Poland	346,890	105,850	199,756	652,496
Romania	48,289	133,770	367,210	549,269
Serbia	79,552	49,959	16,182	145,693
Slovakia	-	-	61,387	61,387
Russia	52,250	-	-	52,250
Grand Total	921,966	490,726	869,063	2,281,755

Projects area in the above table represent GTC's stake.

There is no seasonality in the business of the Group companies.

7. Events in the period

In March 2008, Nefryt office building in Warsaw was successfully completed. The value of Nefryt office building according to the independent appraiser report amounts to Euro 58.5 million, and is included in these interim condensed consolidated financial statements.

In March 2008, Globis Wroclaw office building in Wroclaw was successfully completed. The value of Globis Wroclaw office building according to the independent appraiser report amounts to Euro 46.7 million, and is included in these interim condensed consolidated financial statements.

In March 2008, Galeria Kazimierz office part, on the roof of Galeria Kazimierz shopping centre in Krakow was successfully completed. The value of Galeria Kazimierz office part according to the independent appraiser report amounts to Euro 5.3 million, and is included in these interim condensed consolidated financial statements.

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

8. Revenue from operations

Revenue from operations comprises the following:

	Three-month period ended 31 March 2008 <i>(unaudited)</i>	Three-month period ended 31 March 2007 <i>(unaudited)</i>	Year ended 31 December 2007
Office and Commercial revenue	14,592	11,437	52,300
Residential revenue	1,382	3,508	21,308
	15,974	14,945	73,608

The majority of revenue from operations is earned predominantly on the basis of amounts denominated in, directly linked to or indexed by reference to the Euro and US dollars.

9. Cost of operations

Costs of operations comprise the following:

	Three-month period ended 31 March 2008 <i>(unaudited)</i>	Three-month period ended 31 March 2007 <i>(unaudited)</i>	Year ended 31 December 2007
Cost of office and commercial operations	3,489	2,889	11,153
Residential costs	832	2,253	12,508
	4,321	5,142	23,661

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

10. Segmental analysis

The Group's business activities, which are the primary segments, can be categorised into two main segments:

1. Development and rental of office space and shopping malls ("rental") and
2. Development and sale of houses and apartment units ("residential").

All the Group's activities and assets are located in Poland, Hungary, Romania, Serbia, Croatia, Bulgaria, Ukraine, Slovakia, Russia and Czech Republic.

Segment analysis for the three-month periods ended 31 March 2008 and 31 March 2007 is presented below:

	Poland		Hungary		Romania		Serbia		Croatia		Consolidated	
	31 March 2008	31 March 2007	31 March 2008	31 March 2007	31 March 2008	31 March 2007	31 March 2008	31 March 2007	31 March 2008	31 March 2007	31 March 2008	31 March 2007
Rental income	7,150	6,958	2,331	1,955	-	1,803	971	721	4,140	-	14,592	11,437
Contract income	1,027	1,447	355	2,061		-		-		-	1,382	3,508
Total income	8,177	8,405	2,686	4,016	-	1,803	971	721	4,140	-	15,974	14,945
Rental costs	1,768	1,643	695	559	-	516	143	171	883		3,489	2,889
Contract costs	528	593	304	1,660		-		-			832	2,253
Total costs	2,296	2,236	999	2,219	-	516	143	171	883	-	4,321	5,142
Rental result	5,382	5,315	1,636	1,396	-	1,287	828	550	3,257	-	11,103	8,548
Contract result	499	854	51	401	-	-	-	-	-	-	550	1,255
Total result	5,881	6,169	1,687	1,797	-	1,287	828	550	3,257	-	11,653	9,803

The segment results in Bulgaria, Ukraine, Slovakia, and Russia in the reported periods were nil.

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

11. Investment in associates

The investment in associates comprises the following:

	31 March 2008 <i>(unaudited)</i>	31 March 2007 <i>(unaudited)</i>	31 December 2007
Shares	7,802	4,792	4,792
Acquisition/establishment of new associate	-	-	3,010
Translation differences	12	(17)	(466)
Equity profit	3,496	5,791	3,760
Total	11,310	10,566	11,096
Loans	18,344	15,771	16,807
Investment in associates	29,654	26,337	27,903

12. Accrued income

Accrued income consists of the following:

	31 March 2008 <i>(unaudited)</i>	31 March 2007 <i>(unaudited)</i>	31 December 2007
Sale of residential units	665	12,745	1,880
Sale of subsidiary	-	1,880	-
Accrued interest	992	-	2,271
Services and other	1,502	515	1,107
	3,159	15,140	5,258

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

13. Long-term loans

Long-term loans comprise the following:

	31 March 2008 (unaudited)	31 March 2007 (unaudited)	31 December 2007
Bonds	226,899	-	223,339
Loan from Aareal Bank (Rodamco CH1)	31,457	39,385	34,394
Loan from Aareal Bank (GTC Galeria Kazimierz)	34,570	36,142	34,963
Loan from WBK (Globis Poznan)	8,334	8,840	8,460
Loan from WBK 1 (Galileo)	6,496	7,986	6,877
Loan from WBK 2 (Newton)	9,968	8,329	10,876
Loan from WBK 3 (Edison)	13,000	-	7,647
Loan from EUROHYPO (GTC Topaz office)	14,048	14,644	14,190
Loan from BPH Bank (Globis Wroclaw)	15,909	2,618	12,861
Loan from ING (Nothus)	11,426	-	6,866
Loan from ING (Zephirus)	1,829	-	-
Loan from ING (Platinum 1)	13,282	-	10,290
Loan from Eurohypo (Nefryt)	14,385	-	4,801
Loan from MKB (Centre Point I)	29,376	30,439	29,651
Loan from MKB (Centre Point II)	34,860	36,486	35,267
Loan from CIB Bank Zrt. (Metro)	2,800	-	-
Loan from MKB (Riverloft)	4,084	18,201	4,084
Loan from MKB (Spiral)	10,284	6,537	10,455
Loan from MKB (Sasad Resort)	23,878	16,287	13,510
Loans from GTC Real Estate	-	1,876	-
Loan from EBRD and Raiffeisen Bank (GTC House)	20,815	21,942	21,109
Loan from EBRD and Raiffeisen Bank (America house)	-	26,828	-
Loan from Raiffeisen Bank (Green Dream)	6,849	7,119	6,702
Loan from Unicredit (Felicity)	8,172	-	-
Loan from Raiffeisen Bank (Rose Garden)	7,615	-	-
Loan from EBRD (NCC)	6,439	-	-
Loan from MKB and Zagrzebicka Banka (Avenue Mall)	55,946	41,714	56,692
Loans from minorities in subsidiaries	60,599	34,138	57,799
Deferred issuance debt expenses	(1,902)	(2,847)	(1,941)
	671,418	356,664	608,892

The value of the assets pledged as security is higher than the value of the related loans.

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

13. Long-term loans (continued)

Long-term loans have been separated into the current portion and the long-term portion as disclosed below:

	31 March 2008 (unaudited)	31 March 2007 (unaudited)	31 December 2007
Long term portion of long term loans:			
Bonds	226,899	-	223,339
Loan from Aareal Bank (Rodamco CH1)	29,782	37,547	32,594
Loan from Aareal Bank (GTC Galeria Kazimierz)	32,998	34,570	33,391
Loan from WBK (Globis Poznan)	7,827	8,333	7,953
Loan from WBK 1 (Galileo)	6,110	7,528	6,462
Loan from WBK 2 (Newton)	9,736	8,329	10,695
Loan from WBK 3 (Edison)	12,922	-	7,647
Loan from EUROHYPO (GTC Topaz office)	13,478	14,108	13,620
Loan from BPH Bank (Globis Wroclaw)	15,909	2,618	12,861
Loan from ING (Nothus)	11,392	-	6,866
Loan from ING (Zephirus)	1,829	-	-
Loan from ING (Platinum 1)	13,214	-	10,290
Loan from Eurohypo (Nefryt)	14,385	-	4,801
Loan from MKB (Centre Point I)	28,076	29,376	28,551
Loan from MKB (Centre Point II)	33,234	34,860	33,641
Loan from CIB Bank Zrt. (Metro)	2,800	-	-
Loan from MKB (Sasad Resort)	23,878	16,287	13,510
Loan from MKB (Spiral)	6,193	-	6,267
Loans from GTC Real Estate	-	1,876	-
Loan from EBRD and Raiffeisen Bank (GTC House)	13,402	20,817	19,929
Loan from EBRD and Raiffeisen Bank (America house)	-	25,731	-
Loan from Unicredit (Felicity)	8,172	-	-
Loan from Raiffeisen Bank (Rose Garden)	7,615	-	-
Loan from EBRD (NCC)	5,276	-	-
Loan from Raiffeisen Bank (Green Dream)	-	7,119	-
Loan from MKB and Zagrabacka Banka (Avenue Mall)	50,775	38,513	51,250
Loans from minorities in subsidiaries	59,701	33,689	56,756
Deferred issuance debt expenses	(1,902)	(2,785)	(1,941)
	633,701	318,516	578,482

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

13. Long-term loans (continued)

	31 March 2008 (unaudited)	31 March 2007 (unaudited)	31 December 2007
Current portion of long term loans:			
Loan from Aareal Bank (Rodamco CH1)	1,675	1,838	1,800
Loan from Aareal Bank (GTC Galeria Kazimierz)	1,572	1,572	1,572
Loan from WBK (Globis Poznan)	507	507	507
Loan from WBK 1 (Galileo)	386	458	415
Loan from WBK 2 (Newton)	232	-	181
Loan from WBK 3 (Edison)	78	-	-
Loan from ING (Nothus)	34	-	-
Loan from ING (Platinum 1)	68	-	-
Loan from EUROHYPO (GTC Topaz office)	570	536	570
Loan from MKB (Centre Point I)	1,300	1,063	1,100
Loan from MKB (Centre Point II)	1,626	1,626	1,626
Loan from MKB (Sasad Resort)			
Loan from MKB (Riverloft)	4,084	18,201	4,084
Loan from MKB (Spiral)	4,091	6,537	4,188
Loan from EBRD and Raiffeisen Bank (GTC House)	7,413	1,125	1,180
Loan from EBRD and Raiffeisen Bank (America house)		1,097	
Loan from MKB and Zagrabecka Banka (Avenue Mall)	5,171	3,201	5,442
Loan from Raiffeisen Bank (Green Dream)	6,849	-	6,702
Loan from EBRD (NCC)	1,163	-	-
Loans from minorities in subsidiaries	898	449	1,043
Deferred issuance debt expenses	-	(62)	-
	37,717	38,148	30,410

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

14. Capital and Reserves

As at 31 March 2008, the shares structure was as follows:

Number of Shares	Share series	Total value In PLN	Total value in Euro
139,286,210	A	13,928,621	3,153,995
1,152,240	B	115,224	20,253
235,440	B1	23,544	4,443
8,356,540	C	835,654	139,648
9,961,620	D	996,162	187,998
39,689,150	E	3,968,915	749,022
3,571,790	F	357,179	86,949
17,120,000	G	1,712,000	398,742
219,372,990		21,937,299	4,741,050

All shares are entitled to the same rights

Movement in number of shares:

The reconciliation of the number of shares outstanding as at the beginning and at the end of the respective periods/year is presented below:

	31 March 2008 <i>(unaudited)</i>	31 March 2007 <i>(unaudited)</i>	31 December 2007
Number of shares as at the beginning of the year	219,372,990	218,031,540	218,031,540
Issuance of shares (seria F)	-	1,341,450	1,341,450
Number of shares as at the end of the period/year	219,372,990	219,372,990	219,372,990

The major shareholder of the Company as of 31 March 2008 was GTC Real Estate N.V. with total number of shares held 101,193,780 which constitute 46.1% of total shares.

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

14. Capital and Reserves (continued)

Other shareholders who as of 31 March 2008 held above 5% of the Company shares were as follows:

- ING OFE
- Commerical Union OFE BPH CU WBK

The total share based payment expenses in the three month period ended 31 March 2008 and 2007 were Euro 236 thousand and Euro 686 thousand respectively. Those expenses are included within the Administration expenses.

On 18 March 2008, the Company held an ordinary shareholders meeting. The ordinary shareholder meeting decided that the profit for the year 2007 presented in the financial statements of Globe Trade Centre S.A. prepared in accordance with Polish Accounting Standards shall be retained as retained earnings.

Certain key management personnel are entitled to a total of 2,000,000 of the Company Phantom Shares executable as follows:

Number of Tranches	Number of Phantom Shares granted	Cumulative Number of Phantom Shares granted	First Exercise Date	Final Exercise Date
1.	500,000	500,000	1 January 2007	31 December 2010
2.	500,000	1,000,000	1 January 2008	31 December 2010
3.	500,000	1,500,000	1 January 2009	31 December 2010
4.	500,000	2,000,000	1 January 2010	31 December 2010

The settlement of the phantom shares (cash or equity) is the decision of the supervisory board of the Company. As of 31 March 2008, there was no decision regarding the above.

The key management personnel were granted phantom shares, according to the plan.

Phantom shares expenses have been provided for assuming equity payments will be affected.

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

15. Earnings per share

Basic and diluted earnings per share were calculated as follows:	<u>Three-month period ended 31 March</u>		<u>Year ended 31 December</u>
	<u>2008</u> <i>(unaudited)</i>	<u>2007</u> <i>(unaudited)</i>	<u>2007</u>
Net profit after tax (Euro)	34,767,000	11,231,000	234,410,000
Weighted average number of shares for calculating basic earnings per share	219,372,990	219,328,275	219,358,249
Basic earnings per share (Euro)	0.16	0.05	1.07
Weighted average number of shares for calculating diluted earnings per share	220,279,257	220,393,595	220,419,380
Diluted earnings per share (Euro)	0.16	0.05	1.06

	<u>Three-month period ended 31 March</u>		<u>Year ended 31 December 2007</u>
	<u>2008</u> <i>(unaudited)</i>	<u>2007</u> <i>(unaudited)</i>	<u>2007</u>
Weighted average number of shares for calculating basic earnings per share	219,372,990	219,328,275	219,358,249
Adjustment for phantom shares	906,267	1,065,320	1,061,131
Weighted average number of shares for calculating diluted earnings per share	220,279,257	220,393,595	220,419,380

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

16. Proportionate consolidation

The Company proportionally consolidated assets and liabilities of Rodamco CH1, GTC Galeria Kazimierz, National Commercial Centers B.V. Mercury Commercial Center S.R.L, Venus Commercial Center S.R.L. , Mars Commercial Center S.R.L. , Beaufort Commercial Center S.R.L. , Fajos S.R.L. and Cefin Galati Real Estate S.R.L

The Company's interest in the above companies comprises the following:

	31 March 2008 <i>(unaudited)</i>	31 March 2007 <i>(unaudited)</i>	31 December 2007
Cash	12,232	9,256	8,202
Non current assets	271,382	219,129	269,618
Current assets (other than cash)	4,472	5,814	3,549
Long term liabilities	(135,877)	(105,802)	(124,212)
Current liabilities	(8,685)	(5,591)	(7,393)
Net assets	143,524	122,806	149,764
Income	6,792	4,821	66,893
Expenses	(2,729)	(2,881)	(19,579)
Profit for the year/period	4,063	1,940	47,314

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

17. Financial liability

On 1 May 2006, GTC granted to AYRAD an option (Put Option) to sell to GTC any or all of his shares in GTC's subsidiaries within a certain period following termination of his engagement with such subsidiary or with GTC. Expiry date of the put option is within 24 months following the termination of AYRAD agreement with the Company or a particular subsidiary, unless the put option previously has become exercisable as provided in the agreement.

As of 1 May 2006, GTC recognized a financial liability under the above agreement at its estimated fair value. The minority interests related to the Put Option was reclassified to a financial liability and the difference between the estimated fair value of that liability and the minority interest as of 1 May 2006, was charged against retained earnings.

Any subsequent re-measurement of financial liability is accounted for through the profit and loss account (financial expenses).

The main estimates used in determining the fair value of the financial liability were as follows:

Investment properties were stated at their fair value as included in the financial statements.

Projects in development stage were estimated using the residual value method to arrive at respective fair value.

Projects not yet in development stage were estimated using the comparable value method to arrive at respective fair value.

As of the Balance Sheet date, there appeared to be a difference in opinions between AYRAD and the Company as of the amount of the financial liability related to the Put Option and included in the interim condensed consolidated financial statements. AYRAD is of the opinion that the amount is substantially higher than the amount included in the financial statements. The Company's management is of the opinion that the financial liability included in the financial statements is adequately presenting the financial liability related to the Put Option. In case such dispute will exist upon exercising the Put Option (within 24 months following the termination of AYRAD agreement with the Company) the Put Option agreement stipulates that attorneys appointed by the parties will appoint an independent appraiser from the big four accounting firms in order to determine the fair value of the Put Options. The appraiser's decision shall be final and binding.

Globe Trade Centre S.A.
Notes to the Interim Condensed Consolidated Financial Statements
for the three-month period ended 31 March 2008
(In thousands of Euro)

18. Subsequent events

In April 2008, GTC Russia has concluded a preliminary agreement to purchase a 50% interest in the company that owns a 4.3 hectare site in St. Petersburg city centre. The company intends to develop a 110,000 sqm of office space on this land.

The transaction is a joint venture between GTC and a company controlled by Menora Mivtachim Holdings. Menora Mivtachim is one of the leading insurance companies in Israel.

19. Other

The interim condensed consolidated financial statements were authorised for the issue by the Management Board on 12 May 2008.