CONSOLIDATED INTERIM REPORT
OF GLOBE TRADE CENTRE S.A. CAPITAL GROUP
FOR THE THREE AND NINE-MONTH PERIODS ENDED 30 SEPTEMBER 2012

Place and date of publication: Warsaw, 14 November 2012

REPORT ON THE GROUP'S ACTIVITIES

FOR THE THREE AND NINE-MONTH PERIODS ENDED 30 SEPTEMBER 2012

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Item 1. Introduction

GTC Group is a leading real estate developer in CEE and SEE and currently operates in Poland, Romania, Hungary, Croatia, Serbia, Bulgaria, Slovakia, the Czech Republic, Russia and Ukraine. The Group was established in 1994 and has been present in the real estate market for approximately 19 years.

The Group's portfolio comprises: (i) completed office buildings and office parks as well as retail and entertainment centres (commercial real estate); (ii) residential projects; and (iii) undeveloped plots of land (including suspended projects) (landbank).

Since its establishment, the Group has developed approximately 950 thousand sqm of NRA of commercial space (office and retail) and approximately 300 thousand sqm of residential space. The Group has sold approximately 302 thousand sqm of NRA in completed commercial properties and approximately 233 thousand sqm of residential space.

As of the date of this Report the Group's portfolio comprises the following properties:

- completed commercial properties with a combined NRA of approximately 647 thousand sqm, of which the Group's proportional interest amounts to 564 thousand sqm of NRA (post sale of Platinium I-IV, Warsaw) ;

- inventory of residential units totaling 67 thousand sqm of which the Group's proportional interest amounts to 44 thousand sqm; and

- landbank designated for future development, with approximately 1.2 million sqm NRA designated for commercial use and approximately 676 thousand sqm NRA designated for residential use, of which the Group's proportionate interest therein amounts to approximately 1.1 million sqm and approximately 516 thousand sqm, respectively.

Additionally, the Group conducts operations in the Czech Republic, through its associates. The Group's proportional interest in assets in Czech amounts to approximately 27 thousand sqm of NRA in two office buildings and a shopping mall. The Group is also the co-owner of a 140 thousand sqm land plot located in Ukraine, of which the Group's proportional interest is 70 thousand sqm of NRA.

The Group's commercial properties comprise office and retail properties that account for approximately 76% of the total book value of the Group's portfolio as of 30 September 2012. The Group's completed properties in its three most significant markets, i.e. Poland, Romania and Croatia, constitute 47%, 15% and 12% of the total value of the Group's real estate portfolio, respectively.

The Company's shares have been listed on the WSE and included in the WIG20 index since 20 September 2004. The Company's shares are also included in the international MSCI index, the Dow Jones STOXX Eastern Europe 300 average, the GPR250 index, which comprises the 250 largest and most liquid real estate companies in the world; and the FTSE EPRA/NAREIT Emerging Index.

The Group's headquarters are located in Warsaw, at ul. Wołoska 5.

In the consolidated interim report references to the Company are to Globe Trade Centre S.A. and all references to the Group or the Capital Group are references to Globe Trade Centre S.A. and its consolidated subsidiaries. Expressions such as: "Shares" relate to the shares in Globe Trade Centre S.A., which were introduced to public trading on the Warsaw Stock Exchange in May 2004 and are marked under the PLGTC0000037 code; „the Report" refers to the consolidated interim report prepared pursuant to art 87 section 1 of the Decree of the Finance Minister of 19 February 2009 on current and periodical information published by issuers of securities and conditions of qualifying as equivalent the information required by the provisions of law of a country not being a member state; "Series I shares" refers to the 100,000,000 ordinary bearer series I shares in the Company with a nominal value of PLN 0.10 each issued by the Company pursuant to a resolution of its annual general meeting dated 16 April 2012 and offered under a public offering that took place in June 2012; "CEE" refers to the group of countries that are within the region of Central and Eastern Europe (Czech Republic, Hungary, Poland and Slovakia); "SEE" refers to the group of countries that are within the region of South-eastern Europe (Bulgaria, Croatia, Romania and Serbia); "net rentable area", "NRA", or "net leasable area", "NLA" refer to the metric of the area of a given property as indicated by the real property appraisal experts for the purposes of the preparation of the relevant real property valuations. With respect to commercial properties, net leasable (rentable) area is all the leasable area of a property exclusive of non-leasable space, such as hallways, building foyers, and areas devoted to heating and air conditioning installations, elevators and other utility areas. The specific methods of calculation of NRA may vary among particular properties, which is due to different methodologies and standards applicable in the various geographic markets on which the Group operates.; “Commercial properties” refer to properties with respect to which a real estate company derives revenue from rent and includes both office and retail properties; “EUR”, “€” or “euro” refers to the single currency of the participating Member States in the Third Stage of European Economic and Monetary Union of the Treaty Establishing the European Community, as amended from time to time.; “PLN” or “zloty” refers to the lawful currency of Poland.

Presentation of financial information

Unless indicated otherwise, the financial information presented in the Report was prepared pursuant to International Financial Reporting Standards (“IFRS”) as approved for use in the European Union.

All the financial data in this Report is presented in euro and expressed in thousands unless indicated otherwise. Certain financial information in this Report was adjusted by rounding. As a result, certain numerical figures shown as totals in this Report may not be exact arithmetic aggregations of the figures that precede them.

Item 2. Selected financial data

The following tables set forth the Group’s selected historical financial data for three and nine-month periods ended 30 September 2012 and 30 September 2011. The historical financial data should be read in conjunction with Item 7. “Presentation of operating and financial results” and the interim condensed consolidated financial statements for the nine-month period ended 30 September 2012 (including the notes thereto). The Group has derived the financial data presented in accordance with IFRS from the interim condensed consolidated financial statements for the nine-month period ended 30 September 2012.

Selected financial data expressed in Polish zloty is derived from the consolidated financial statements for the nine-month period ended 30 September 2012 prepared in Polish language and in the Polish zloty.

The reader is advised not to view such conversions as a representation that such zloty amounts actually represent such euro amounts, or could be or could have been converted into euro at the rates indicated or at any other rate.

	For the three-month period ended 30 September				For the nine-month period ended 30 September			
	2012		2011		2012		2011	
(in thousands)	EUR	PLN	EUR	PLN	EUR	PLN	EUR	PLN
Consolidated Income Statement								
Revenues from operations	39,654	164,256	41,614	172,162	113,638	478,314	117,215	471,069
Cost of operations	(15,726)	(65,241)	(16,666)	(68,843)	(42,264)	(177,893)	(45,306)	(182,078)
Gross margin from operations	23,928	99,015	24,948	103,319	71,374	300,421	71,909	288,991
Selling expenses	(1,181)	(4,861)	(1,682)	(6,975)	(4,239)	(17,842)	(5,000)	(20,094)
Administrative expenses	(3,627)	(14,933)	(1,547)	(7,038)	(12,918)	(54,373)	(14,853)	(59,692)
Loss from revaluation/impairment of assets, net	(29,103)	(118,254)	(140,146)	(618,212)	(39,055)	(160,665)	(177,737)	(768,071)
Share of loss in associates	(610)	(2,382)	(716)	(2,941)	(5,781)	(24,333)	(1,698)	(6,824)
Financial income/(expense), net	(12,872)	(53,043)	(30,179)	(123,505)	(44,534)	(187,447)	(64,288)	(258,363)
Loss for the period	(24,404)	(99,102)	(162,802)	(711,178)	(42,803)	(175,952)	(200,810)	(862,530)
Basic and diluted earnings per share (not in thousands)	(0.05)	(0.20)	(0.60)	(2.40)	(0,08)	(0.39)	(0.72)	(2.83)
Weighted average number of issued ordinary shares (not in thousands)	219,372,990	219,372,990	219,372,990	219,372,990	219,372,990	219,372,990	219,372,990	219,372,990
Consolidated Cash Flow Statement								
Net cash flow from operating activities	-	-	-	-	54,495	237,720	41,262	167,462
Net cash flow used in investing activities	-	-	-	-	(52,048)	217,745	(57,409)	(231,558)
Cash flow used in financing activities	-	-	-	-	51,599	223,444	(7,064)	(28,390)
Cash and cash equivalents at the end of the period	-	-	-	-	197,553	811,694	171,812	757,897

	As of 30 September 2012		As of 31 December 2011		As of 30 September 2011	
(in thousands)	EUR	PLN	EUR	PLN	EUR	PLN
Consolidated balance sheet						
Investment property	1,674,644	6,889,150	1,703,889	7,525,737	1,777,762	7,842,062
Inventory	92,413	380,169	107,216	473,552	147,887	652,359
Cash and cash equivalents	197,345	811,838	141,720	625,949	171,812	757,897
Total assets	2,350,422	9,669,166	2,309,708	10,201,519	2,442,773	10,775,559
Non-current liabilities	1,153,000	4,743,212	1,238,856	5,471,780	1,164,688	5,137,671
Current liabilities	405,329	1,667,445	347,202	1,533,524	414,592	1,828,852
Equity	792,093	3,258,509	723,650	3,196,215	863,493	3,809,036
Share capital	7,082	31,937	4,741	21,937	4,741	21,937

Item 3. Presentation of the Group

Item 3.1. Structure of the Group

The structure of the Globe Trade Centre Capital Group as at 30 September 2012 is presented in the Interim Condensed Consolidated Financial Statements for the nine-month periods ended 30 September 2012 in Note 5, "Investment in Subsidiaries, Associates and Joint Ventures".

On 29 March 2012, the Company purchased a 49.9% non-controlling interest in Sasad Resort Ltd. and Sasad II Kft. from the minority shareholders for consideration of €2. Sasad Resort Kft. and Sasad II Kft. Are the owners of a residential project in Budapest, Hungary. As a result of this transaction the Group owns 100% of the two entities.

Item 3.2. Changes to the principle rules of management of the Company and the Group

There were no changes to the principle rules of management of the Company and the Group.

Item 4. Main events

The following events took place during the nine months ended 30 September 2012 as well as after the balance sheet date:

- In February 2012, the Company concluded an annex to the loan agreement for the construction of the Varna Mall. The annex resets the loan covenants which result in the reclassification of €24,259 to long term liabilities.
- On 28 February 2012, the Company received from Mr Eli Alroy, a letter of resignation from his position of the Chairman of Supervisory Board of GTC effective as of 6 April 2012. On the same day the Supervisory Board of GTC elected Mr Alain Ickovicks to the position of Chairman of the Supervisory Board effective as of 6 April 2012.
- On 16 April 2012, the Annual Meeting of the Shareholders adopted a resolution on the issuance of up to 100,000,000 shares.
- In April 2012, the Company repaid the first tranche of its bonds of €21,177 (including hedges).
- In April 2012, the Group signed a loan facility agreement for Corius, its office building of the Group located in Warsaw with Berlin-Hannoversche Hypothekenbank AG. The total amount of the loan is €13,000.
- On 15 May 2012, GTC Bulgaria, the subsidiary of GTC, opened its second retail project in Bulgaria. Galleria Burgas is the first modern shopping centre with strong tenant mix in the Southern part of Bulgaria. The mall that attracted many renowned local and international brands is nearly 90% let, with the remaining space under advanced negotiations.
- In June 2012, an occupancy permit was obtained for Platinium V, the fifth building of the complex located at the intersection of Domaniewska and Woloska streets in Warsaw. The building is almost 100% leased.
- In July 2012, two subsidiaries of the Company: GTC Satellite sp. z o.o. and Diego sp. z o.o., entered into preliminary sale agreements with Calobra Investments Sp. z o.o. of the Allianz Real Estate Group, regarding the sale of Platinium Business Park project at ul. Domaniewska in Warsaw, which comprise in total of all the Platinium buildings (i.e. buildings I through V).
- On 26 June 2012, the Series I Shares were allotted to subscribers under the public offering. The issue was more than two times oversubscribed. As a result of the shares issue GTC was able to raise approximately PLN 445 million in equity.
- In July 2012, Corius received the Gold LEED certificate for Core and Shell. Corius is the third building at the Okęcie Business Park located on 17 Stycznia street and adjacent to the Warsaw Chopin Airport.
- On 25 July 2012, Hagai Harel resigned from his function of Member of the Management Board and International Development Manager at the Company.
- On 3 August 2012, the competent registry court registered the increase of GTC's share capital by PLN 10 million by way of the issuance of the Series I Shares.
- In October 2012, the Company purchased from Polnord S.A. the remaining 50% of the Galeria Wilanów shopping center project in Warsaw. As a result, GTC will be now developing and managing the Galeria Wilanow project by itself.
- In October 2012, Platinium Business Park V received the Gold LEED certificate in Core and Shell category
- In October 2012, Galleria Burgas received the Gold LEED certificate

- On 31 October 2012, the subsidiaries of GTC and Allianz Real Estate Group concluded a final agreement on the sale of four office buildings in Platinium Business Park in Warsaw.
- On 31 October 2012, the Company prolonged the maturity of €50,000 of the existing bonds until 2017-2018 by buying back the existing bonds and issuing new ones
- In October 2012, the Company entered into a binding agreement to sell control in three non-core assets in Romania and exits small-retail division. The transaction provides an estimated value of approximately €6,000-7,000 for these assets.
- On 31 October 2012, GTC repurchased it own of bonds totaling to €17,000. The bonds will be redeemed.

Item 5. External and internal factors impacting the Group`s business

The key factors affecting the Group's financial and operating results are discussed below. The Group believes that the following factors and important market trends have significantly affected the Group's results of operations for the periods under review, and the Group expects that such factors and trends will continue to have a significant impact on the Group's results of operations in the future.

Economic conditions in CEE and SEE
The Group conducts all of its activities in CEE and SEE. Cyclical economic developments in Poland, Romania, Hungary, Croatia, Serbia, Bulgaria, Slovakia and other jurisdictions in which the Group conducts business activities, which are beyond the Group's control, such as economic growth, unemployment rates, price trends and interest rate levels, have a material impact on rental income levels, the potential for property sales, opportunities for acquisitions, purchase prices and the valuation of real estate. In general, demand for real estate tends to increase when interest rates are low and debt financing is easily available, which can lead to higher valuations of the Group's existing portfolio investments. Adverse economic conditions or a recession may, however, have a negative impact on the demand for real estate irrespective of a low interest rate environment. On the other hand, increasing interest rates can adversely affect the valuation of the Group's properties, which can result in the Group being required to recognize a valuation impairment charge, which would negatively affect its income. Increases in interest rates also increase the Group's refinancing costs.

The recent global financial crisis has had, and continues to have, an impact on the economies of CEE and SEE member countries and consequently impacts the Group's operations. More specifically, the global financial crisis has led to disruptions in the international and domestic capital markets, which has resulted in reduced liquidity and increased credit risk premiums for certain market participants causing a reduction of available financing. Companies located in CEE and SEE countries have been particularly susceptible to these disruptions and reductions in the availability of credit or increases in financing costs. This has resulted in many companies in these countries experiencing financial difficulty.

Similarly, in many cases, the public finances of the countries affected by the turmoil in the financial markets have been impacted from the resulting economic slowdown and decrease in demand for sovereign debt. This has made it difficult (as, for example, was the case in Ireland, Italy, Portugal and Spain) or impossible (as was the case in Greece) for certain governments to refinance their debt without third-party assistance and has been referred to as the Eurozone sovereign debt crisis. Consequently, certain countries in which the Group conducts its operations, including Romania and Bulgaria, have been adversely affected by decreased trade exchange with their traditional partners, including Italy and Greece.

Real estate market in CEE and SEE
The Group derives the majority of its revenue from operations from rental activities, including rental and service revenue. For the years ended 31 December 2010 and 2011, respectively, the Group derived 57.6% and 65.2% of its revenues from operations as rental revenue, which greatly depends on the rental rates per sqm and occupancy rates. The amount the Group can charge for rent largely depends on the property's location and condition and is influenced by local market trends and the state of local economies. The Group's revenue from rent is particularly affected by the new supply of rental space, changes in vacancy rates and the Group's ability to implement rent increases. Rental income is also dependent upon the time of completion of the Group's development projects as well as on its ability to let such completed properties at favourable rent levels.

The vast majority of the Group's lease agreements are concluded in Euro and include a clause that provides for the full indexation of the rent linked to the EICP (European Index of Consumer Prices).

The Group also generates part of its revenue from the sale of residential finished units. This revenue is influence by multiple factors, among others, the overall state of local economies, unemployment rate, the purchasing power of families, availability of retail mortgage financing from the local banks and the fit of each residential development to the key features demanded by the local market.

Real estate valuation

The Group's results of operations depend heavily on the fluctuation of the value of assets on the property markets. The Group revalues its investment properties at least twice a year. Any change in fair value of investment property is thereafter recognized as a gain or loss in the income statement.

Two significant factors influence the valuation of the Group's properties. The first is the cash flow arising from operational performance and the second is the discount rates and capitalization rates that result from the interest rates in the market and the risk premiums applied to the Group's business. The cash flow arising from operational performance is primarily determined by current gross rental income per square meter, vacancy rate trends, total portfolio size, maintenance and administrative expenses, and operating expenses. Capitalization and discount rates are influenced by prevailing interest rates and risk premiums. When discount rates and capitalization rates increase, market value decreases and vice versa. Even small changes in one or some of these factors can have a considerable effect on the fair value of the Group's investment properties and on the results of its operations. Moreover, the valuation of the Group's landbank additionally depends on the building rights and the expected timing of the projects.

Two significant factors influence the valuation of the Group's finished residential units and residential landbank. The first one is the expected sale price of the final units. The second one is the expected timing of initiation of the development and completion. This second factor depends on several assumptions or facts, including the commercial status of the market (demand, supply, etc.) and the status of urban permits. Residential assets are typically valued by appraisers using the residual or the comparison methodologies. For both of these, the previous key factors apply.

Impact of interest rate movements

Substantially all of the loans of the Group, as well as the bonds issued by the Company, have a variable interest rate, mainly connected to Euribor (although the bonds are denominated in PLN and bear interest connected to WIBOR, swap transactions were concluded which effectively converted this indebtedness into EUR at fixed rates). Approximately 63% of the Group's loans are hedged or partially hedged. Increases in interest rates generally increase the Group's financing costs. In addition, in an economic environment in which availability of financing is not scarce, demand for investment properties generally tends to increase when interest rates are low, which can lead to higher valuations of the Group's existing investment portfolio. Conversely, increased interest rates generally adversely affect the valuation of the Group's properties, which can result in recognition of a valuation impairment that negatively affects the Group's income. The derivative financial instruments used by the Group to hedge interest rate risk are recorded as independent transactions and not as hedge transactions.

Historically, Euribor rates have demonstrated significant volatility, changing from 2.859% as of 2 January 2009, through 0.7% as of 4 January 2010, 1.001% as of 3 January 2011, to 1.343% as of 2 January 2012.

Impact of foreign exchange rate movements

Even though for the year ended 31 December 2011 more than 80% of the Group's revenues and more than 80% of its costs were incurred or derived in Euro and the Group reports its financial statements in euros, its operations are impacted by the movements in the exchange rates of local currencies against the Euro.

Moreover, the income tax expense (both actual and deferred) in the jurisdictions in which the Group conducts its operations is incurred in such local currencies. Consequently, such income tax expense was and may continue to be materially affected by foreign exchange rate movements.

Availability of financing

In the CEE and SEE markets, real estate development companies, including the companies of the Group, usually finance their real estate projects with proceeds from bank loans, loans extended by their holding companies or the issuance of debt securities. The availability and cost of procuring financing are of material importance to the implementation of the Group's projects, its development prospects, as well as its ability to repay existing debt. Finally, the availability and cost of financing may impact the Group's sales dynamics and the Group's net profit.

In the past, the main sources of financing for the Group's core business included, apart from proceeds from asset disposals, bank loans and proceeds from bonds issued by the Company.

Regulatory environment and taxation

The current state of and changes to the regulatory requirements and applicable laws (including in relation to taxation, planning and zoning) in the jurisdictions in which the Group operates impact the Group's operations.

This is especially true as part of the operations of the Group are in emerging economies with relatively less developed legal systems and whose laws and regulations are generally subject to rapid change. For example, in 2009 amendments to certain Romanian regulations had the effect of curbing demand for larger flats, which affected the Group's revenues from the sale of residential assets in Romania.

Changes in tax rates in the jurisdictions in which the Group conducts its operations may affect its results of operations. For example, the increase of the corporate income tax in Hungary in 2011 resulted in an increase in the Group's income tax expense. Increases in tax rates for individuals, as well as VAT increases, may limit the disposable income of the customers of the Group's retail properties, as was the case in Romania following the increase in the VAT rate in July 2010, or curb demand for the Group's office space. In addition, being a holding company, the Company's liquidity depends upon the ability of its subsidiaries to pay dividends and advance funds to the Company. Depending on a particular jurisdiction, dividend taxation may hinder such payments, thus affecting the Company's results of operations and liquidity.

Item 6. Specific factors affecting financial and operating results in the nine-month period ended 30 September 2012

During the nine-month period ended 30 September 2012 the following factors affected financial results:

- Completion of the Corius office building (Warsaw) in January 2012. The building is almost 100% leased.
- Improvement in overall occupancy to 90% as at 30 September 2012 which resulted in an improvement in rental and service revenues.
- Additional sales of residential units in Osiedle Konstancja, a project of villas in Warsaw, made during the nine months ended 30 September 2012.
- Opening of Galleria Burgas on 15 May 2012.
- Completion of Platinium V office building (Warsaw). The building is almost 100% leased.
- Conclusion of preliminary sale agreements to sell the Platinium Business Park project at ul. Domaniewska in Warsaw, comprising in total of all of the Platinium buildings (i.e. buildings I through V).
- Issue of Series I Shares on 26 June 2012. GTC raised approximately PLN 445 million in equity.
- Conclusion of preliminary sale agreements to sell land in Galati and Warsaw
- Purchase of the remaining 50% of the Galeria Wilanów shopping center project in Warsaw from Polnord S.A in October 2012.
- Entering into a binding agreement to sell control in three non-core assets in Romania and exits small-retail division. The transaction provides an estimated value of approximately €6,000-7,000 for these three small-size shopping centers

Item 7. Operating and financial review

All the financial data in this Report is presented in euro and expressed in thousands unless indicated otherwise.

Item 7.1. Presentation of differences between achieved financial results and published forecasts

The Group have not presented forecasts for the results for the three and six month periods ended 30 September 2012.

Item 7.2. Statement of financial position

Item 7.2.1. Key items of the statement of financial position

Investment property

Investment properties that are owned by the Group comprise office and commercial space, including property under construction. Investment property can be split up into: (i) completed investment property; (ii) investment property under construction presented at fair value; and (iii) investment property under construction presented at cost.

Residential landbank

The Group classifies its residential inventory as current or non-current assets based on their development stage within the business operating cycle. The normal operating cycle in most cases falls within a period of one to five years. The Group classifies residential inventory the development of which is planned to be commenced in a period longer than the operating cycle as residential landbank, which is part of its non-current assets.

Investment in associates

Investment in associates is accounted for under the equity method. The investment is carried in the statement of financial position at cost plus post-acquisition changes in the Group share of net assets of the associate.

Assets held for sale

Assets held for sale comprise office or retail space that is designated for sale.

Inventory

Inventory relates to residential projects under construction and is stated at the lower of cost and net realisable value. Expenditures relating to the construction of a project are included in inventory.

The Group classifies its residential inventory as current or non-current assets based on their development stage within the business operating cycle. The normal operating cycle in most cases falls within period of one to five years. Residential projects which are active are classified as current inventory.

Short-term deposits

Short-term and long-term deposits can be used only for certain operating activities as determined by underlying contractual commitments.

Derivatives

Derivatives include instruments held by the Group that hedge the risk involved in the fluctuations of interest and currency rates. In relation to the instruments qualified as cash flow hedges, the portion of gain or loss on the hedging instrument that is determined to be an effective hedge is recognised directly in other comprehensive income and the ineffective portion is recognised in net profit or loss. The classification of hedges in the statement of financial position depends on their maturity. For derivatives that do not qualify for hedge accounting, any gain or losses arising from changes in fair value are recorded directly in net profit and loss for the year. The fair value of interest rate swap contracts is determined by reference to market values for similar instruments.

Item 7.2.2. Financial position as at 30 September 2012 compared to 31 December 2011

Assets

Total assets increased by €40,714 and amounted to €2,350,422 as at 30 September 2012. Increase was mainly due to an increase in current assets of €20,865 and an increase in assets held for sale by €51,049, which was partially offset by a decrease in non-current assets of €31,200.

Investment property

The value of investment property decreased by €29,245 to €1,674,644 as at 30 September 2012. This is mainly a result of a decrease in the value of selected of properties in Romania (mostly Galleria Buzau, Galleria Suceava, Galleria Piatra Neamt) and further reclassification of €6,470 to assets held for sale, following entering into binding agreement to sell these three assets.

Assets held for sale

The value of assets held for sale increased by €51,049 to €185,149 as of 30 September 2012. The amount of €36,864 results from reclassification of Platinium V, and two land plots designated for the commercial use: 32,000 sq m in Galati, Romania, and 10,000 sq m in Konstancin, Poland, to assets held for sale and an amount of €6,470 results from reclassification from investment property of Galleria Buzau, Galleria Suceava, Galleria Piatra Neamt to assets held for sale, following entering into binding agreement to sell these assets.

Inventory and residential landbank

The value of inventory and residential land decreased by €11,599, or 6% to €169,943 as of 30 September 2012, mainly due to the sale of apartment and houses..

Liabilities

The value of trade and other payables decreased by €14,857 to €37,453 as of 30 September 2012 mainly as a result of reduced development activities.

The total value of loans and bonds (both non-current and current) decreased by €1,299 to €1,291,975 as of 30 September 2012, mainly as a result of repayment of bonds in the amount of €21,177 partially offset by a loan drawdown for Corius office building in the amount of €13,000. The total value of loans and bonds include value of bank loans that are included in liabilities to be repaid upon sale of €27,296 as of 30 September 2012, which was reclassified as a result of entering into biding agreement to sell Galleria Buzau, Galleria Suceava, Galleria Piatra Neamt.

The long-term portion of loans and bonds represented 75% of total debt as of 30 September 2012, as compared to 80% as of 31 December 2011.

Derivatives

The value of the Group's derivatives decreased by €18,867 to €82,667 as of 30 September 2012 mostly due foreign exchange differences on the value of the underlying liabilities.

Equity

Equity increased by 9%, or €68,443, to €789,437 as of 30 September 2012 from €723,650 as of 31 December 2011 primarily due to a capital increase via issue of shares whit a value of €100,000,and a revaluation loss that was recognized during the nine-month period ended 30 September 2012.

Item 7.3. Consolidated income statement

Item 7.3.1. Key items of the consolidated income statement

Revenues from operations

Revenues from operations consist of:

(i) rental income, which consists of monthly rental payments paid by tenants of the Group's investment properties for the office or retail space rented by such tenants. Rental income is recognized as income over the lease term;

(ii) service income, which comprises fees paid by the tenants of the Group's investment properties to cover the cost of the services provided by the Group in relation to their leases; and

(iii) residential revenue, which comprises proceeds from the sales of houses or apartments, which is recognized when such houses or apartments have been substantially constructed, accepted by the customer and a significant amount resulting from the sale agreement has been paid by the purchaser.

Cost of operations

Costs of operations consist of:

(i) service costs, which consist of all the costs that are related to the management services provided to the individual tenants within the Group's properties. Assuming a 100% occupancy rate, service costs should be fully covered by service income; and

(ii) residential costs, which comprise the costs that are related to the development of residential properties sold. The costs related to the development of residential properties incurred during the construction period are capitalized in inventory. Once income is recognized, the costs related to sold units are expensed.

Gross margin from operations

Gross margin from operations is equal to the revenues from operations less the cost of operations.

Selling expenses

Selling expenses include:

(i) brokerage and similar fees incurred to originate lease or sale of space;

(ii) marketing and advertising costs; and

(iii) payroll and related expenses directly related to leasing or sales personnel.

Administrative expenses

Administration expenses include:

(i) payroll, management fees and other expenses that include the salaries of all employees that are not directly involved in sales or rental activities;

(ii) provisions made to account for the share-based incentive program that was granted to key personnel;

(iii) costs of audit, legal and other advisors;

(iv) office expenses;

(v) depreciation and amortization expenses, which include depreciation and amortization of the Group's property, plant and equipment; and

(vi) others.

Profit/(loss) from the revaluation/impairment of assets

Net valuation gains (losses) on investment property and investment properties under development reflect the change in the fair value of investment properties, investment property under development and the residential landbank.

Financial income/(expense), net

Financial income includes interest on loans granted to associate companies and interest on bank deposits.

Financial expenses include interest on borrowings and deferred debt raising expenses, such as arrangement fees or commitment fees. Borrowing costs are expensed in the period in which they are incurred except for those that are directly attributable to construction. In such a case, borrowing costs are capitalized as part of the cost of the asset. Borrowing costs include interest and foreign exchange differences.

Additionally, financial income or expenses include settlement of financial assets and gain or losses arising from changes in fair value of derivatives that do not qualify for hedge accounting.

Taxation

Income tax on profit or loss for the year comprises current and deferred tax. Current tax is the expected tax payable on the taxable income for the year using tax rates enacted or substantially enacted as at the balance sheet date and any adjustments to tax payable in respect of previous years. Generally, the Group disposes of property holding companies rather than the real estate itself, in part because in certain jurisdictions the sale and disposal of real estate is generally subject to real estate transfer tax and/or VAT.

Item 7.3.2. Comparison of financial results for the nine-month period ended 30 September 2012 with the result for the corresponding period of 2011

Revenues from operations

Rental and service revenues increased by €849 to €97,712 in nine-month period ended 30 September 2012, mainly due to increased occupancy and completion of new office and retail space that includes Corius, Platiunium Business Park V and Galleria Burgas.

Residential revenues decreased by €4,426 to €15,926 in nine-month period ended 30 September 2012, as a result of gradual sale of inventory in the best selling project, Osiedle Konstancja.

Revenues from operations decreased by €3,577 to €113,638 in nine-month period ended 30 September 2012, mainly due to decline in residential revenues.

Cost of operations

Cost of operations decreased by €3,042 to €42,264 in the nine-month period ended 30 September 2012, due to a decrease in the residential expenditures recognized in the income statement by €3,775 partially offset by an increase in rental and service costs by €733 as a result of increased occupancy and completion of new office and retail space that includes Corius, Platiunium Business Park V and Galleria Burgas.

Gross margin from operations

The gross margin (profit) from operations remained stable at €71,374 in the nine-month period ended 30 September 2012 . The gross margin (profit) on rental activities increased by €116 to €70,930 for the nine-month period ended 30 September 2012 from €70,814 for the nine-month period ended 30 September 2011. Gross margin on rental activities for the nine-month period ended 30 September 2012 remained 73% as it was in the corresponded period of 2011.The gross margin (profit) on residential activities was €444 in nine-month period ended 30 September 2012 as compared to €1,095 in the nine-month period ended 30 September 2011.

Selling expenses

Selling expenses decreased by €761 to €1,181 in the nine-month period ended 30 September 2012, mainly due to completion of leasing activities in newly completed assets.

Administrative expenses

Administrative expenses decreased by €1,935 to €12,918 in the nine-month period ended 30 September 2012 mainly due to cost optimization actions that were taken by the management.

Loss from the revaluation/impairment of assets, net

Loss from the revaluation of the Group's investment properties and impairment of residential projects amounted to €39,055 in the nine-month period ended 30 September 2012, as compared to loss of €177,737 in the nine-month period ended 30 September 2011. The loss is attributable mostly to the three assets in Romania that the Company decided to sell below its book value in order to improve the operating performance of the Group, as well as a decline in value of certain assets due to a change in market conditions.

Foreign exchange differences gain net

Foreign exchange differences gain net was €1,836 in the nine-month period ended 30 September 2012 as compared to loss in the amount of €6,855 in the nine-month period ended 30 September 2011.

Financial expense, net

Net financial expense decreased by €11,063 to €46,370 in the nine-month period ended 30 September 2012 from €57,433 in the nine-month period ended 30 September 2011.

Financial expenses decreased by €10,644 to €50,184, mainly due to a decrease in the average debt balance, following sale of Galeria Mokotów and repayment of bonds and loans, as well as due to the fact that some one-off cost items related to sell of Galleria Mokotów were booked in 2011.

Financial income was stable at €3,814 in the nine-month period ended 30 September 2012 .

Share in loss of associates

Share in loss of associates amounted to €5,781 for the nine-month period ended 30 September 2012, as compared to a share of loss of €1,698 in the nine-month period ended 30 September 2011 mainly due to loss that the Group recognized on its Ukrainian investment of €1,812 and loss on its Czech investment of €3,969, resulting mostly from loss on revaluation of assets.

Taxation

The accounting provision for taxation amounted to €4,949 in the nine-month period ended 30 September 2012, corresponding to an increase in the Polish asset value expressed in PLN.

Net loss

Net loss amounted to €42,803 in the nine-month period ended 30 September 2012, as compared to a net loss of €200,810 in the nine-month period ended 30 September 2011 and is attributable mainly to a loss on revaluation of investment properties combined with recognition of taxation charge.

Item 7.3.3. Comparison of financial results for the three month period ended 30 September 2012 with the result for the corresponding period of 2011

Rental and service revenues

Rental and service revenues increased by €1,830 to € 33,503 in three-month period ended 30 September 2012, mainly due to increased occupancy and completion of new office and retail space that includes Corius, Platiunium Business Park V and Galleria Burgas.

Residential revenues decreased by €3,790 to €6,151 in three-month period ended 30 September 2012, as a result of gradual sale of inventory in the best selling project, Osiedle Konstancja.

Revenues from operations

Revenues from operations decreased by €1,960 to €39,654 in three-month period ended 30 September 2012. Revenues were affected by the decline in revenues from residential activities while revenues from rental activities improved.

Cost of operations

Cost of operations decreased by €940 to €15,726 in the three-month period ended 30 September 2012, due to a decrease in the residential expenditures recognized in the income statement by €2,473 partially offset by an increase in rental and service costs by €1,553, as a result of increased occupancy and from completion of new office and retail space that includes Corius, Platiunium Business Park V and Galleria Burgas.

Gross margin from operations

The gross margin (profit) from operations decreased by €535 to €23,928 in the three-month period ended 30 September 2012. The gross margin (profit) on rental activities increased by €297 to €23,941 for the three-month period ended 30 September 2012 from €23,644 for the three-month period ended 30 September 2011. Gross margin on rental activities for the three-month period ended 30 September 2012 amounted to 71% as compare to 75% for the corresponded period in 2011. The gross margin (loss) on residential activities was €13 in three-month period ended 30 September 2012 as a compared to a profit in the amount of €1,317 in the three-month period ended 30 September 2011

Selling expenses

Selling expenses decreased by €581 to €1,181 in the three-month period ended 30 September 2012, mainly due to completion of leasing activities in newly completed assets.

Administrative expenses

Administrative expenses increased by €2,080 to €3,627 in the three month period ended 30 September 2012, mainly due to cost optimization actions that were taken by the management.

Loss from the revaluation/impairment of assets, net

Loss from the revaluation of the Group's investment properties and impairment of residential projects amounted to €29,103 in the three-month period ended 30 September 2012, as compared to loss of €140,146 in the three-month period ended 30 September 2011. The loss is attributable mostly to the tree assets in Romania that the Company decided to sell below its book value in order to improve the operating performance of the Group as well as a decline in value of certain assets due to a change in market condition.

Foreign exchange differences gain net

Foreign exchange differences gain net was €2,124 in the three-month period ended 30 September 2012 as compared to a loss in the amount of €5,040 in the three-month period ended 30 September 2011.

Financial expense, net

Net financial expense decreased by €10,143 to €14,996 in the three-month period ended 30 September 2012 vs. €25,139 in the three-month period ended 30 September 2011.

Financial expenses decreased by €10,154 to €16,283, mainly due to a decrease in the average debt balance, following sale of Galeria Mokotów, recognition in 2011 of one-off loss related to liquidation of hedges as a part of Platinium Business Park sale of €6,020 and repayment of bonds and loans

Financial income amounted to €1,287 in the three-month period ended 30 September 2012.

Share of profit (loss) of associates

Share of loss of associates amounted to €610 for the three-month period ended 30 September 2012, as compared to a share of loss of €716 in the three month period ended 30 September 2011 mainly due to loss that the Group recognized on its Ukrainian investment of €452 and loss on its Czech investment of €158, resulting mostly from loss on revaluation of assets.

Taxation

The accounting provision for taxation amounted to €545 in the three-month period ended 30 September 2012, corresponding to an increase in the Polish asset value expressed in PLN.

Net loss

Net loss amounted to €24,404 in the three-month period ended 30 September 2012, as compared to a net loss of €162,802 in the three month period ended 30 September 2011 and is attributable mainly to a loss on revaluation of investment properties combined with a recognition of taxation charge.

Item 7. 4. Consolidated cash flow statement

Item 7.4.1. Key items from consolidated cash flow statement

Net cash from (used in) operating activities

The operating cash flow is the cash that the Group generates through running its business.

Net cash used in investing activities

The investing cash flow is the aggregate change in the Group's cash position resulting from any gains (or losses) from investments in the financial markets, investment properties and operating subsidiaries, as well as changes resulting from amounts spent on investments in capital assets, such as property, plant and equipment.

Net cash from (used in) financing activities

The cash flow from (used in) financing activities accounts for, inter alia, the payment of cash dividends, receiving proceeds from loans or bond and issuing stock, as well as the interest paid on financial liabilities.

Cash and cash equivalents

Cash balance consists of cash in banks. Cash in banks earns interest at floating rates based on daily bank deposit rates. Short-term deposits are made for varying periods of between one day and three months, depending on the immediate cash requirements of the Group, and earn interest at the respective short-term deposit rates. All cash is deposited in banks regardless of the amount. Cash equivalents are short-term investments which are highly liquid and readily convertible into a known amount of cash; moreover, they are subject to an insignificant amount of risk of changes in value. All cash and cash equivalents are available for use by the Group. The amounts which are not available for use by the Group or restricted for any is classified in the financial statements as deposits and not as cash and cash equivalents.

Item 7.4.2. Cash flow analysis

The table below presents an extract of the cash flow for the period of nine months ended on 30 September 2012 and 2011:

	Nine months ended	
	30 September 2012	30 September 2011
Cash flow from operating activities	56,495	41,262
Investment in real-estate and related	(52,256)	(191,376)
Cash flow from sale of investment	-	133,967
Finance expenses	(41,336)	(45,185)
Proceeds from financing activities, net	(8,360)	41,412
Net change	55,833	(19,920)
Cash at the beginning of the period	141,720	191,732
Cash at the end of the period	197,553	171,812

Cash flow from operating activities was €56,495 in the nine-month period ended 30 September 2012, as compared to €41,262 in the nine-month period ended 30 September 2011, which mainly resulted from decrease in administrative expenses and a decrease in trade payables.

Investment in real-estate and real estate related amounted to €52,256 in the nine-month period ended 30 September 2012 and was related mainly to investment in Platinum Business Park V, Corius and Galleria Burgas as well as purchase of remaining 50% stake in Galeria Wilanów project.

Cash flow from financing activities amounted to €51,599 in the nine-month period ended 30 September 2012, compared to cash flow used in financing activities of €7,064 for the nine-month period ended 30 September 2011, mostly due share issue of €103,201 partially offset by net repayment of long term borrowings and bonds maturing in 2012.

Cash and cash equivalents as at 30 September 2012 amounted to €197,553, compared to €171,812 as at 30 September 2011. The Group keeps its cash in the form of bank deposits, mostly in Euro, with various international banks.

Item 7.5. Future liquidity and capital resources

The Group expects that its principal future cash needs will be used for: (i) the development of office investment properties; (ii) the development of retail investment properties; (iii) completion of development of certain residential properties; (iv) debt servicing; (v) operations and (vi) the purchase of plots for office and retail development purposes.

The Management Board is of the opinion that the Group's working capital should be sufficient to cover the Group's present requirements for at least twelve months following the date of this Report.

As at 30 September 2012, the Group's non-current liabilities amounted to €1,153,000, compared to €1,164,688 as at 30 September 2011.

The Group's total debt from long and short-term loans and borrowings as at 30 September 2012 was €1,291,975 , as compared to €1,286,492 as at 30 September 2011. The Group's loans and borrowings are denominated in Euro, except for the corporate bonds that are denominated in PLN, however, with respect to such notes, the relevant swap transactions were concluded, thus effectively converting such indebtedness into Euro. The loans extended to the Group are project loans, i.e. in each case granted to a specific subsidiary which holds the underlying investment properties and manages a given project.

The Group's loan-to-value ratio amounted to 57% as at 30 September 2012, as compared to 53% as at 30 September 2011. The Group's strategy is to keep its loan-to-value ratio at the level of between 40% and 60%.

Item 8. Information on granted and received guarantees with a particular emphasis on guarantees granted to related entities

During the nine-month period ended 30 September 2012 the Group did not grant guarantees of a value that exceeds 10% of its capital.

Item 9. Major investments, local and foreign (securities, financial instruments, intangible assets, real estate), including capital investments outside the Group and its financing method

The Group does not have any major local or foreign investments other than direct investments in real estate properties designated for development, or through companies that hold such real estate.

Item 10. Shareholders who, directly or indirectly, have substantial shareholding

The following table presents the Company's shareholders, that had substantial shareholdings as of 30 September 2012. The table is prepared based on the most recent official information published by the pension funds as well as on information received directly from the shareholders.

Shareholder	Number of shares and rights to the shares held	% of share capital	Number of votes	% of votes
GTC Real Estate Holding B.V.[1]	88,635,914	27.75%	88,635,914	27.75%
ING OFE	41,270,629	12.92%	41,270,629	12.92%
AVIVA OFE	21,895,613	6.86%	21,895,613	6.86%
OFE PZU	21,487,266	6.73%	21,487,266	6.73%

1 GTC Real Estate Holding B.V. is a wholly owned subsidiary of Kardan N.V.

Item 11. Shares and rights to shares of GTC held by members of the Management Board and the Supervisory Board

Shares held by members of the Management Board

The following table presents the shares owned directly or indirectly by members of the Company's Management Board as of 14 November 2012, the date of publication of this Report, and changes in their holdings since the date of publication of the Group's last financial report (interim report for the three and six-month period ended 30 June 2012) on 16 August 2012. The information included in the table is based on information received from members of our Management Board pursuant to Art. 160 sec. 1 of the Act on Public Trading.

Management Board Member	Balance as of 14 November 2012	Change since 16 August 2012
Piotr Kroenke	298,811	No change
Erez Boniel	128,000	No change
Yovav Carmi	0	No change
Mariusz Kozłowski	0	No change
Jacek Wachowicz	0	No change
Witold Zatoński	0	No change

Phantom shares held by members of the Management Board

The following table presents the phantom shares owned directly or indirectly by members of the Company's Management Board as of 30 September 2012 compare to 30 June 2012. The phantom shares granted to the members of the Management Board are subject to Supervisory Board`s decision on settlement method.

Management Board Member	Balance as of 30 September 2012	Change since 30 June 2012
Piotr Kroenke	460,640	Decrease of 131,174
Erez Boniel	460,640	Decrease of 131,174
Yovav Carmi	200,620	Decrease of 17,774
Mariusz Kozłowski	85,258	Decrease of 40,917
Jacek Wachowicz	198,440	Decrease of 14,840
Witold Zatoński	460,640	Decrease of 35,223

Shares of GTC held by members of the Supervisory Board

The following table presents the shares owned directly or indirectly by members of the Company's Supervisory Board as of 14 November 2012, the date of publication of this interim report, and the changes in their holdings since the date of publication of Group's last financial report (interim report for the three and six-month period ended 30 June 2012) on 16 August 2012. The information included in the table is based on information received from members of our Supervisory Board pursuant to Art. 160 sec. 1 of the Act on Public Trading.

Supervisory Board Member	Balance as of 14 November 2012	Change since 16 August 2012
Alain Ickovics	0	No change
David Brush	0	No change
Krzysztof Gerula	2,474	No change
Mariusz Grendowicz	7,000	No change
Yosef Grunfeld	0	No change
Artur Kucharski	0	No change
Wojciech Napiórkowski	0	No change
Shouky Oren	0	No change
Jan Slootweg	0	No change

Phantom shares of GTC held by members of the Supervisory Board

The following table presents phantom shares owned directly or indirectly by members of the Company's Supervisory Board as of 30 September 2012 since 30 June 2012.

Supervisory Board Member	Balance as of 30 September 2012	Change since 30 June 2012
Alain Ickovics	0	No change
David Brush	0	No change
Krzysztof Gerula	0	No change
Mariusz Grendowicz	0	No change
Yosef Grunfeld	0	No change
Artur Kucharski	0	No change
Wojciech Napiórkowski	0	No change
Shouky Oren	0	No change
Jan Slootweg	0	No change

Item 12. Material transactions with related parties concluded on terms other than market terms

The Group did not conduct any material transactions the related parties that are not based on arms length basis.

Item 13. Proceedings before a court or public authority of Globe Trade Centre SA or its subsidiaries, with the total value of liabilities or claims of at least 10% of the Company's equity

There are no individual proceedings or groups of proceedings before a court or public authority involving Globe Trade Centre SA or its subsidiaries, where the total value of liabilities or claims amounting to 10% or more of the Company's equity.

GLOBE TRADE CENTRE S.A.

IFRS INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS
FOR THE NINE-MONTH PERIOD ENDED
30 SEPTEMBER 2012
TOGETHER WITH INDEPENDENT AUDITORS` REVIEW REPORT

Globe Trade Centre S.A.
Interim Condensed Consolidated Statement of Financial Position
as of 30 September 2012
(in thousands of Euro)

	Note	30 September 2012 *(unaudited)*	30 September 2011 *(unaudited)*	31 December 2011
ASSETS				
Non current assets				
Investment property	12	1,674,644	1,777,762	1,703,889
Residential landbank		77,530	54,983	74,326
Investment in associates	11	49,337	56,260	54,471
Loans granted and other receivables		21,692	21,355	21,707
Property, plant and equipment		1,729	1,871	1,840
Deferred tax asset		8,396	11,061	8,283
Other non-current assets		106	114	118
		1,833,434	**1,923,406**	**1,864,634**
Assets held for sale	14	**185,149**	**134,100**	**134,100**
Current Assets				
Inventory		92,413	147,887	107,216
Debtors		6,275	6,273	4,596
Accrued income		639	536	595
VAT and other tax recoverable		5,470	19,266	13,945
Income tax recoverable		1,559	1,169	1,229
Prepayments, deferred expenses		3,997	6,755	4,512
Short-term deposits		24,141	31,569	37,161
Cash and cash equivalents		197,345	171,812	141,720
		331,839	**385,267**	**310,974**
TOTAL ASSETS		**2,350,422**	**2,442,773**	**2,309,708**

Globe Trade Centre S.A.
Interim Condensed Consolidated Statement of Financial Position
as of 30 September 2012
(in thousands of Euro)

	Note	30 September 2012 *(unaudited)*	30 September 2011 *(unaudited)*	31 December 2011
EQUITY AND LIABILITIES				
Equity attributable to equity holders of the parent				
Share capital	15	7,082	4,741	4,741
Share premium		311,660	214,280	214,280
Capital reserve	15	22,261	19,122	18,993
Hedge reserve		(35,525)	(32,992)	(37,265)
Foreign currency translation		5,695	5,917	5,361
Accumulated profit		514,024	650,537	538,139
		825,197	**861,605**	**744,249**
Non-controlling interest		(33,104)	1,888	(20,599)
Total Equity		**792,093**	**863,493**	**723,650**
Non current Liabilities				
Long-term portion of long-term loans and bonds	13	973,685	967,642	1,029,212
Deposits from tenants		5,194	4,599	4,501
Long term payable		1,653	373	67
Provision for share based payment		3,143	1,899	685
Derivatives		42,457	75,493	80,775
Provision for deferred tax liability		126,868	114,682	123,616
		1,153,000	**1,164,688**	**1,238,856**
Current liabilities				
Liabilities to be repaid upon sale	14	27,850	-	-
Trade and other payables		37,453	66,237	52,310
Current portion of long-term loans and bonds	13	290,994	318,850	264,062
Financial liability		-	200	-
VAT and other taxes payable		1,974	1,373	2,136
Income tax payable		2,569	1,692	1,504
Derivatives		40,210	20,481	20,759
Advances received		4,279	5,759	6,431
		405,329	**414,592**	**347,202**
TOTAL EQUITY AND LIABILITIES		**2,350,422**	**2,442,773**	**2,309,708**

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

Globe Trade Centre S.A.
Interim Condensed Consolidated Income Statement
for the nine-month period ended 30 September 2012
(in thousands of Euro)

	Note	Nine-month period ended 30 September (unaudited)		Three-month period ended 30 September (unaudited		Year ended 31 December
		2012	2011	2012	2011	2011
Revenues from operations	7	113,638	117,215	39,654	41,614	153,675
Cost of operations	8	(42,264)	(45,306)	(15,726)	(16,666)	(58,444)
Gross margin from operations		**71,374**	**71,909**	**23,928**	**24,948**	**95,231**
Selling expenses		(4,239)	(5,000)	(1,181)	(1,682)	(7,161)
Administration expenses	9	(12,918)	(14,853)	(3,627)	(1,547)	(20,871)
Profit (loss) from revaluation/ impairment of assets	12	(37,405)	(136,497)	(28,117)	(101,401)	(234,952)
Impairment of residential projects		(1,650)	(41,240)	(986)	(38,745)	(61,017)
Other income		373	311	130	144	460
Other expenses		(3,074)	(3,186)	(524)	(1,822)	(2,936)
Profit (loss) from continuing operations before tax and finance income / (expense)		**12,461**	**(128,556)**	**(10,377)**	**(120,105)**	**(231,246)**
Foreign exchange differences		1,836	(6,855)	2,124	(5,040)	(8,628)
Interest income		3,814	3,395	1,287	1,298	4,850
Financial expense		(50,184)	(60,828)	(16,283)	(26,437)	(80,198)
Share of profit (loss) of associates		(5,781)	(1,698)	(610)	(716)	(4,365)
Profit (loss) before tax		**(37,854)**	**(194,542)**	**(23,859)**	**(151,000**	**(319,587)**
Taxation		(4,949)	(6,268)	(545)	(11,802)	(18,337)
Profit (loss) for the period		**(42,803)**	**(200,810)**	**(24,404)**	**(162,802)**	**(337,924)**
Attributable to:						
Equity holders of the parent		(24,115)	(157,966)	(15,951)	(131,733)	(270,364)
Non-controlling interest		(18,688)	(42,844)	(8,453)	(31,069)	(67,560)
Basic earnings per share (Euro)	16	(0.10)	(0.66)	(0.05)	(0.55)	(1.13)
Diluted earnings per share (Euro)	16	(0.10)	(0.66)	(0.05)	(0.55)	(1.13)

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

Globe Trade Centre S.A.
Interim Condensed Consolidated Statement of Comprehensive Income
for the nine-month period ended 30 September 2012
(in thousands of Euro)

	Nine-month period ended 30 September		Three-month period ended 30 September		Year ended 31 December
	2012 (unaudited)	*2011 (unaudited)*	*2012 (unaudited)*	*2011 (unaudited)*	2011
Profit (loss) for the period/year	**(42,803)**	**(200,810)**	**(24,404)**	**(162,802)**	**(337,924)**
Gain/(loss) on hedge transactions	690	9,339	760	(7,854)	3,099
Income tax	(241)	(1,751)	(178)	1,493	(440)
Net gain/loss on hedge transactions	**449**	**7,588**	**582**	**(6,361)**	**2,659**
Exchange differences on translation of foreign operations	228	1,843	(318)	(1,192)	1,678
Total comprehensive income for the period/year, net of tax	**(42,126)**	**(191,379)**	**(24,140)**	**(170,355)**	**(333,587)**
Attributable to:					
Equity holders of the parent	(22,041)	(148,011)	(15,260)	(138,617)	(265,238)
Non-controlling interest	(20,085)	(43,368)	(8,880)	(31,738)	(68,349)

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

Globe Trade Centre S.A.
Interim Condensed Consolidated Statement of Changes in Equity
for the nine-month period ended 30 September 2012
(in thousands of Euro)

	Issued and paid in share capital	Share premium	Capital reserve	Hedge reserve	Foreign currency translation	Accumulated profit	Total	Non-controlling interest	Total
Balance as of 1 January 2011	**4,741**	**214,280**	**18,300**	**(40,580)**	**3,550**	**808,503**	**1,008,794**	**44,064**	**1,052,858**
Other comprehensive income	-	-	-	7,588	2,367		9,955	(524)	9,431
Profit (loss) for the period ended 30 September 2011 (unaudited)	-	-	-	-	-	(157,966)	(157,966)	(42,844)	(200,810)
Total comprehensive income for the period	**-**	**-**	**-**	**7,588**	**2,367**	**(157,966)**	**(148,011)**	**(43,368)**	**(191,379)**
Issuance of shares to non controlling interest	-	-	-	-	-	-	-	1,000	1,000
Other transactions	-	-	92	-	-	-	92	192	284
Share based payment	-	-	730	-	-	-	730	-	730
Balance as of 30 September 2011	**4,741**	**214,280**	**19,122**	**(32,992)**	**5,917**	**650,537**	**861,605**	**1,888**	**863,493**

	Issued and paid in share capital	Share premium	Capital reserve	Hedge reserve	Foreign currency translation	Accumulated profit	Total	Non-controlling interest	Total
Balance as of 1 January 2011	**4,741**	**214,280**	**18,300**	**(40,580)**	**3,550**	**808,503**	**1,008,794**	**44,064**	**1,052,858**
Other comprehensive income	-	-		3,315	1,811	-	5,126	(789)	4,337
Profit (loss) for the year ended 31 December 2011	-	-	-	-	-	(270,364)	(270,364)	(67,560)	(337,924)
Total comprehensive income / (loss) for the	**-**	**-**	**-**	**3,315**	**1,811**	**(270,364)**	**(265,238)**	**(68,349)**	**(333,587)**
Other transactions	-	-	167	-	-	-	167	192	359
Issuance of shares to non controlling interest	-	-		-	-	-	-	3,494	3,494
Share based payment	-	-	526	-	-	-	526	-	526
Balance as of 31 December 2011	**4,741**	**214,280**	**18,993**	**(37,265)**	**5,361**	**538,139**	**744,249**	**(20,599)**	**723,650**
Other comprehensive income	-	-	-	1,740	334	-	2,074	(1,397)	677
Profit (loss) for the period ended 30 September 2012	-	-	-	-	-	(24,115)	(24,115)	(18,688)	(42,803)
Total comprehensive income / (loss) for the	**-**	**-**	**-**	**1,740**	**334**	**(24,115)**	**(22,041)**	**(20,085)**	**(42,126)**
Other transactions	-	-	372	-	-	-	372		372
Purchase of shares from non controlling interest			2,758				2,758	7,580	10,338
Issuance of shares, net of issuance expenses (note 15)	2,341	97,380	-	-	-	-	99,721		99,721
Purchase of shares from non controlling interest	-	-	-	-	-	-	-	-	-
Share based payment	-	-	138	-	-	-	138	-	138
Balance as of 30 September 2012	**7,082**	**311,660**	**22,261**	**(35,525)**	**5,695**	**514,024**	**825,197**	**(33,104)**	**792,093**

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 Statement of Cash Flows
for the nine-month period ended 30 September 2012
(in thousands of Euro)

		Nine-month period ended 30 September 2012	Nine-month period ended 30 September 2011	Year ended 31 December 2011
		(unaudited)	*(unaudited)*	
CASH FLOWS FROM OPERATING ACTIVITIES:				
Profit (loss) before tax		(37,854)	(194,542)	(319,587)
Adjustments for:				
Revaluation/Impairment of assets		39,055	177,737	295,969
Share of (profit) loss of associates		5,781	1,698	4,365
Foreign exchange differences loss, net		(2,536)	-	3,549
Finance income		(3,814)	(3,395)	(4,850)
Finance expenses		50,184	60,614	80,198
Share based payment		2,596	(1,545)	(2,964)
Depreciation and amortization		491	515	557
Operating cash before working capital changes		**53,903**	**41,082**	**57,237**
Decrease/(increase) in debtors and prepayments and other current assets		(1,279)	745	1,852
Decrease in inventory		13,398	9,417	11,048
Increase/(decrease) in advances received		(1,245)	(6,152)	(5,781)
Increase/(decrease) in trade and other payables		(6,494)	(1,795)	6,271
Cash generated from/ (used in) operations		**58,283**	**43,297**	**70,627**
Tax paid in the period		(1,788)	(2,035)	(2,973)
Net cash from (used) in operating activities		**56,495**	**41,262**	**67,654**
CASH FLOWS FROM INVESTING ACTIVITIES:				
Purchase of non current assets		(41,508)	(151,184)	(179,299)
Sale of shares in joint venture, net of cash disposed of	(b)	-	133,967	133,967
Acquisition of shares in associates		(198)	(399)	(389)
Acquisition of subsidiaries, net of cash acquired	(a) 6	(13,957)	(4,650)	(4,650)
Tax / VAT on sale of investment property			(36,846)	(36,846)
Dividend received			1,682	1,682
Interest received		3,549	1,688	2,557
Lease origination expenses		(838)	(608)	(808)
Loans granted to associates		-	(1,059)	(1,811)
Loans repayments from associates		904	-	-
Net cash used in investing activities		**(52,048)**	**(57,409)**	**(85,597)**
CASH FLOWS FROM FINANCING ACTIVITIES				
Issuance of shares		101,082	-	-
Issue of shares to minorities		-	1,000	-
Proceeds from long-term borrowings		61,600	104,128	212,203
Repayment of long-term borrowings		(82,293)	(71,357)	(175,514)
Repayment of financial liability			(409)	(609)
Interest paid		(41,336)	(45,185)	(61,935)
Loans origination cost		(758)	(775)	(4,299)
Increase in short term deposits		(2,822)	-	(232)
Decrease in short term deposits		16,126	5,534	-
Net cash from (used in) financing activities		**51,599**	**(7,064)**	**(30,386)**
Effect of foreign currency translation		**(213)**	**3,291**	**(1,683)**
Net increase / (decrease) in cash and cash equivalents		**55,833**	**(19,920)**	**(50,012)**
Cash and cash equivalents, at the beginning of the period/year		**141,720**	**191,732**	**191,732**
Cash and cash equivalents, at the end of the period/year		**197,553**	**171,812**	**141,720**
Cash classified as held for sale		**(208)**	**-**	**-**
Cash and cash equivalents, at the end of the period/year as per Interim Condensed Consolidated Statement of Financial Position		**197,345**	**171,812**	**141,720**

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

(in thousands of Euro)

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

	Nine-month period ended 30 September 2012 *(unaudited)*	Nine-month period ended 30 September 2011 *(unaudited)*	Year ended 31 December 2011
Investment property	14,541	(29,251)	(29,251)
Working capital (net of cash acquired)	(584)	24,601	24,601
Purchase of shares in subsidiaries, net of cash acquired	**13,957**	**(4,650)**	**(4,650)**

(b) Selling of shares in joint venture, net of cash disposed of

	Nine-month period ended 30 September 2012 *(unaudited)*	Nine-month period ended 30 September 2011 *(unaudited)*	Year ended 31 December 2011
Investment property	-	237,565	237,565
Other assets (net of cash)	-	2,412	2,412
Cash	-	5,010	5,010
Derivatives	-	(2,572)	(2,572)
Interest bearing loans and borrowings	-	(99,640)	(99,640)
Provision for deferred tax liability	-	(674)	(674)
Other liabilities	-	(3,124)	(3,124)
Total Carrying Value of Assets sold	-	**138,977**	**138,977**
Cash in subsidiary disposed of	-	(5,010)	(5,010)
Total received net of cash disposed of	-	**133,967**	**133,967**

*All purchases were asset deal.
* Further described in note 6.

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.

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

GTC is listed on the Warsaw Stock exchange.

The major shareholder of the Company as of 30 September 2012 is GTC Real Estate Holding B.V., which holds 88,635,914 shares (27.75% of total shares) and has an Effective Control over the Company.

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 different from 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 "Foreign currency translation" without affecting earnings for the period.

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 interim 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 that have been measured at fair value.

Certain information and footnote disclosures which in accordance with International Financial Reporting Standards adopted by European Union (EU) are normally included in annual financial statements, have been condensed or omitted pursuant to International Accounting Standard No. 34, “Interim Financial Reporting” (IAS 34).

This interim condensed consolidated statement of financial position, interim condensed consolidated statement of income statement, interim condensed consolidated statement of comprehensive income, interim condensed consolidated cash flow 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 2011. The interim financial results are not necessarily indicative of the full year results.

The interim condensed consolidated financial statements of the Group describe it’s business activities as well as financial position, cash flow, liquidity position and borrowing facilities. The Group’s objectives, policies and processes are aimed at managing its capital and financial and liquidity risks on a sound basis. The Group meets its day to day working capital requirements through the generation of cash inflow from rental income and sale activity.

The Group’s financial operations are based on centralized treasury process implemented in the whole capital group. GTC S.A., the parent company manages the capital inflows (other than working capital) from the subsidiaries and makes capital available to the subsidiaries. The management after review of the group's policy and consultations with directors of the subsidiaries, believes that the centralized policy allows for the most effective and elastic management of group’s cash flow and shall continue. Support to the subsidiaries, shall be made on the basis of the financing and capital requirements of the subsidiaries taking into account the subsidiaries particular working capital needs.

3. Basis of preparation (continued)

The current macroeconomic conditions create uncertainty about market conditions and in particular over the level of demand for company's commercial space and residential units, that may influence the operating costs and the availability of bank finance in the foreseeable future.

Except for some facilities, described in note 13, as of 30 September 2012 the Group's entities are not in breach of loan covenants.

The management has analyzed the timing, nature and scale of potential financing needs of particular subsidiaries.

The interim condensed consolidated financial statements have been prepared on the assumption that the Group companies will continue as a going concern in the foreseeable future, for at least 12 months.

To support the above assumption, the Management runs a cash flow forecast, which is updated from time to time. As the forecast relates to future events, inherently it is subject to uncertainties and therefore, the Management cannot guarantee that all such assumptions will materialize, however it believes that as of the date of the financial statements these assumptions are reasonably achievable.

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 additional material impairment of assets exists as of 30 September 2012.

4. Significant accounting policies, estimates and judgments

Significant accounting policies

The Polish law 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.

These interim condensed consolidated financial statements are prepared based on the same accounting policies as for the consolidated financial statements of the Company for the year ended 31 December 2011, except for the following amendments to existing standards and new regulations that are effective for financial years beginning on or after 1 January 2012:

Amendment to IFRS 7 Financial Instruments – Disclosures: Transfer of Financial Assets

The following new standards, amendments to standards and interpretations have been issued but are not effective for 2012.

The first phase of IFRS 9 Financial Instruments: Classification and Measurement – effective for financial years beginning on or after 1 January 2015 – not yet endorsed by EU

Amendments to IAS 12 Income Tax: Deferred Tax: Recovery of Underlying Assets – effective for financial years beginning on or after 1 January 2012 – not yet endorsed by EU

Amendments to IFRS 1 First–time Adoption of International Financial Reporting Standards: Severe Hyperinflation and Removal of Fixed Dates for First–time Adopters – effective for financial years beginning on or after 1 July 2011 – not yet endorsed by EU

IFRS 10 Consolidated Financial Statements – effective for financial years beginning on or after 1 January 2013 – not yet endorsed by EU

IFRS 11 Joint Arrangements – effective for financial years beginning on or after 1 January 2013 – not yet endorsed by EU

IFRS 12 Disclosure of Interests in Other Entities – effective for financial years beginning on or after 1 January 2013 – not yet endorsed by EU

4. Significant accounting policies, estimates and judgments

IFRS 13 Fair Value Measurement - effective for financial years beginning on or after 1 January 2013 – not yet endorsed by EU

IFRIC 20 Stripping Costs in the Production Phase of a Surface Mine - effective for financial years beginning on or after 1 January 2013 – not yet endorsed by EU

Amendments to IAS 32 Financial Instruments – Presentation: Offsetting Financial Assets and Financial Liabilities- effective for financial years beginning on or after 1 January 2014 – not yet endorsed by EU

Amendments to IFRS 1 First–time Adoption of International Financial Reporting Standards: Government Loans – effective for financial years beginning on or after 1 January 2013 – not yet endorsed by EU

Improvements to IFRSs – effective for financial years beginning on or after 1 January 2013 – not endorsed by EU till the date of approval of these financial statements,

IAS 27 Separate Financial Statements – effective for financial years beginning on or after 1 January 2013 – not endorsed by EU till the date of approval of these financial statements,

IAS 28 Investments in Associates and Joint Ventures – effective for financial years beginning on or after 1 January 2013 – not endorsed by EU till the date of approval of these financial statements,

Amendments to IFRS 10, IFRS 11 and IFRS 12 Transition Guidance - effective for financial years beginning on or after 1 January 2013 – not endorsed by EU"

Amendments to IFRS 7 Financial Instruments – Disclosures: Offsetting Financial Assets and Financial Liabilities - effective for financial years beginning on or after 1 January 2013– not endorsed by EU

Amendments to IFRS 10, IFRS 12 and IAS 27 Investment entities - for financial years beginning on or after 1 January 2014 – not endorsed by EU

The Company has not early adopted any other standard, interpretation or amendment that was issued but is not yet effective.

Classification as inventory and residential landbank

The Company classifies its residential inventory to current or non-current assets, based on their development stage within the business operating cycle. The normal operating cycle most cases falls within period of 1-5 years. Residential projects, which are active, are classified as current inventory. Residential projects which are planned to be completed in a period longer than the operating cycle are classified as residential landbank under non-current assets.

(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 entities as at the end of each period (the table presents the effective stake):

Name	Holding Company	Country of incorporation	30 September 2012	30 September 2011	31 December 2011
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 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%	50%	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 Ogrody Galileo Sp. z o.o. Sp. z o.o. (previously 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%
GTC Com 1 Sp. z o.o. ("GTC Com 1")	GTC S.A.	Poland	100%	100%	100%
GTC Karkonowska Sp. z o.o. (previously GTC Wroclaw Office)	GTC S.A.	Poland	100%	100%	100%
GTC Ortal Sp. z o.o. (previously Byrant)	GTC S.A.	Poland	100%	100%	100%
Diego Sp. z o.o. ("Diego")	GTC S.A.	Poland	100%	100%	100%
GTC Francuska Sp. z o.o (previously GTC Cyril)	GTC S.A.	Poland	100%	100%	100%
GTC UBP Sp. z o.o. (previously GTC Com 3)	GTC S.A.	Poland	100%	100%	100%
GTC Wilson Park Sp. z o.o (previously GTC Com 4)	GTC S.A.	Poland	100%	100%	100%
GTC Moderna Sp. z o.o. (previously GTC Com 5)	GTC S.A.	Poland	100%	100%	100%
CH Wilanow Sp. z o.o. („CH Wilanow") (**)	GTC S.A.	Poland	100%	50%	50%
Alfa Development Inwestycje sp. z o.o	GTC S.A.	Poland	100%	100%	100%
GTC Corius sp. z o.o (previously Sigma development)	GTC S.A.	Poland	100%	100%	100%
Centrum Światowida sp. z o.o. (Centrum Światowida)	GTC S.A.	Poland	100%	100%	100%
Światowida Development sp. z o.o. ***	GTC S.A.	Poland	-	100%	100%
Mieszkania Światowida sp. z o.o.	GTC S.A.	Poland	100%	100%	100%
Omega Development Inwestycje Sp. z o.o	GTC S.A.	Poland	100%	100%	100%
Delta Development Inwestycje Sp. z o.o.	GTC S.A.	Poland	100%	100%	100%
Omikron Development Inwestycje Sp. z o.o.	GTC S.A.	Poland	100%	100%	100%
GTC Galeria CTWA Sp. z o.o. ("Galeria CTWA")	GTC S.A.	Poland	100%	100%	100%

* Proportionate consolidation.
** Further described in note 6
*** The company was merged with Centrum Światowida

(in thousands of Euro)

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

Name	Holding Company	Country of incorporation	30 September 2012	30 September 2011	31 December 2011
GTC Hungary Real Estate Development Company Ltd. ("GTC Hungary")	GTC S.A.	Hungary	100%	100%	100%
Budapest Investments B.V.	GTC Hungary	Netherland	100%	100%	100%
Budapest Offices B.V.	GTC Hungary	Netherland	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%
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%
River Loft Ltd.	GTC Hungary	Hungary	100%	100%	100%
SASAD Resort Kft. (**)	GTC Hungary	Hungary	100%	50.1%	50.1%
Albertfalva Kft. ("Szeremi Gate")	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%	100%
Mastix Champion Kft.	GTC Hungary	Hungary	100%	100%	100%
GTC Renaissance Plaza Kft.	GTC Hungary	Hungary	100%	100%	100%
SASAD II Kft. (**)	GTC Hungary	Hungary	100%	50.1%	50.1%
Amarantan Ltd.	GTC Hungary	Hungary	100%	100%	100%
Abritus Kft.	GTC Hungary	Hungary	100%	100%	100%
Immo Buda Kft.	GTC Hungary	Hungary	100%	100%	100%
Szemi Ingatlan Ltd.	GTC Hungary	Hungary	100%	100%	100%
Preston Park Kft.	GTC Hungary	Hungary	100%	100%	100%
GTC Real Estate Investments Ukraine B.V. ("GTC Ukraine")	GTC S.A.	Netherlands	90%	90%	90%
Emerging Investments III B.V.	GTC S.A.	Netherlands	100%	100%	100%
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%
Yatelsis Viborgskaya Limited of Nicosia ("YVL") (*)	GTC Russia	Cyprus	50%	50%	50%
GTC Development Service Spb	GTC Russia	Russia	100%	100%	100%
OOO Okkerville (*)	YVL	Russia	50%	50%	50%
ZAO Krasny Mayak (*)	YVL	Russia	50%	50%	50%
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%	70%
GTC Jarossova S.R.O	GTC Bratislava	Slovakia	70%	70%	70%
GTC Hill S.R.O	GTC Slovakia	Slovakia	70%	70%	70%
GTC Vinohradis Villas S.R.O	GTC Slovakia	Slovakia	70%	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%	70%

* Proportionate consolidation.
** Further described in note 6

(in thousands of Euro)

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

Name	Holding Company	Country of incorporation	30 September 2012	30 September 2011	31 December 2011
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%	80%	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%	80%
GTC Nekretnine Istok d.o.o	GTC Croatia	Croatia	80%	80%	80%
GTC Nekretnine Jug. d.o.o	GTC Croatia	Croatia	100%	100%	100%
GTC Sredisnja tocka d.o.o.	GTC Croatia	Croatia	100%	100%	100%
GTC Nekretnine Zapad d.o.o	GTC Croatia	Croatia	100%	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%
Bucharest Properties B.V	GTC Romania	Netherlands	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%
Aurora Business Complex S.R.L	GTC Romania	Romania	71.5%	71.5%	71.5%
Yasmine Residential Complex S.R.L	GTC Romania	Romania	100%	100%	100%
Bucharest City Gate B.V. ("BCG")	GTC Romania	Netherlands	58.9%	58.9%	58.9%
Bucharest City Gate S.R.L	BCG	Romania	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	52%	52%	52%
Mercury Commercial Center S.R.L.	GTC Romania	Romania	100%	100%	100%
Venus Commercial Center S.R.L.	National Commercial Centers B.V.	Romania	84.9%	84.9%	84.9%
Mars Commercial Center S.R.L.	National Commercial Centers B.V.	Romania	70%	70%	70%
Beaufort Commercial Center S.R.L.	National Commercial Centers B.V.	Romania	70%	70%	70%
Fajos S.R.L.	National Commercial Centers B.V.	Romania	70%	70%	70%
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 .	GTC Romania	Romania	50.1%	50.1%	50.1%
Cefin Galati Real Estate S.R.L	GTC Romania	Romania	100%	100%	100%
Operetico Enterprises Ltd.	GTC Romania	Cyprus	66.7%	66.7%	66.7%
Bucharest Tower Investments B.V.	GTC Romania	Netherlands	100%	100%	100%
Ana Tower Offices S.R.L (*)	Bucharest Tower Investments B.V.	Romania	50%	50%	50%
Deco Intermed S.R.L	Operetico Enterprises Ltd.	Romania	66.7%	100%	66.7%
GML American Regency Pipera S.R.L	GTC Romania	Romania	66.7%	66.7%	66.7%

* Proportionate consolidation.

(in thousands of Euro)

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

Name	Holding Company	Country of incorporation	30 September 2012	30 September 2011	31 December 2011
GTC Real Estate Investments Bulgaria BV („GTC Bulgaria")	GTC S.A.	Netherlands	100%	100%	100%
Galeria Stara Zagora AD	GTC Bulgaria	Bulgaria	75%	75%	75%
Galeria Burgas JSC	GTC Bulgaria	Bulgaria	80%	80%	80%
Galeria Varna JSC	Galeria Ikonomov GmbH	Bulgaria	65%	65%	65%
GTC Business Park EAD	GTC Bulgaria	Bulgaria	100%	100%	100%
NRL EAD	GTC Bulgaria	Bulgaria	100%	100%	100%
Galeria Ikonomov GmbH	GTC Bulgaria	Austria	65%	65%	65%
GTC Yuzhen Park EAD ("GTC Yuzhen")	GTC Bulgaria	Bulgaria	100%	100%	100%
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 Medj Razvoj Nekretnina 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%	100%
GTC Real Estate Developments d.o.o.	GTC Commercial Development d.o.o.	Serbia	95%	95%	95%
Demo Invest d.o.o	City Properties Serbia B.V.	Serbia	100%	100%	100%
Atlas Centar d.o.o.	GTC Serbia	Serbia	100%	100%	100%
GTC Commercial Development d.o.o.	GTC Serbia	Serbia	100%	100%	100%

(in thousands of Euro)

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

Investment in Associates

Name	Holding Company	Country of incorporation	30 September 2012	30 September 2011	31 December 2011
Lighthouse Holdings Limited S.A. (“Lighthouse”)	GTC S.A.	Luxemburg	35%	35%	35%
Vokovice BCP Holding S.A. (“Vokovice”)	GTC S.A.	Luxemburg	35%	35%	35%
Holesovice Residential Holdings S.A. (“Holesovice”)	GTC S.A.	Luxemburg	35%	35%	35%
CID Holding S.A. (“CID”)	GTC S.A.	Luxemburg	35%	35%	35%
ND Holdings S.A (“ND”)	GTC S.A.	Luxemburg	-	35%	-
Europort Investment (Cyprus) 1 Limited	GTC Ukraine	Cyprus	49.9%	49.9%	49.9%
Europort LTD	Emerging investment	Israel	9.9%	10%	9.9%

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6. Events in the period

On 29 March 2012, the Company purchased the 49.9% stake in Sasad Resort Ltd. and Sasad II Ltd. from the minority partner for consideration of EUR 2.
All the shareholders’ loans provided by the minority were assigned to the Company.

Consequently, the Company became the sole owner of these subsidiaries.

On 14 June 2012 the Company entered into preliminary sale agreements with Calobra Investments Sp. z o.o. of the Allianz Real Estate Group, regarding the sale of Platinium Business Park project, comprising in total of all the Platinium buildings (i.e. buildings I through V). The total price set out based on the Preliminary Agreements amounted to EUR 171.8 million and will be subject to adjustment when the final agreements are signed (see subsequent Events, note 18).

In June 2012, the company successfully completed a right issue of 100 million shares for an amount of Euro 99.7 million (net of issuance expenses of Euro 4.5 million). The new shares were registered in court in August 2012.

On 25 September 2012, the Company purchased from its Joint Venture partner the remaining 50% stake in the company, which holds a land in Wilanow, Warsaw designated for development of commercial centre .

(in thousands of Euro)

7 Revenue from operations

Revenue from operations comprises the following:

	Nine-month period ended 30 September 2012 *(unaudited)*	Nine-month period ended 30 September 2011 *(unaudited)*	Three-month period ended 30 September 2012 *(unaudited)*	Three-month period ended 30 September 2011 *(unaudited)*	Year ended 31 December 2011
Rental revenue	75,023	75,201	25,867	25,014	100,195
Service revenue	22,689	21,662	7,636	6,659	28,864
Residential revenue	15,926	20,352	6,151	9,941	24,616
	113,638	**117,215**	**39,654**	**41,614**	**153,675**

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.

8 Cost of operations

Costs of operations comprise the following:

	Nine-month period ended 30 September 2012 *(unaudited)*	Nine-month period ended 30 September 2011 *(unaudited)*	Three-month period ended 30 September 2012 *(unaudited)*	Three-month period ended 30 September 2011 *(unaudited)*	Year ended 31 December 2011
Service costs	26,782	26,049	9,562	8,029	35,708
Residential costs	15,482	19,257	6,164	8,637	22,736
	42,264	**45,306**	**15,726**	**16,666**	**58,444**

(in thousands of Euro)

9. Administration expenses

Administration expenses refer to the expenses that the Company incurs in relations to its human resources operations, accounting, information technology, valuations, depreciation expense for equipment, office space usage, office supplies and utilities. The Company incurs administrative expenses in relation to running its development activity, its asset management activity and its general initiations and management activities. Additionally, Administration expenses contains provision (non cash item) for share based payment (see note 14) regardless if the options are in or out of the money and even though such shares may never be exercised.

Costs of Administration comprise the following:

	Nine-month period ended 30 September 2012 *(unaudited)*	Nine-month period ended 30 September 2011 *(unaudited)*	Three-month period ended 30 September 2012 *(unaudited)*	Three-month period ended 30 September 2011 *(unaudited)*	Year ended 31 December 2011
Administrative	10,322	16,398	2,909	5,146	23,835
Provision for Share Based Payment	2,596	(1,545)	718	(3,599)	(2,964)
	12,918	14,853	3,627	1,547	20,871

(in thousands of Euro)

10 Segmental analysis

The Group's operating segments are carried out through subsidiaries that develop real estate projects.
The operating segments are aggregated into reportable segments, taking into consideration the nature of the business, operating markets and other factors. Reportable segments are divided into two main segments:

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

The activities carried out in the above mentioned operating segments are conducted in the following geographical zones, which have common characteristics:

a. CE3 countries (Poland and Hungary)
b. Romania and Bulgaria
c. Other CEE countries (Serbia, Croatia, Ukraine, Slovakia, and Russia)

Management monitors the gross margin on operations of its business units for the purposes of making performance assessment and decision making. Operating segment performance is evaluated based on gross margin from operations.
The resource allocation decisions made by the management are based on analysis of the same segments as for financial reporting purposes.

Segment analysis for the Nine-month periods ended 30 September 2012 (unaudited) and 30 September 2011 (unaudited) is presented below:

	Poland and Hungary		Romania and Bulgaria		Other countries		Consolidated	
	30 September 2012	30 September 2011	30 September 2012	30 September 2011	30 September 2012	30 September 2011	30 September 2012	30 September 2011
Rental and service income	59,129	63,131	17,356	13,683	21,227	20,049	97,712	96,863
Contract income	8,514	10,105	3,695	5,989	3,717	4,258	15,926	20,352
Total income	**67,643**	**73,236**	**21,051**	**19,672**	**24,944**	**24,307**	**113,638**	**117,215**
Rental and service costs	11,542	13,149	8,539	7,401	6,701	5,499	26,782	26,049
Contract costs	6,423	8,953	4,328	7,185	4,731	3,119	15,482	19,257
Total costs	**17,965**	**22,102**	**12,867**	**14,586**	**11,432**	**8,618**	**42,264**	**45,306**
Rental and service result	47,587	49,982	8,817	6,282	14,526	14,550	70,930	70,814
Contract result	2,091	1,152	(633)	(1,196)	(1,014)	1,139	444	1,095
Total result	**49,678**	**51,134**	**8,184**	**5,086**	**13,512**	**15,689**	**71,374**	**71,909**

(in thousands of Euro)

10 Segmental analysis (continued)

Segment analysis for the three-month periods ended 30 September 2012 (unaudited) and 30 September 2011 (unaudited) is presented below:

	Poland and Hungary		Romania and Bulgaria		Other countries		Consolidated	
	30 September 2012	30 September 2011	30 September 2012	30 September 2011	30 September 2012	30 September 2011	30 September 2012	30 September 2011
Rental and service income	20,618	20,522	5,881	4,591	7,004	6,560	33,503	31,673
Contract income	2,521	6,106	2,034	2,394	1,596	1,441	6,151	9,941
Total income	**23,139**	**26,628**	**7,915**	**6,985**	**8,600**	**8,001**	**39,654**	**41,614**
Rental and service costs	4,116	3,993	2,932	2,027	2,514	2,009	9,562	8,029
Contract costs	2,059	5,161	2,330	2,833	1,775	643	6,164	8,637
Total costs	**6,175**	**9,154**	**5,262**	**4,860**	**4,289**	**2,652**	**15,726**	**16,666**
Rental and service result	16,502	16,529	2,949	2,564	4,490	4,551	23,941	23,644
Contract result	462	945	(296)	(439)	(179)	798	(13)	1,304
Total result	**16,964**	**17,474**	**2,653**	**2,125**	**4,311**	**5,349**	**23,928**	**24,948**

Segment analysis for the Nine-month period ended 30 September 2012 (unaudited) and year ended 31 December 2011 is presented below:

	Poland and Hungary		Romania and Bulgaria		Other countries		Consolidated	
	30 September 2012	31 December 2011	30 September 2012	31 December 2011	30 September 2012	31 December 2011	30 September 2012	31 December 2011
Rental and service income	59,129	82,352	17,356	19,194	21,227	27,513	97,712	129,059
Contract income	8,514	11,429	3,695	7,389	3,717	5,798	15,926	24,616
Total income	**67,643**	**93,781**	**21,051**	**26,583**	**24,944**	**33,311**	**113,638**	**153,675**
Rental and service costs	11,542	17,749	8,539	10,048	6,701	7,911	26,782	35,708
Contract costs	6,423	9,954	4,328	8,205	4,731	4,577	15,482	22,736
Total costs	**17,965**	**27,703**	**12,867**	**18,253**	**11,432**	**12,488**	**42,264**	**58,444**
Rental and service result	47,587	64,603	8,817	9,146	14,526	19,602	70,930	93,351
Contract result	2,091	1,475	(633)	(816)	(1,014)	1,221	444	1,880
Total result	**49,678**	**66,078**	**8,184**	**8,330**	**13,512**	**20,823**	**71,374**	**95,231**

(in thousands of Euro)

11 Investment in associates

The investment in associates refers to operation holdings in Czech Republic and Ukraine and comprises the following:

	30 September 2012 *(unaudited)*	30 September 2011 *(unaudited)*	31 December 2011
Shares	5,846	5,658	5,648
Translation differences reserve	420	511	25
Equity profit, net of dividend	(3,783)	4,665	1,998
Investment in shares	**2,483**	**10,834**	**7,671**
Loans granted	46,854	45,426	46,800
Investment in associates	**49,337**	**56,260**	**54,471**

(in thousands of Euro)

12 Investment Property

The investment properties that are owned by the Group are office and commercial space, including property under construction:

Investment property can be split up as follows:

	30 September 2012 *(unaudited)*	30 September 2011 *(unaudited)*	31 December 2011
Completed investment Property	1,355,961	1,310,227	1,330,614
Investment property under construction at fair value	-	183,412	64,195
Investment property under construction at cost	318,683	284,123	309,080
Total	1,674,644	1,777,762	1,703,889

The movement in investment property for the periods ended 30 September 2012 and 2011 and 31 December 2011 was as follows:

	Nine-month period ended 30 September 2012 *(unaudited)*	Nine-month period ended 30 September 2011 *(unaudited)*	Three-month period ended 30 September 2012 *(unaudited)*	Three-month period ended 30 September 2011 *(unaudited)*	Year ended 31 December 2011
Carrying amount at beginning of the year	1,703,889	2,117,609	1,690,482	1,947,132	2,117,609
Additions , including:					
Capitalised subsequent expenditure	42,166	130,136	4,020	48,252	154,537
Purchase of shares in subsidiaries and Joint venture (see note 6)	14,541	29,251	14,541	5,269	29,251
Adjustment to fair value/impairment	(41,502)	(128,795)	(26,661)	(93,699)	(227,250)
Reclassified to inventory	-	2,338	-	3,489	1,989
Disposals		(237,500)		(237,500)	(237,565)
Reclassified as assets held for sale (*)	(44,759)	(134,100)	(7,895)	103,465	(134,100)
Translation differences	309	(1,177)	157	1,354	(582)
Carrying amount at the end of the year	1,674,644	1,777,762	1,674,644	1,777,762	1,703,889

(*) The company reclassified Platinum 5 office building, Galati land plot and NCC shopping malls in Romania, and part of Konstancin land as assets held for sale base on existing preliminary sale agreements

(in thousands of Euro)

12 Investment Property (continued)

Fair value and impairment adjustments consists of the following:

	Nine-month period ended 30 September 2012 *(unaudited)*	Nine-month period ended 30 September 2011 *(unaudited)*	Three-month period ended 30 September 2012 *(unaudited)*	Three-month period ended 30 September 2011 *(unaudited)*	Year ended 31 December 2011
Adjustments to:					
Fair value of properties completed in prior years	(47,830)	(23,615)	(26,817)	(18,249)	(71,075)
Fair value of newly completed properties	8,006	(11,034)	227	(12,078)	(47,972)
Fair value of property under construction	4,570	(38,515)	-	(29,873)	(2,864)
Impairment adjustment	(6,248)	(55,631)	(1,527)	(33,499)	(105,339)
Fair value of assets held for sale and other	4,097	(7,702)	-	(7,702)	(7,702)
	(37,405)	(136,497)	(28,117)	(101,401)	(234,952)

Assumptions used in the valuations as of 30 September 2012 are, presented on the basis of weighted averages, presented below:

	30 September 2012 *(unaudited)*	30 September 2011 *(unaudited)*	31 December 2011
Completed assets			
Average rental rate per sqm (Eur) (*)	15.0	16.5	15.9
Yield	8.3%	8.0%	8.1%
ERV per sqm (Eur) (*)	16.1	17.0	16.2
Current vacancy	10%	13%	13%
Assets under construction (only assets at fair value)			
Average yield	-	8.7%	8.7%
Average % complete	-	75%	53%

(*) Apart from basic rent includes income from parking, add-on factors, and other income

(in thousands of Euro)

13 Long-term loans and bonds

Long-term loans and bonds comprise the following:

	30 September 2012	30 September 2011	31 December 2011
Bonds seria 0414	179,711	163,221	164,823
Bonds seria 0412	-	18,136	18,301
Bonds seria 0513	87,363	79,343	79,937
Loan from PKO SA (Galeria Kazimierz)	42,190	43,002	42,806
Loan from WBK (Globis Poznan)	16,054	16,560	16,434
Loan from WBK 1 (Galileo)	5,624	5,826	5,987
Loan from WBK 2 (Newton)	10,832	10,738	11,155
Loan from WBK 3 (Edison)	11,551	11,939	11,843
Loan from PKO SA Bank (Globis Wroclaw)	26,894	27,490	27,344
Loan from ING (Nothus)	16,686	17,046	16,956
Loan from ING (Zefirus)	16,686	17,046	16,956
Loan from Berlin Hyp (Corius)	13,000		-
Loan from ING (Platinium 1)	19,451	19,877	19,770
Loan from ING (Platinium 2)	19,451	19,877	19,770
Loan from Berlin Hyp (Platinium 3)	19,200	19,600	19,400
Loan from ING (Platinium 4)	20,916	21,455	21,321
Loan from Berlin Hyp (Platinium 5)	10,065	-	2,858
Loan from WBK (Kazimierz office)	28,579	29,019	28,913
Loan from PKO SA (Galeria Jurajska)	106,463	108,666	108,127
Loan from Berlin Hyp (UBP)	27,289	27,982	27,827
Loan from ING (Francuska)	17,491	25,431	17,895
Loan from MKB (Centre Point I)	23,414	24,852	24,501
Loan from MKB (Centre Point II)	27,483	29,109	28,702
Loan from CIB (Metro)	21,565	22,396	22,192
Loan from MKB (Spiral)	18,730	20,437	20,286
Loan from Erste (Reinesance)	6,109	6,109	6,109
Loan from MKB (Sasad Resort)	8,727	14,714	13,475
Loan from EBRD and Raiffeisen Bank (GTC House)	14,539	15,951	15,550
Loan from Erste (19 Avenue)	26,807	14,750	14,450
Loan from EBRD and Raiffeisen Bank (Block 41)	19,574	21,124	20,746
Loan from Raiffeisen Bank (Green Dream)	-	3,548	3,893
Loan from Unicredit (Felicity)	27,203	28,583	28,103
Loan from RZBR (Rose Garden)	17,779	21,448	20,748
Loan from Erste (Citygate)	97,552	78,500	99,428
Loan from EBRD and Raiffeisen Bank (NCC)	-	28,764	29,130
Loan from EBRD and Raiffeisen Bank (Arad)	29,652	32,898	33,042
Loan from MKB and Zagrabecka Banka (Eurostructor)	35,695	40,149	39,036
Loan from EBRD and Raiffeisenbank Austria (Osijek)	17,550	18,000	18,000
Loan from MKB and OTP (Galeria Varna)	24,572	24,980	24,725
Loan from EBRD and Unicredit (Stara Zagora)	28,422	29,289	28,792
Loan from EBRD (Burgas)	25,689	9,652	12,386
Loan from VUB Bank (Jarosova)	2,679	2,937	2,938
Loan from Unicredit (Vinyard)	-	6,411	6,411
Loans from minorities in subsidiaries	102,889	118,281	111,340
Deferred issuance debt expenses	(7,447)	(8,644)	(9,132)
	1,264,679	**1,286,492**	**1,293,274**

(in thousands of Euro)

13 Long-term loans and bonds (continued)

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

		30 September 2012	30 September 2011	31 December 2011
Current portion of long term loans:				
Bonds seria 0414		4,690		1,809
Bonds seria 0513		87,363		694
Bonds seria 0412		-	18,136	18,301
Loan from PKO SA (Galeria Kazimierz)		850	812	822
Loan from WBK (Globis Poznan)		507	507	507
Loan from WBK 1 (Galileo)		471	450	472
Loan from WBK 2 (Newton)		425	375	413
Loan from WBK 3 (Edison)		394	388	390
Loan from Berlin Hyp (UBP)		788	788	788
Loan from PKO SA (Galeria Jurajska)		2,365	2,203	2,230
Loan from PKO SA (Globis Wroclaw)		614	596	605
Loan from ING (Nothus)		420	360	360
Loan from ING (Zefirus)		420	360	360
Loan from Berlin Hyp (Corius)		100		-
Loan from ING (Platinium 1)	(1)	19,451	19,877	19,770
Loan from ING (Platinium 2)	(1)	19,451	19,877	19,770
Loan from Berlin Hyp (Platinium 3)	(1)	19,200	19,600	19,400
Loan from ING (Platinium 4)	(1)	20,916	21,455	21,321
Loan from Berlin Hyp (Platinium 5)	(1)	10,065	388	-
Loan from WBK (Kazimierz office)		420	-	455
Loan from ING (Francuska)		540	25,431	-
Loan from MKB (Centre Point I)		1,488	1,438	1,450
Loan from MKB (Centre Point II)		1,626	1,626	1,626
Loan from Erste (Reinesance)		6,109	6,109	6,109
Loan from MKB (Sasad Resort)		-	14,714	13,475
Loan from CIB (Metro)		864	832	840
Loan from MKB (Spiral)		1,742	3,927	2,827
Loan from EBRD and Raiffeisen Bank (GTC House)		1,463	28,764	1,350
Loan from Erste (19 Avenue)		725	1,413	1,225
Loan from EBRD and Raiffeisen Bank (Block 41)		1,656	1,200	1,576
Loan from EBRD and Unicredit (Stara Zagora)	(3)	28,422	1,551	28,792
Loan from MKB and OTP (Galeria Varna)		640	18,000	24,725
Loan from EBRD (Burgas)		1,693	24,980	135
Loan from MKB and Zagrabebka Banka (Eurostructor)		4,454	29,289	4,454
Loan from EBRD and Raiffeisenbank Austria (Osijek)		1,800	-	1,350
Loan from EBRD and Raiffeisen Bank (NCC)	(2)	-	5,465	1,533
Loan from EBRD and Raiffeisen Bank (Arad)		1,815	3,256	3,839
Loan from Erste (Citygate)		2,510	3,000	2,400
Loan from RZBR (Rose Garden)		17,779	4,448	20,748
Loan from Unicredit (Felicity)		27,203	28,583	28,103
Loan from Raiffeisen Bank (Green Dream)		-	3,548	3,893
Loan from VUB Bank (Jarosova)		350	250	325
Loan from Unicredit (Vinyard)		-	6,411	6,411
Deferred issuance debt expenses		(795)	(1,557)	(1,591)
		290,994	**318,850**	**264,062**

(in thousands of Euro)

13 Long-term loans and bonds (continued)

		30 September 2012	30 September 2011	31 December 2011
Long term portion of long term loans:				
Bonds seria 0414		175,021	163,221	163,014
Bonds seria 0513		-	79,343	79,243
Loan from PKO SA (Galeria Kazimierz)		41,340	42,190	41,984
Loan from WBK (Globis Poznan)		15,547	16,053	15,927
Loan from WBK 1 (Galileo)		5,153	5,376	5,515
Loan from WBK 2 (Newton)		10,407	10,363	10,742
Loan from WBK 3 (Edison)		11,157	11,551	11,453
Loan from PKO SA (Globis Wroclaw)		26,280	26,894	26,739
Loan from ING (Nothus)		16,266	16,686	16,596
Loan from ING (Zefirus)		16,266	16,686	16,596
Loan from Berlin Hyp (Corius)		12,900	-	-
Loan from ING (Platinium 1)	(1)	-	-	-
Loan from ING (Platinium 2)	(1)	-	-	-
Loan from Berlin Hyp (Platinium 3)	(1)	-		-
Loan from ING (Platinium 4)	(1)	-		-
Loan from Berlin Hyp (Platinium 5)	(1)	-		2,858
Loan from WBK (Kazimierz office)		28,159	28,631	28,458
Loan from PKO SA (Galeria Jurajska)		104,098	106,463	105,897
Loan from Berlin Hyp (UBP)		26,501	27,194	27,039
Loan from ING (Francuska)		16,951	-	17,895
Loan from MKB (Centre Point I)		21,926	23,414	23,051
Loan from MKB (Centre Point II)		25,857	27,483	27,076
Loan from CIB (Metro)		20,701	21,564	21,352
Loan from MKB (Sasad Resort)		8,727	-	-
Loan from MKB (Spiral)		16,988	16,510	17,459
Loan from EBRD and Raiffeisen Bank (GTC House)		13,076	14,538	14,200
Loan from Erste (19 Avenue)		26,082	13,550	13,225
Loan from EBRD and Raiffeisen Bank (Block 41)		17,918	19,573	19,170
Loan from RZBR (Rose Garden)		-	17,000	-
Loan from Erste (Citygate)		95,042	75,500	97,028
Loan from EBRD and Raiffeisen Bank (NCC)	(2)	-	-	27,597
Loan from EBRD and Raiffeisen Bank (Arad)		27,837	29,642	29,203
Loan from MKB and Zagrabebka Banka (Eurostructor)		31,241	34,684	34,582
Loan from EBRD and Raiffeisen Bank Austria (Osijek)		15,750	-	16,650
Loan from MKB and OTP (Galeria Varna)		23,932	-	-
Loan from EBRD (Burgas)		23,996	9,652	12,251
Loan from VUB Bank (Jarosova)		2,329	2,687	2,613
Loans from minorities in subsidiaries		102,889	118,281	111,340
Deferred issuance debt expenses		(6,652)	(7,087)	(7,541)
		973,685	**967,642**	**1,029,212**

(1) With respect to Euro 89.1 millions loans granted to finance Platinum 1-5, the Company signed preliminary agreement for the sale of the project. As a result, the buildings are presented as Assets Held for Sale, and related loans are presented within current portion of long term loans.
(2) Loan is presented within liabilities to be repaid upon sale (see notes 14 and 18).
(3) With respect to a Euro 28.4 million loan from EBRD and Unicredit granted to a subsidiary (Stara Zagora Mall, Bulgaria), standard covenants were waived as of the balance sheet date. The waiver is valid until 31 March 2013 or such later date that will be agreed by the parties, in case the covenants will not be met by 31 March 2013. Accordingly, as of the balance sheet date the loan is reclassified as a current liability pending compliance with the covenants or agreement on a later date.

(in thousands of Euro)

14. Assets held for sale/ Liabilities to be repaid upon sale

As of 30 September, 2012 assets and liabilities held for sale includes:

Assets held for sale:	
Investment property	183,342
Cash and cash equivalents	208
Trade and other receivables	1,502
Property and equipment	97
Total assets held for sale	**185,149**
Liabilities to be repaid upon sale:	
Loans from Bank	27,296
Trade and other payables	489
Long term deposits from tenants	65
Total liabilities to be repaid upon sale	**27,850**

15. Capital and Reserves

As at 30 September 2012, 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
100,000,000	I	10,000,000	2,341,372
319,372,990		**31,937,299**	**7,082,422**

All shares are entitled to the same rights.

In June 2012, the company successfully completed a right issue of 100 million shares for an amount of Euro 99.7 million (net of issuance expenses of Euro 4.5 million). The new shares were registered in court in August 2012.

15. Capital and Reserves (continued)

GTC RE holds controlling stake of 27.75%. Other shareholders who as at 30 September 2012 held above 5% of the Company shares were as follows:

- ING OFE
- AVIVA OFE BZ WBK
- OFE PZU

The statutory financial statements of GTC S.A are prepared in accordance with Polish Accounting Standards. Dividends may be distributed based on the net profit reported in the standalone annual financial statements prepared for statutory purposes.

On 16 April 2012, the Company held an ordinary shareholders meeting. The ordinary shareholders meeting decided that the loss for the year 2011 presented in the financial statements of Globe Trade Centre S.A. prepared in accordance with the Polish Accounting Standards shall be presented under Retained earnings.

Reserves are created based on provisions of the Polish Code of commercial companies.

Phantom shares

Certain key management personnel are entitled to the Company Phantom Shares.

The Phantom Shares grant the entitled persons a right for a settlement from the Company in the amount equal to the difference between the average closing price for the Company's shares on the Warsaw Stock Exchange during the 30–day period prior to the date of delivery to the Company of the exercise notice, and settlement price ("strike") amount per share (adjustable for dividend).

In April 2012, new phantom shares were granted to new key management personnel, and conditions of existing shares were changed.

As of 30 September 2012, liability have been provided for assuming cash payments will be effected for all existing phantom shares, as the Company assesses that it is more likely to be settled in cash.

(in thousands of Euro)

15. Capital and Reserves (continued)

The provision recognized during the period is shown below:

	Nine-month period ended 30 September 2012 (unaudited	Nine-month period ended 30 September 2011 (unaudited)	Three-month period ended 30 September 2012 (unaudited	Three-month period ended 30 September 2011 (unaudited)	Year ended 31 December 2011
Expenses arising from share based payments to be settled in equity (provision) (*)	138	730	-	272	525
Expenses arising from share based payments to be settled in cash (provision)	2,458	(2,275)	718	(2,871)	(3,489)
	2,596	(1,545)	718	(2,599)	(2,964)

(*) Modified to be cash settled.

As at 30 September 2012, phantom shares issued were as follows:

Last exercise date	Amount of phantom shares
31/12/2014	647,568
31/12/2015	5,593,119
29/02/2016	361,068
31/12/2016	1,805,355
Total	8,407,110

Strike price for all phantom shares is a 30-day average of at least PLN/share 10.00, subject to certain adjustments. As at 30 September 2012, the all of the phantom shares are out of money and 5,341,957 shares out of them, are blocked.

(in thousands of Euro)

16. Earnings per share

	Nine-month period ended 30 September		Three-month period ended 30 September		Year ended 31 December
	2012 *(unaudited)*	2011 *(unaudited)*	2012 *(unaudited)*	2011 *(unaudited)*	2011
Profit for the period attributable to shareholders (Euro)	(24,115,000)	(157,966,000)	(15,951,000)	(131,733,000)	(270,364,000)
Weighted average number of shares for calculating basic earnings per share	252,702,990	219,372,990	319,372,990	219,372,990	219,372,990
Basic earnings per share (Euro)	(0.10)	(0.72)	(0.05)	(0.60)	(1.23)
Adjustment factor due to issue of rights		1.09		1.09	1.09
Adjusted basic earnings per share	(0.10)	(0.66)	(0.05)	(0.55)	(1.13)
Weighted average number of shares for calculating diluted earnings per share	252,702,990	219,372,990	319,372,990	219,372,990	219,372,990
Diluted earnings per share (Euro)	(0.10)	(0.72)	(0.05)	(0.60)	(1.23)
Adjustment factor due to issue of rights	-	1.09	-	1.09	1.09
Adjusted diluted earnings per share	(0.10)	(0.66)	(0.05)	(0.55)	(1.13)

	Nine-month period ended 30 September		Three-month period ended 30 September		Year ended 31 December
	2012 *(unaudited)*	2011 *(unaudited)*	2012 *(unaudited)*	2011 *(unaudited)*	2011
Weighted average number of shares for calculating basic earnings per share	252,702,990	219,372,990	319,372,990	219,372,990	219,372,990
Adjustment for phantom shares	-	-	-	-	-
Weighted average number of shares for calculating diluted earnings per share	252,702,990	219,372,990	319,372,990	219,372,990	219,372,990

(in thousands of Euro)

17. Proportionate consolidation

The Company proportionally consolidated assets and liabilities where it has joint control (see note 5).

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

	30 September 2012 *(unaudited)*	**30 September 2011** *(unaudited)*	**31 December 2011**
Cash	2,818	3,089	3,586
Non current assets	135,004	149,832	146,448
Current assets (other than cash)	1,662	2,114	2,187
Long term liabilities	(111,518)	(110,107)	(111,334)
Current liabilities	(1,537)	(1,641)	(1,725)
Net assets	**26,429**	**43,287**	**39,162**
Income (1)	6,795	77,643	79,890
Expenses (1)	(9,678)	(16,814)	(23,052)
Profit for the year/period	**(2,883)**	**60,829**	**56,838**

(1) Includes profit (loss) from revaluation

18 Subsequent events

In October 2012, the company offered selected institutional investors, who were the bondholders of the bonds that mature in 2013 and 2014, to prolong the maturity of some of the existing bonds and to buy some of the existing bonds for redemption purposes.

As a result, on 31 October 2012 the Company issued unsecured bonds, which replaced the existing bonds, in the total nominal value of PLN 205.8 million. The bonds will be redeemed in 3 semi-annual tranches starting from 30 April 2017. The interest on the Bonds payable semi-annually is based on the 6M WIBOR and a 4% p.a. margin. In connection with the above, the Company also bought for redemption purpose, PLN 71.2 million for approximately 98% of its nominal value.

On 31 October 2012 the Company signed final sale agreements regarding the sale of Platinium Business Park project (i.e. buildings I through IV). The total price amounted to EUR 138.8 million. On the same day, the Company fully repaid the loans and other related liabilities related to those assets.

On October 15, 2012, GTC signed a preliminary agreement with the minority partner in its subsidiary NCC (It controls three shopping centres located in Buzau, Piatra Neamt and Suceava in Romania). According to the agreement, GTC Romania will purchase minority stake in NCC in consideration of Euro 1, assignment of the loans Aura granted to NCC to GTC Romania and a payment of Euro 199 thousands. The transaction is conditioned to a possible sale of the assets of NCC or its subsidiaries.

On 31 October 2012, GTC entered into a binding agreement to sell control in three shopping centres located in Buzau, Piatra Neamt and Suceava in Romania.
The transaction is subject to buyer's due diligence and customary approvals.
As a result of this transaction, GTC recognized a revaluation loss of Euro 19 million in the third quarter of 2012.

19 Other

The interim condensed consolidated financial statements were authorised for the issue by the Management Board on 13 November 2012.

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Report on review of interim condensed consolidated financial statements to the Supervisory Board of Globe Trade Centre S.A.

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of Globe Trade Centre S.A. ('the Company') as at 30 September 2012 and the related interim condensed consolidated income statement, interim condensed consolidated statement of comprehensive income, interim condensed consolidated statement of changes in equity, interim condensed consolidated statement of cash flows for the nine-month period then ended and other explanatory notes ('the interim condensed consolidated financial statements').

Management is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with International Financial Reporting Standard IAS 34 'Interim Financial Reporting' as adopted by the European Union ('IAS 34'). Our responsibility is to express a conclusion on these interim condensed consolidated financial statements based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed consolidated financial statements are not prepared, in all material respects, in accordance with IAS 34.

We also reported on 13 November 2012 separately on the interim condensed consolidated financial statements of Globe Trade Centre S.A. for the same period prepared in accordance with IAS 34 using PLN as the presentation currency.

Ernst & Young Audit sp. z o.o.

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Warsaw, 13 November 2012