



## **GLOBE TRADE CENTRE S.A.**

**UNAUDITED INTERIM CONDENSED CONSOLIDATED**  
**FINANCIAL STATEMENTS FOR THE THREE-MONTH PERIOD**  
**ENDED 31 MARCH 2023**

**Globe Trade Centre S.A.**  
**Interim Condensed Consolidated Statement of Financial Position**  
**as of 31 March 2023**  
**(in thousands of Euro)**

	Note	31 March 2023 <i>(unaudited)</i>	31 December 2022 <i>(audited)</i>
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investment property	8	2,251,998	2,243,663
Residential landbank		26,768	26,610
Property, plant and equipment		12,238	11,141
Blocked deposits		12,628	11,948
Deferred tax asset		3,098	3,161
Derivatives	10	12,553	17,054
Non-current financial assets (related to investment property) measured at fair value through profit or loss	16	132,380	130,341
Other non-current assets		172	190
Loan granted to non-controlling interest partner	9	11,061	10,936
		<b>2,462,896</b>	<b>2,455,044</b>
<b>Current assets</b>			
Accounts receivables		8,734	7,913
Accrued income		6,494	4,391
VAT and other tax receivables		3,695	5,305
Income tax receivables		1,780	1,958
Prepayments, deferred expenses and other receivables		14,797	7,739
Derivatives	10	9,449	7,793
Short-term blocked deposits		12,467	13,025
Cash and cash equivalents		147,043	115,079
Assets held for sale	13	3,888	51,635
		<b>208,347</b>	<b>214,838</b>
<b>TOTAL ASSETS</b>		<b>2,671,243</b>	<b>2,669,882</b>

The accompanying notes are an integral part of this Interim Condensed Consolidated Financial Statements

**Globe Trade Centre S.A.**  
**Interim Condensed Consolidated Statement of Financial Position**  
**as of 31 March 2023**  
**(in thousands of Euro)**

		<b>31 March 2023</b>	<b>31 December 2022</b>
	<b>Note</b>	<i>(unaudited)</i>	<i>(audited)</i>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity attributable to equity holders of the Company</b>			
Share capital		12,920	12,920
Share premium		668,904	668,904
Unregistered share capital increase		-	-
Capital reserve		(49,311)	(49,311)
Hedge reserve		(8,733)	(7,515)
Foreign currency translation reserve		(2,573)	(2,621)
Accumulated profit		501,686	490,532
		<b>1,122,893</b>	<b>1,112,909</b>
Non-controlling interest	9	22,180	22,678
<b>Total Equity</b>		<b>1,145,073</b>	<b>1,135,587</b>
<b>Non-current liabilities</b>			
Long-term portion of long-term borrowings	11	1,192,577	1,189,284
Lease liabilities	12	39,787	41,483
Deposits from tenants		12,628	11,948
Long term payables		2,396	2,394
Share based payment liabilities		349	758
Derivatives	10	38,494	46,798
Deferred tax liabilities		141,938	141,176
		<b>1,428,169</b>	<b>1,433,841</b>
<b>Current liabilities</b>			
Current portion of long-term borrowings	11	51,006	48,571
Current portion of lease liabilities	12	366	388
Trade payables and provisions		34,666	41,208
Deposits from tenants		1,784	1,639
VAT and other taxes payables		3,592	1,828
Income tax payables		3,758	3,571
Derivatives	10	1,520	2,180
Advances received		1,309	1,069
		<b>98,001</b>	<b>100,454</b>
<b>TOTAL EQUITY AND LIABILITIES</b>		<b>2,671,243</b>	<b>2,669,882</b>

The accompanying notes are an integral part of this Interim Condensed Consolidated Financial Statements

**Globe Trade Centre S.A.**  
**Interim Condensed Consolidated Income Statement**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

		Three-month period ended 31 March 2023 <i>(unaudited)</i>	Three-month period ended 31 March 2022 <i>(unaudited)</i>
	Note		
Rental revenue	5	31,107	31,322
Service charge revenue	5	11,610	10,443
Service charge costs	5	(13,137)	(11,471)
<b>Gross margin from operations</b>		<b>29,580</b>	<b>30,294</b>
Selling expenses		(590)	(392)
Administration expenses	6	(3,892)	(3,221)
Profit/(loss) from revaluation of investment property and residential landbank	8	(2,980)	3,063
Other income		37	35
Other expenses		(439)	(665)
<b>Profit from continuing operations before tax finance income / expense and foreign exchange differences</b>		<b>21,716</b>	<b>29,114</b>
Foreign exchange gain / (loss), net		233	(1,145)
Finance income		233	71
Finance cost	7	(7,902)	(8,117)
<b>Profit before tax</b>		<b>14,280</b>	<b>19,923</b>
Taxation	14	(2,724)	(4,699)
<b>Profit for the period</b>		<b>11,556</b>	<b>15,224</b>
<b>Attributable to:</b>			
Equity holders of the Parent Company		11,154	14,914
Non-controlling interest	9	402	310
Basic earnings per share (in euro)	17	0.02	0.03
Diluted earnings per share (in euro)	17	0.02	0.03

The accompanying notes are an integral part of this Interim Condensed Consolidated Financial Statements

**Globe Trade Centre S.A.**  
**Interim Condensed Consolidated Statement of Comprehensive Income**  
**for the three-month period ended 31 March 2023**  
**(In thousands of Euro)**

	Three-month period ended 31 March 2023 <i>(unaudited)</i>	Three-month period ended 31 March 2022 <i>(unaudited)</i>
<b>Profit for the period</b>	<b>11,556</b>	<b>15,224</b>
<i>Other comprehensive income for the period, not to be reclassified to profit or loss in subsequent periods, net of tax</i>	-	-
Gain/(Loss) on hedge transactions	(1,479)	7,901
Income tax	261	(1,305)
<b>Net gain/(loss) on hedge transactions</b>	<b>(1,218)</b>	<b>6,596</b>
Foreign currency translation	48	(124)
<i>Other comprehensive income for the period, to be reclassified to profit or loss in subsequent periods, net of tax</i>	<b>(1,170)</b>	<b>6,472</b>
<b>Total comprehensive income/(loss) for the period, net of tax</b>	<b>10,386</b>	<b>21,696</b>
<b>Attributable to:</b>		
Equity holders of the Parent Company	9,984	21,386
Non-controlling interest	402	310

**Globe Trade Centre S.A.**  
**Interim Condensed Consolidated Statement of Changes in Equity**  
**for the three-month period ended 31 March 2023**  
(In thousands of Euro)

	Share capital	Share premium	Unregistered share capital increase	Capital reserve	Hedge reserve	Foreign currency translation reserve	Accumulated profit	Total	Non-controlling interest ("NCI")	Total
<b>Balance as of 1 January 2023 (audited)</b>	<b>12,920</b>	<b>668,904</b>	<b>-</b>	<b>(49,311)</b>	<b>(7,515)</b>	<b>(2,621)</b>	<b>490,532</b>	<b>1,112,909</b>	<b>22,678</b>	<b>1,135,587</b>
Other comprehensive income/(loss)	-	-	-	-	(1,218)	48	-	(1,170)	-	(1,170)
Result for the period ended 31 March 2023	-	-	-	-	-	-	11,154	11,154	402	11,556
<b>Total comprehensive income / (loss) for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(1,218)</b>	<b>48</b>	<b>11,154</b>	<b>9,984</b>	<b>402</b>	<b>10,386</b>
Dividend paid to NCI	-	-	-	-	-	-	-	-	(900)	(900)
<b>Balance as of 31 March 2023 (unaudited)</b>	<b>12,920</b>	<b>668,904</b>	<b>-</b>	<b>(49,311)</b>	<b>(8,733)</b>	<b>(2,573)</b>	<b>501,686</b>	<b>1,122,893</b>	<b>22,180</b>	<b>1,145,073</b>

  

	Share capital	Share premium	Unregistered share capital increase	Capital reserve	Hedge reserve	Foreign currency translation reserve	Accumulated profit	Total	Non-controlling interest	Total
<b>Balance as of 1 January 2022 (audited)</b>	<b>11,007</b>	<b>550,522</b>	<b>120,295</b>	<b>(49,489)</b>	<b>(30,903)</b>	<b>(2,570)</b>	<b>501,704</b>	<b>1,100,566</b>	<b>16,423</b>	<b>1,116,989</b>
Other comprehensive income/(loss)	-	-	-	-	6,596	(124)	-	6,472	-	6,472
Result for the period ended 31 March 2022	-	-	-	-	-	-	14,914	14,914	310	15,224
<b>Total comprehensive income / (loss) for the period</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>6,596</b>	<b>(124)</b>	<b>14,914</b>	<b>21,386</b>	<b>310</b>	<b>21,696</b>
Registered share capital increase	1,913	118,382	(120,295)	-	-	-	-	-	-	-
<b>Balance as of 31 March 2022 (unaudited)</b>	<b>12,920</b>	<b>668,904</b>	<b>-</b>	<b>(49,489)</b>	<b>(24,307)</b>	<b>(2,694)</b>	<b>516,618</b>	<b>1,121,952</b>	<b>16,733</b>	<b>1,138,685</b>

The accompanying notes are an integral part of this Interim Condensed Consolidated Financial Statements

**Globe Trade Centre S.A.**  
**Interim Condensed Consolidated Statement of Cash Flows**  
**for the three-month period ended 31 March 2023**  
**(In thousands of Euro)**

		Three-month period ended 31 March 2023	Three-month period ended 31 March 2022
	Note	(unaudited)	(unaudited)
<b>CASH FLOWS FROM OPERATING ACTIVITIES:</b>			
Profit before tax		14,280	19,923
<b>Adjustments for:</b>			
Loss/(profit) from revaluation of investment property and residential landbank	8	2,980	(3,063)
Foreign exchange differences, net		(233)	1,145
Finance income		(233)	(71)
Finance cost	7	7,902	8,117
Share based payment provision revaluation	6	(409)	(415)
Depreciation		147	121
<b>Operating cash before working capital changes</b>		<b>24,434</b>	<b>25,757</b>
Increase in accounts receivables and prepayments and other current assets		(6,072)	(2,042)
Decrease in advances received		240	1,135
Increase in deposits from tenants		826	1,338
Increase / (decrease) in trade and other payables		1,335	(2,784)
<b>Cash generated from operations</b>		<b>20,763</b>	<b>23,404</b>
Tax paid in the period		(1,147)	(1,633)
<b>Net cash from operating activities</b>		<b>19,616</b>	<b>21,771</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES:</b>			
Expenditure on investment property and property, plant and equipment	8	(25,304)	(29,938)
Purchase of completed assets and land		-	(50,356)
Sale of residential landbank		-	1,073
Sale of subsidiary, net of cash in disposed assets		-	125,112
Sale of completed assets	13	49,204	-
Expenditure on non-current financial assets	16	(1,333)	-
VAT/tax on purchase/sale of investment property		1,610	1,214
Interest received		108	3
<b>Net cash from investing activities</b>		<b>24,285</b>	<b>47,108</b>
<b>CASH FLOWS FROM FINANCING ACTIVITIES:</b>			
Proceeds from long-term borrowings	11	-	432
Repayment of long-term borrowings	11	(5,468)	(3,358)
Interest paid and other financing breaking fees		(4,724)	(4,924)
Proceeds from issue of share capital, net of issuance costs		-	120,386
Repayment of lease liability	12	(611)	(525)
Decrease/(Increase) in short term deposits		(122)	163
Dividend paid to non-controlling interest		(900)	-
<b>Net cash from financing activities</b>		<b>(11,825)</b>	<b>112,174</b>
<b>Net foreign exchange difference, related to cash and cash equivalents</b>		<b>(112)</b>	<b>(102)</b>
<b>Net increase/ (Decrease) in cash and cash equivalents</b>		<b>31,964</b>	<b>180,951</b>
<b>Cash and cash equivalents at the beginning of the period</b>		<b>115,079</b>	<b>96,633</b>
<b>Cash and cash equivalents at the end of the period</b>		<b>147,043</b>	<b>277,584</b>

The accompanying notes are an integral part of this Interim Condensed Consolidated Financial Statements



## **1. Principal activities**

Globe Trade Centre S.A. (the “Company”, “GTC S.A.” or “GTC”) with its subsidiaries (“GTC Group” or “the Group”) is an international real estate developer and investor. The Company was registered in Warsaw on 19 December 1996. The Company’s registered office is in Warsaw (Poland) at Komitetu Obrony Robotników 45a. The Company owns, through its subsidiaries, commercial and residential real estate companies with a focus on Poland, Hungary, Bucharest, Belgrade, Zagreb and Sofia. There is no seasonality in the business of the Group companies.

As of 31 March 2023, the majority shareholder of the Company is GTC Dutch Holdings B.V. (“GTC Dutch”) who holds 247,461,591 shares in the Company representing 43.10% of the Company’s share capital, entitling to 247,461,591 votes in the Company, representing 43.10% of the total number of votes in GTC S.A. Additionally, GTC Holding Zrt. holds 21,891,289 shares, entitling to 21,891,289 votes in GTC S.A., representing 3.81% of the Company’s share capital and carrying the right to 3.81% of the total number of votes in GTC S.A.. Parent company of GTC Dutch Holding B.V. and GTC Holding Zrt. is Optimum Ventures Private Equity Funds, which indirectly holds 269,352,880 shares of GTC S.A., entitling to 269,352,880 votes in the Company, representing 46.91% of the Company’s share capital and carrying the right to 46.91% of the total number of votes in GTC S.A.

The ultimate controlling party of the Group is Pallas Athéné Domus Meriti Foundation.

Based on the power of attorney granted to GTC Dutch by Icona Securitization Opportunities Group S.A R.L. (“Icona”), who holds directly 90,176,000 shares representing 15.70% of the share capital of the Company, GTC Dutch also exercises voting rights from 90,176,000 shares belonging to Icona. As a result, Optimum Ventures Private Equity Funds is entitled to 359,528,880 votes in GTC S.A. representing 62.61% of the total number of votes in the Company.

Additionally, GTC Holding Zrt., GTC Dutch and Icona are acting in concert based on the agreement concerning joint policy towards the Company and exercising of voting rights on selected matters at the general meeting of the Company in an agreed manner.

### **EVENTS IN THE PERIOD**

On 19 July 2022, GTC FOD Property Kft., a wholly-owned subsidiary of the Company, signed a sale and purchase agreement, concerning the sale of the office building owned by the subsidiary. The selling price under the Agreement was HUF 19.1 billion (ca. EUR 47.7 million as of 31 December 2022). As of 30 January 2023 the full purchase price (ca. EUR 49.2 million) was paid and the transaction was completed.



## **1. Principal activities (continued)**

On 31 March 2023, GTC Origine Zrt., a wholly-owned subsidiary of the Company, signed a quota transfer agreement to acquire 100% holding of Tiszai Fény Alfa Kft, which owns 9 newly developed solar power plants with installed nominal capacity of max 0.5 MW each, operating in Tiszafüred, Hungary for a consideration of HUF 2.4 billion (ca EUR 6.4 million). The project shall be financed partially by a bank facility in the amount of EUR 2.6 million. The transaction is expected to close in Q2 2023.

### **Impact of the situation in Ukraine on GTC Group**

Detailed analysis of the impact of the war on the operations of the Group has been performed for the purpose of preparation of the annual consolidated financial statements.

Similarly, as at the date of these financial statements, the direct impact of the war in Ukraine on the Group's operations is not material. However, it is not possible to estimate the scale of such impact in the future and due to high volatility, the Company monitors the situation on an ongoing basis and analyses its potential impact both from the perspective of individual projects and the entire Group and its long-term investment plans.

## **2. Basis of preparation**

The Interim Condensed Consolidated Financial Statements for the three-month period ended 31 March 2023 have been prepared in accordance with IAS 34 Interim Financial Reporting as adopted by EU.

At the date of authorisation of these consolidated financial statements, taking into account the EU's ongoing process of IFRS endorsement and the nature of the Group's activities, there is no significant difference between International Financial Reporting Standards applying to these consolidated financial statements and International Financial Reporting Standards endorsed by the European Union. The new standards which have been issued but are not effective yet in the financial year beginning on 1 January 2023 have been presented in the Group's consolidated financial statements for the year ended 31 December 2022 (note 6).

The Interim Condensed Consolidated Financial Statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's consolidated financial statements and the notes thereto for the year ended 31 December 2022, which were authorized for issue on 24 April 2023. The interim financial results are not necessarily indicative of the full year results.

The functional currency of GTC S.A. and most of its subsidiaries is euro, as the Group primarily generates and expends cash in euro: prices (rental income) are denominated in euro) and all external borrowings are denominated in euro or hedged to euro through swap instruments. The functional currency of some of GTC's subsidiaries is other than euro.

The financial statements of those companies prepared in their functional currencies are included in the consolidated financial statements by a translation into euro using appropriate exchange rates outlined in IAS 21 *The Effects of Changes in Foreign Exchange Rates*. Assets and liabilities are translated at the period end exchange rate, while income and expenses are translated at average exchange rates for the period if it approximates actual rate. All resulting exchange differences are classified in equity as "Foreign currency translation reserve" without affecting earnings for the period.

## **2. Basis of preparation (continued)**

As of 31 March 2023, the Group's net working capital (defined as current assets less current liabilities) amounted to EUR 110.3 million.

The management has analysed the timing, nature and scale of potential financing needs of particular subsidiaries and believes that there are no risks for paying current financial liabilities and cash on hand, as well as, expected operating cash-flows will be sufficient to fund the Group's anticipated cash requirements for working capital purposes, for at least the next twelve months from the date of the financial statements. Consequently, the 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 twelve months from the date of the financial statements.

There were no changes in significant accounting estimates and management's judgements during period.

## **3. Significant accounting policies, new standards, interpretations and amendments adopted by the Group**

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2022 (see note 6 to the consolidated financial statements for 2022) except for accounting for income tax which is recognised in interim period based on the best estimate of the weighted average annual income tax rate expected for the full financial year and changes in the standards which became effective as of 1 January 2023:

- IFRS 17 *Insurance Contracts* (issued on 18 May 2017 and amended on 25 June 2020).
- Amendments to IAS 1 - *Disclosure of accounting policies* and IAS 8 - *Definition of accounting estimates* (issued on 12 February 2021).
- Amendment to IFRS 17 *Insurance Contracts: Initial Application of IFRS 17 and IFRS 9 - Comparative Information* (issued on 9 December 2021).
- Amendments to IAS 12 *Income Taxes: Deferred Tax related to Assets and Liabilities arising from a Single Transaction*.

The Group's assessment is that the above changes have no material impact..

The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective. No changes to comparative data or error corrections were made.

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 4. Investments in subsidiaries

The interim Condensed Consolidated Financial Statements include financial statements of the Company and its subsidiaries listed below together with direct and indirect ownership of these entities, and voting rights proportion as at the end of each period (the table presents the effective stake):

### Subsidiaries

Name	Holding Company	Country of incorporation	31 March 2023	31 December 2022
GTC Konstancja Sp. z o.o. <sup>1</sup>	GTC S.A.	Poland	-	100%
GTC Korona S.A.	GTC S.A.	Poland	100%	100%
Globis Poznań Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC Aeropark Sp. z o.o.	GTC S.A.	Poland	100%	100%
Globis Wrocław Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC Satellite Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC Sterlinga Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC Karkonoska Sp. z o.o. <sup>1</sup>	GTC S.A.	Poland	-	100%
GTC Ortal Sp. z o.o.	GTC S.A.	Poland	100%	100%
Diego Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC Francuska Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC UBP Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC Pixel Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC Moderna Sp. z o.o.	GTC S.A.	Poland	100%	100%
Centrum Handlowe Wilanow Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC Management Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC Corius Sp. z o.o.	GTC S.A.	Poland	100%	100%
Centrum Światowida Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC Galeria CTWA Sp. z o.o.	GTC S.A.	Poland	100%	100%
Artico Sp. z o.o.	GTC S.A.	Poland	100%	100%
GTC Hungary Real Estate Development Company Pltd. ("GTC Hungary")	GTC S.A.	Hungary	100%	100%
GTC Duna Kft.	GTC Hungary	Hungary	100%	100%
Váci út 81-85. Kft.	GTC Hungary	Hungary	100%	100%
Riverside Apartmanok Kft. <sup>2</sup>	GTC Hungary	Hungary	100%	100%
Centre Point I. Kft.	Váci út 81-85. Kft.	Hungary	100%	100%
Centre Point II. Kft.	Váci út 81-85. Kft.	Hungary	100%	100%
Spiral I. Kft.	GTC Hungary	Hungary	100%	100%
Albertfalva Üzletközpont Kft.	GTC Hungary	Hungary	100%	100%
GTC Metro Kft.	GTC Hungary	Hungary	100%	100%
Kompakt Land Kft.	GTC Hungary	Hungary	100%	100%
GTC White House Kft.	GTC Hungary	Hungary	100%	100%
VRK Tower Kft.	GTC Hungary	Hungary	100%	100%

<sup>1</sup> Liquidated

<sup>2</sup> Under liquidation

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 4. Investments in subsidiaries (continued)

Name	Holding Company	Country of incorporation	31 March 2023	31 December 2022
GTC Future Kft.	GTC Hungary	Hungary	100%	100%
Globe Office Investments Kft.	GTC Hungary	Hungary	100%	100%
GTC Investments Sp. z o.o.	GTC Hungary	Poland	100%	100%
GTC Univerzum Projekt Kft.	GTC Hungary	Hungary	100%	100%
GTC Origine Investments Pltd. ("GTC Origine")	GTC S.A.	Hungary	100%	100%
GTC HBK Project Kft.	GTC Origine	Hungary	100%	100%
GTC VI188 Property Kft.	GTC Origine	Hungary	100%	100%
GTC FOD Property Kft.	GTC Origine	Hungary	100%	100%
G-Delta Adrssy Kft.	GTC Origine	Hungary	100%	100%
GTC KLZ 7-10 Kft.	GTC Origine	Hungary	100%	100%
GTC PSZTSZR Projekt Kft	GTC Origine	Hungary	100%	100%
GTC DBRNT Projekt Kft	GTC Origine	Hungary	100%	100%
GTC B41 d.o.o.	GTC Origine	Serbia	100%	100%
GTC K43-45 Property Kft.	GTC Origine	Hungary	100%	100%
GTC Liffey Kft.	GTC Origine	Hungary	100%	100%
GTC UK Real Estate Investments Ltd.	GTC Origine	United Kingdom	100%	100%
GTC Nekretnine Zagreb d.o.o.	GTC S.A.	Croatia	100%	100%
Euro Structor d.o.o.	GTC S.A.	Croatia	70%	70%
Marlera Golf LD d.o.o.	GTC S.A.	Croatia	100%	100%
Nova Istra Idaeus d.o.o.	Marlera Golf LD d.o.o.	Croatia	100%	100%
GTC Matrix Future d.o.o. <sup>3</sup>	GTC S.A.	Croatia	100%	-
GTC Seven Gardens d.o.o.	GTC S.A.	Croatia	100%	100%
Commercial Development d.o.o. Beograd	GTC S.A.	Serbia	100%	100%
Glamp d.o.o. Beograd <sup>4</sup>	GTC S.A.	Serbia	100%	100%
Towers International Property S.R.L.	GTC S.A.	Romania	100%	100%
Green Dream S.R.L.	GTC S.A.	Romania	100%	100%
Aurora Business Complex S.R.L.	GTC S.A.	Romania	100%	100%
City Gate Bucharest S.R.L.	GTC S.A.	Romania	100%	100%
Venus Commercial Center S.R.L.	GTC S.A.	Romania	100%	100%
City Gate S.R.L.	GTC S.A.	Romania	100%	100%
City Rose Park S.R.L.	GTC S.A.	Romania	100%	100%
Deco Intermed S.R.L.	GTC S.A.	Romania	66.7%	66.7%
GML American Regency Pipera S.R.L. <sup>5</sup>	GTC S.A.	Romania	75%	75%

<sup>3</sup> Newly established wholly-owned subsidiary.

<sup>4</sup> GTC S.A. holds 100% shares through a wholly-owned subsidiary GTC Hungary, which has 70% of shares and remaining 30% is held directly by GTC S.A.

<sup>5</sup> Under liquidation (The liquidation process has been completed in Q2 2023).

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 4. Investments in subsidiaries (continued)

Name	Holding Company	Country of incorporation	31 March 2023	31 December 2022
NRL EAD	GTC S.A.	Bulgaria	100%	100%
Advance Business Center EAD	GTC S.A.	Bulgaria	100%	100%
GTC Yuzhen Park EAD	GTC S.A.	Bulgaria	100%	100%
Dorado 1 EOOD	GTC S.A.	Bulgaria	100%	100%
GOC EAD	GTC S.A.	Bulgaria	100%	100%
GTC Flex EAD	GTC S.A.	Bulgaria	100%	100%
GTC Aurora Luxembourg S.A.	GTC S.A.	Luxembourg	100%	100%
Europort Investment (Cyprus) 1 Limited	GTC S.A.	Cyprus	100%	100%

## 5. Segmental analysis

	Three-month period ended 31 March 2023 (unaudited)	Three-month period ended 31 March 2022 (unaudited)
Rental income from office sector	18,547	19,710
Service charge revenue from office sector	6,801	5,949
Rental income from retail sector	12,560	11,612
Service charge revenue from retail sector	4,809	4,494
<b>TOTAL</b>	<b>42,717</b>	<b>41,765</b>

The operating segments are aggregated into reportable segments, taking into consideration the nature of the business, operating markets, and other factors. GTC operates in six core markets: Poland, Hungary, Bucharest, Belgrade, Sofia, and Zagreb.

Operating segments are divided into geographical zones, which have common characteristics and reflect the nature of management reporting structure:

- a. Poland
- b. Belgrade
- c. Hungary
- d. Bucharest
- e. Zagreb
- f. Sofia
- g. Other



**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 5. Segmental analysis (continued)

Segmental analysis of rental income and costs for the three-month period ended 31 March 2023 and 31 March 2022 is presented below:

Period ended 31 March 2023				
Portfolio	Rental revenue	Service charge revenue	Service charge costs	Gross margin from operations
Poland	12,722	5,080	(5,431)	12,371
Belgrade	2,193	801	(930)	2,064
Hungary	8,330	3,249	(3,700)	7,879
Bucharest	2,264	594	(787)	2,071
Zagreb	2,015	957	(1,171)	1,801
Sofia	3,583	929	(1,118)	3,394
<b>Total</b>	<b>31,107</b>	<b>11,610</b>	<b>(13,137)</b>	<b>29,580</b>

Period ended 31 March 2022				
Portfolio	Rental revenue	Service charge revenue	Service charge costs	Gross margin from operations
Poland	12,712	4,545	(4,803)	12,454
Belgrade	2,370	561	(708)	2,223
Hungary	8,574	2,975	(3,009)	8,540
Bucharest	2,145	647	(891)	1,901
Zagreb	2,592	966	(1,056)	2,502
Sofia	2,929	749	(1,004)	2,674
<b>Total</b>	<b>31,322</b>	<b>10,443</b>	<b>(11,471)</b>	<b>30,294</b>

Segmental analysis of assets and liabilities as of 31 March 2023 is presented below:

	Real estate (*)	Cash and deposits	Other	Total assets	Loans, bonds and leases	Deferred tax liability	Other	Total liabilities
Poland	873,709	30,877	19,463	<b>924,049</b>	272,140	61,365	13,525	<b>347,030</b>
Belgrade	175,985	3,465	2,905	<b>182,355</b>	815	2,712	8,172	<b>11,699</b>
Hungary	705,060	18,024	29,509	<b>752,593</b>	268,465	19,730	13,257	<b>301,452</b>
Bucharest	178,872	6,010	2,069	<b>186,951</b>	8,921	12,033	2,778	<b>23,732</b>
Zagreb	128,271	5,744	12,557	<b>146,572</b>	43,621	16,367	6,806	<b>66,794</b>
Sofia	199,360	3,971	1,018	<b>204,349</b>	66	8,817	5,419	<b>14,302</b>
Other	31,697	608	684	<b>32,989</b>	2,251	-	402	<b>2,653</b>
Non allocated (**)	-	103,439	137,946	<b>241,385</b>	694,995	20,914	42,599	<b>758,508</b>
<b>Total</b>	<b>2,292,954</b>	<b>172,138</b>	<b>206,151</b>	<b>2,671,243</b>	<b>1,291,274</b>	<b>141,938</b>	<b>92,958</b>	<b>1,526,170</b>

(\*) Real estate comprise of investment property, residential landbank, assets held for sale and value of buildings and related improvements presented within property, plant and equipment (including right of use).

(\*\*) Other assets represent mainly non-current financial assets in Ireland (EUR 119 million) and in Luxembourg (EUR 13 million).

Loans, bonds and leases comprise mainly of bonds issued by GTC S.A., GTC Hungary and GTC Aurora Luxembourg S.A. Other liabilities comprise mainly derivatives payable in the amount of EUR 38,494, related to bonds in HUF.

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 5. Segmental analysis (continued)

Segmental analysis of assets and liabilities as of 31 December 2022 is presented below:

	Real estate (*)	Cash and deposits	Other	Total assets	Loans, bonds and leases	Deferred tax liabilities	Other	Total liabilities
Poland	874,148	28,348	20,895	<b>923,391</b>	277,675	61,293	14,678	<b>353,646</b>
Belgrade	175,662	4,824	2,372	<b>182,858</b>	815	3,085	8,039	<b>11,939</b>
Hungary	746,985	17,159	24,834	<b>788,978</b>	269,596	19,427	15,355	<b>304,378</b>
Bucharest	179,310	6,454	1,626	<b>187,390</b>	9,389	11,957	2,818	<b>24,164</b>
Zagreb	125,117	5,598	11,960	<b>142,675</b>	43,680	16,352	5,554	<b>65,586</b>
Sofia	199,360	4,571	1,185	<b>205,116</b>	71	8,716	6,883	<b>15,670</b>
Other	30,648	410	456	<b>31,514</b>	2,345	-	13	<b>2,358</b>
Non allocated (**)	-	72,688	135,272	<b>207,960</b>	684,252	20,346	51,956	<b>756,554</b>
<b>Total</b>	<b>2,331,230</b>	<b>140,052</b>	<b>198,600</b>	<b>2,669,882</b>	<b>1,287,823</b>	<b>141,176</b>	<b>105,296</b>	<b>1,534,295</b>

(\*) Real estate comprise of investment property, residential landbank, assets held for sale and value of buildings and related improvements presented within property, plant and equipment (including right of use).

(\*\*) Other assets represent mainly non-current financial assets in Ireland (EUR 117.7 million) and in Luxembourg (EUR 12.6 million).

Loans, bonds and leases comprise mainly of bonds issued by GTC S.A., GTC Hungary and GTC Aurora Luxembourg S.A.  
Other liabilities comprise mainly of derivatives payable in the amount of EUR 46,798, related to bonds in HUF.

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 6. Administration expenses

Administration expenses for the three-month period ended 31 March 2023 and 31 March 2022 comprise the following amounts:

	Three-month period ended 31 March 2023 <i>(unaudited)</i>	Three-month period ended 31 March 2022 <i>(unaudited)</i>
Administration expenses	4,301	3,636
Share based payment provision revaluation	(409)	(415)
<b>Total</b>	<b>3,892</b>	<b>3,221</b>

## 7. Finance costs

Finance costs for the three-month period ended 31 March 2023 and 31 March 2022 comprises the following amounts:

	Three-month period ended 31 March 2023 <i>(unaudited)</i>	Three-month period ended 31 March 2022 <i>(unaudited)</i>
Interest expenses (on financial liabilities that are not fair valued through profit or loss), banking costs and other charges	6,912	7,106
Finance costs related to lease liability	453	456
Amortization of long-term borrowings raising costs	537	555
<b>Total</b>	<b>7,902</b>	<b>8,117</b>

The weighted average interest rate (including hedges) on the Group's loans as of 31 March 2023 was 2.25% p.a. (2.21% p.a. as of 31 December 2022).

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## **8. Investment Property**

Investment properties that are owned by the Group are office and commercial space, including property under construction.

Completed assets are valued using discounted cash flow (DCF) method. Completed investment properties are externally valued by independent appraisers at year end and middle year based on open market values (RICS Standards). For the purpose of Q1 and Q3 quarterly Interim Condensed Consolidated Financial Statements the Group receives letters from its external appraisers to verify if the market value of completed investment properties has not been changed comparing to previous quarter. Based on received letters there have not been any material changes to the valuation as of 31 March 2023 compared to the valuation as of 31 December 2022.

Investment property can be split up as follows:

	<b>31 March 2023</b> <i>(unaudited)</i>	<b>31 December 2022</b> <i>(audited)</i>
Completed investment property	2,003,906	2,002,871
Investment property under construction	58,992	51,487
Investment property landbank	151,348	150,406
Right of use of lands under perpetual usufruct (IFRS 16)	37,752	38,899
<b>Total</b>	<b>2,251,998</b>	<b>2,243,663</b>

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 8. Investment Property (continued)

The movement in investment property for the periods ended 31 March 2023 and 31 December 2022 was as follows:

	Right of use of lands under perpetual usufruct (IFRS 16)	Completed investment property	Investment property under construction	Landbank	Total
<b>Carrying amount as of 1 January 2022</b>	<b>38,428</b>	<b>1,929,979</b>	<b>132,410</b>	<b>139,843</b>	<b>2,240,660</b>
Capitalised expenditure	-	17,017	72,454	2,721	92,192
Purchase of completed assets and land	-	8,029	10,156	40,334	58,519
Reclassification (1)	-	182,300	(161,219)	(21,081)	-
Adjustment to fair value / (impairment)	-	(25,362)	(2,314)	674	(27,002)
Revaluation of right of use of lands under perpetual usufruct	(541)	-	-	-	(541)
Reclassified to assets held for sale	(1,398)	(47,700)	-	(3,198)	(52,296)
Increase	2,427	-	-	-	2,427
Disposal of land (2)	-	-	-	(8,887)	(8,887)
Sale of completed building (3)	-	(61,392)	-	-	(61,392)
Foreign exchange differences	(17)	-	-	-	(17)
<b>Carrying amount as of 31 December 2022</b>	<b>38,899</b>	<b>2,002,871</b>	<b>51,487</b>	<b>150,406</b>	<b>2,243,663</b>
Capitalised expenditure	-	5,161	7,505	1,167	13,833
Prepaid right of use of lands under perpetual usufruct	(742)	-	-	-	(742)
Adjustment to fair value / (impairment)	-	(4,126)	-	(225)	(4,351)
Revaluation of right of use of lands under perpetual usufruct	(182)	-	-	-	(182)
Decrease	(149)	-	-	-	(149)
Foreign exchange differences	(74)	-	-	-	(74)
<b>Carrying amount as of 31 March 2023</b>	<b>37,752</b>	<b>2,003,906</b>	<b>58,992</b>	<b>151,348</b>	<b>2,251,998</b>

(1) Completion of Pillar building in Hungary in Q1 2022 (EUR 112m), Glamp in Serbia (EUR 50.4m) and Sofia Tower in Sofia (EUR 19.9m) in Q4 2022. Moreover, commencement of Center Point III construction (transfer from landbank to under construction).

(2) Sale of land plots in Poland.

(3) Sale of Cascade and Matrix building.

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 8. Investment Property (continued)

Fair value and impairment adjustment consists of the following:

	Three-month period ended 31 March 2023 <i>(unaudited)</i>	Three-month period ended 31 March 2022 <i>(unaudited)</i>
Adjustment to fair value of completed investment properties	(4,126)	3,103
Adjustment to the fair value of investment properties under construction	-	31
Impairment adjustment	(225)	(158)
<b>Total adjustment to fair value / (impairment) of investment property</b>	<b>(4,351)</b>	<b>2,976</b>
Adjustment to fair value of assets held for sale and other	1,723	292
Revaluation of right of use of lands under perpetual usufruct (including residential landbank)	(191)	(205)
Impairment of residential landbank	(161)	-
<b>Total recognised in profit or loss</b>	<b>(2,980)</b>	<b>3,063</b>

Reconciliation between capitalized expenditure and paid expenditure is presented below:

	Three-month period ended 31 March 2023 <i>(unaudited)</i>	Three-month period ended 31 March 2022 <i>(unaudited)</i>
<b>Capitalized expenditure</b>	<b>13,833</b>	<b>73,954</b>
Change in payables and provisions related to investing activities	6,758	533
Change in receivables related to investing activities	3,254	5,807
Expenditure on residential landbank	167	-
Purchase of property, plant, and equipment	1,292	-
<b>Paid expenditures in line with cash flow statement</b>	<b>25,304</b>	<b>80,294</b>



**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 8. Investment Property (continued)

Assumptions used in the fair value valuations of completed assets as of 31 March 2023 are presented below:

Portfolio	Book value	GLA thousand	Average Occupancy	Actual Average rent	Average ERV*	Average Yield**
	'000 Euro	sqm	%	Euro/ sqm/m	Euro/ sqm/m	%
Poland retail	442,700	114	94%	21.6	21.6	6.2%
Poland office	356,538	195	81%	14.6	14.2	7.7%
Belgrade retail	90,000	34	100%	19.7	21.0	8.9%
Belgrade office	50,400	18	94%	18.3	18.2	7.3%
Hungary office	584,883	198	86%	18.4	16.1	6.4%
Hungary retail	20,700	6	91%	19.3	19.2	6.7%
Bucharest office	163,785	62	75%	19.8	17.7	6.7%
Zagreb retail	84,800	28	99%	23.3	22.3	9.0%
Zagreb office	14,800	7	100%	16.6	14.9	9.3%
Sofia office	113,600	52	90%	16.0	15.3	7.9%
Sofia retail	81,700	23	98%	23.8	23.1	7.8%
<b>Total</b>	<b>2,003,906</b>	<b>737</b>	<b>87%</b>	<b>18.3</b>	<b>17.3</b>	<b>7.0%</b>

(\*) ERV- Estimated Rent Value as of December 31, 2022 (the open market rent value that a property can be reasonably expected to attain based on characteristics such as a condition of the property, amenities, location, and local market conditions).

(\*\*) Average yield is calculated as in-place rent divided by fair value of asset.

Assumptions used in the fair value valuations of completed assets as of 31 December 2022 are presented below:

Portfolio	Book value	GLA thousand	Average Occupancy	Actual Average rent	Average ERV*	Average Yield**
	'000 Euro	sqm	%	Euro/ sqm/m	Euro/ sqm/m	%
Poland retail	442,700	114	95%	21.5	21.6	6.2%
Poland office	356,438	195	80%	14.7	14.2	7.7%
Belgrade retail	90,000	34	100%	18.7	21.0	8.5%
Belgrade office	50,400	18	94%	18.0	18.2	7.2%
Hungary office	583,948	198	87%	16.8	16.3	6.0%
Hungary retail	20,700	6	89%	18.1	18.5	6.0%
Bucharest office	163,785	62	74%	18.8	17.8	6.3%
Zagreb retail	84,800	28	98%	21.7	22.3	8.3%
Zagreb office	14,800	7	96%	15.5	14.9	8.4%
Sofia office	113,600	52	89%	16.0	15.3	7.9%
Sofia retail	81,700	23	97%	22.3	23.1	7.2%
<b>Total</b>	<b>2,002,871</b>	<b>737</b>	<b>87%</b>	<b>17.7</b>	<b>17.3</b>	<b>6.8%</b>

(\*) ERV- Estimated Rent Value (the open market rent value that a property can be reasonably expected to attain based on characteristics such as a condition of the property, amenities, location, and local market conditions).

(\*\*) Average yield is calculated as in-place rent divided by fair value of asset.

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 8. Investment Property (continued)

Information regarding investment properties under construction as of 31 March 2023 is presented below:

	Book value	Estimated area (GLA)
	'000 Euro	thousand sqm
Budapest (Center Point III)	21,727	36
Budapest (Rose Hill Business Campus)	19,087	15
Zagreb (Matrix C)	18,178	11
<b>Total</b>	<b>58,992</b>	<b>62</b>

Information regarding investment properties under construction as of 31 December 2022 is presented below:

	Book value	Estimated area (GLA)
	'000 Euro	thousand sqm
Budapest (Center Point III)	19,500	36
Budapest (Rose Hill Business Campus)	17,000	15
Zagreb (Matrix C)	14,987	11
<b>Total</b>	<b>51,487</b>	<b>62</b>

Information regarding book value of investment property landbank for construction as of 31 March 2023 and 31 December 2022 is presented below:

	31 March 2023	31 December 2022
Poland	38,935	38,850
Hungary	55,644	55,103
Serbia	34,787	34,461
Romania	7,429	7,402
Bulgaria	4,060	4,060
Croatia	10,493	10,530
<b>Total</b>	<b>151,348</b>	<b>150,406</b>

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 9. Non-controlling interest

The Company's subsidiary that holds Avenue Mall (Euro Structor d.o.o.) has granted in 2018 its shareholders a loan, pro-rata to their stake in the subsidiary. The loan principal and interest shall be repaid by 30 December 2026. In the event that Euro Structor renders a resolution for the distribution of dividend, Euro Structor has the right to set-off the dividend against the loan. In case a shareholder will sell its stake in Euro Structor, the loan shall be due for repayment upon the sale.

Summarised financial information of the material non-controlling interest as of 31 March 2023 is presented below:

	<b>Euro Structor d.o.o.</b>	<b>Non-core projects</b>	<b>Total</b>
NCI share in equity	24,096	(1,916)	22,180
Loans received from NCI	-	2,472	2,472
Loans granted to NCI	(11,061)	-	(11,061)
<b>Total as of 31 March 2023</b> <i>(unaudited)</i>	<b>13,035</b>	<b>556</b>	<b>13,591</b>
<b>NCI share in profit / (loss)</b>	<b>437</b>	<b>(35)</b>	<b>402</b>

## 10. Derivatives

The Group holds instruments (IRS, CAP, currency SWAP and cross-currency interest rate SWAP) that hedge the risk involved in fluctuations of interest rate and currencies rates. The instruments hedge interest on loans and bonds for a period of 2-10 years.

Derivatives are presented in financial statements as below:

	<b>31 March 2023</b> <i>(unaudited)</i>	<b>31 December 2022</b> <i>(audited)</i>
Non-current assets	12,553	17,054
Current assets	9,449	7,793
Non-current liabilities	(38,494)	(46,798)
Current liabilities	(1,520)	(2,180)
<b>Total</b>	<b>(18,012)</b>	<b>(24,131)</b>

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 10. Derivatives (continued)

The movement in derivatives for the periods ended 31 March 2023 and 31 December 2022 was as follows:

	31 March 2023 (unaudited)	31 December 2022 (audited)
<b>Fair value as of the beginning of the year</b>	<b>(24,131)</b>	<b>(40,598)</b>
Charged to other comprehensive income	(1,479)	27,533
Charged to profit or loss (*)	7,598	(11,066)
<b>Fair value as of the end of the period</b>	<b>(18,012)</b>	<b>(24,131)</b>

(\*) This gain mainly offset a foreign exchange difference losses on bonds nominated in PLN and HUF.

The movement in hedge reserve in equity for the periods ended 31 March 2023 and 31 December 2022 was as follows:

	31 March 2023	31 December 2022
<b>Hedge reserve as of the beginning of the year</b>	<b>(7,515)</b>	<b>(30,903)</b>
Charged to other comprehensive income	6,119	16,467
Realized in the period (charged to profit or loss) (*)	(7,598)	11,066
Total impact on other comprehensive income	(1,479)	27,533
Income tax on hedge transactions	261	(4,145)
<b>Hedge reserve as of the end of the year</b>	<b>(8,733)</b>	<b>(7,515)</b>

(\*) This loss mainly offset a foreign exchange difference gains on bonds nominated in PLN and HUF.

Derivatives are measured at fair value at each reporting date. Valuations of hedging derivatives are considered as level 2 fair value measurements. Fair value of derivatives is measured using cash flows models based on the data from publicly available sources.

The Company applies cash flow hedge accounting and uses derivatives as hedging instruments. The Group uses both qualitative and quantitative methods for assessing effectiveness of the hedge. All derivatives are measured at fair value, effective part is included in other comprehensive income and reclassified to profit or loss when hedged item affects P&L. The Group uses IRS and Cap for hedging interest rate risk on loans, and cross-currency interest rate swaps for hedging both interest rate risk and currency risk on bonds denominated in foreign currencies.

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 11. Long-term loans and bonds

	31 March 2023 <i>(unaudited)</i>	31 December 2022 <i>(audited)</i>
Bonds mature in 2022-2023 (Poland) (PLGTC0000318)	31,931	31,495
Green bonds mature in 2027-2030 (HU0000360102)	104,280	99,010
Green bonds mature in 2028-2031 (HU0000360284)	51,989	49,866
Green bonds mature in 2026 (XS2356039268)	506,703	503,784
Loan from Santander (Globis Poznan)	15,536	15,693
Loan from Santander (Pixel)	18,149	18,322
Loan from Santander (Globis Wroclaw)	13,501	13,501
Loan from Berlin Hyp (Corius)	9,500	9,500
Loan from Pekao (Sterlinga)	11,456	14,088
Loan from PKO BP (Artico)	12,700	12,828
Loan from Erste and Raiffeisen (Galeria Jurajska)	109,156	110,375
Loan from Berlin Hyp (UBP)	35,000	35,000
Loan from Santander (Francuska)	17,781	17,950
Loan from OTP (Centre Point)	45,603	46,055
Loan from UniCredit Bank (Pillar)	57,000	57,000
Loan from OTP (Duna)	35,364	35,715
Loan from Erste (HBK)	10,775	10,873
Loan from Erste (Váci Greens D)	23,500	23,688
Loan from OTP (Ericsson/evosoft Hungary)	80,000	80,000
Loan from Erste (V188)	16,225	16,268
Loan from Zagrebečka Banka (Avenue Mall Zagreb)	42,500	42,500
Loans from NCI	2,472	2,441
Deferred issuance debt expenses	(7,538)	(8,097)
<b>Total</b>	<b>1,243,583</b>	<b>1,237,855</b>

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 11. 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:

	31 March 2023 <i>(unaudited)</i>	31 December 2022 <i>(audited)</i>
<b>Current portion of long-term loans and bonds:</b>		
Bonds mature in 2022-2023 (Poland) (PLGTC0000318)	31,931	31,495
Green bonds mature in 2027-2030 (HU0000360102)	340	72
Green bonds mature in 2028-2031 (HU0000360284)	19	397
Green bonds mature in 2026 (XS2356039268)	8,652	5,877
Loan from Santander (Globis Poznan)	629	629
Loan from Santander (Pixel)	690	690
Loan from Erste and Raiffeisen (Galeria Jurajska)	4,875	4,875
Loan from Pekao (Sterlinga)	-	525
Loan from PKO BP (Artico)	510	510
Loan from Santander (Francuska)	676	676
Loan from OTP (Centre Point)	1,807	1,807
Loan from OTP (Duna)	1,401	1,401
Loan from Erste (Váci Greens D)	750	750
Loan from Erste (HBK)	-	98
Loan from Erste (V188)	-	43
Deferred issuance debt expenses	(1,274)	(1,274)
<b>Total</b>	<b>51,006</b>	<b>48,571</b>



**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 11. Long-term loans and bonds (continued)

	31 March 2023 <i>(unaudited)</i>	31 December 2022 <i>(audited)</i>
<b>Long term portion of long-term loans and bonds:</b>		
Green bonds mature in 2027-2030 (HU0000360102)	103,940	98,938
Green bonds mature in 2028-2031 (HU0000360284)	51,970	49,469
Green bonds mature in 2026 (XS2356039268)	498,051	497,907
Loan from Santander (Globis Poznan)	14,907	15,064
Loan from Santander (Pixel)	17,459	17,632
Loan from Santander (Globis Wroclaw)	13,501	13,501
Loan from Berlin Hyp (Corius)	9,500	9,500
Loan from Pekao (Sterlinga)	11,456	13,563
Loan from PKO BP (Artico)	12,190	12,318
Loan from Erste and Raiffeisen (Galeria Jurajska)	104,281	105,500
Loan from Berlin Hyp (UBP)	35,000	35,000
Loan from Santander (Francuska)	17,105	17,274
Loan from OTP (Centre Point)	43,796	44,248
Loan from OTP (Duna)	33,963	34,314
Loan from Erste (HBK)	10,775	10,775
Loan from Erste (Váci Greens D)	22,750	22,938
Loan from OTP (Ericsson/evosoft Hungary)	80,000	80,000
Loan from Erste (V188)	16,225	16,225
Loan from UniCredit Bank (Pillar)	57,000	57,000
Loan from Zagrebečka Banka (Avenue Mall Zagreb)	42,500	42,500
Loans from NCI	2,472	2,441
Deferred issuance debt expenses	(6,264)	(6,823)
<b>Total</b>	<b>1,192,577</b>	<b>1,189,284</b>

## 11. Long-term loans and bonds (continued)

As securities for the bank loans, the banks have mortgage over the assets and security deposits together with assignment of the associated receivables and insurance rights.

In its financing agreements with banks, the Group undertakes to comply with certain financial covenants that are listed in those agreements. The main covenants are: maintaining a Loan-to-Value and Debt Service Coverage ratios in the company that holds the project.

In addition, substantially, all investment properties and investment properties under construction that were financed by a lender have been pledged to secure the long-term loans from banks. Unless otherwise stated, fair value of the pledged assets exceeds the carrying value of the related loans.

Bonds PLGTC0000318 (last series maturing in 2023) are denominated in PLN. Green Bonds (series maturing in 2027-2030) and green bonds (series maturing in 2028-2031) are denominated in HUF. All other bank loans and bonds are denominated in Euro.

As at 31 March 2023, the Group continues to comply with the financial covenants set out in their loan agreements and bonds terms.

The movement in long term loans and bonds for the periods ended 31 March 2023 and 31 December 2022 was as follows:

	1 January 2023- 31 March 2023	1 January 2022- 31 December 2022
<b>Balance as of the beginning of the period</b>	<b>1,237,855</b>	<b>1,299,451</b>
Drawdowns	-	6,173
Repayments	(5,468)	(52,125)
Conversion of loan from NCI to equity	-	(5,887)
Change in accrued interest	3,038	41
Change in deferred issuance debt expenses	559	2,227
Foreign exchange differences	7,599	(12,025)
<b>Balance as of end of the period</b>	<b>1,243,583</b>	<b>1,237,855</b>

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 11. Long-term loans and bonds (continued)

Repayments of long-term debt and interest are scheduled as follows (Euro million) (the amounts are not discounted):

	31 March 2023 (unaudited)	31 December 2022 (audited)
First year*	79	76
Second year	164	65
Third year	88	149
Fourth year	732	774
Fifth year	82	76
Thereafter	206	206
	<b>1,351</b>	<b>1,346</b>

(\*) To be repaid during 12 months from reporting date.

## 12. Lease liability and Right of Use of land

Lease liabilities include mostly lease payments for land subject to perpetual usufruct payments and classified as land under investment property (completed, under construction, and landbank) and residential landbank.

The balance of Right of Use as of 31 March 2023 was as follows:

Country	Completed investment property	Investment property landbank at cost	Residential landbank	Property, plant and equipment	Total
Poland	13,987	16,515	-	-	30,502
Romania	6,449	-	-	-	6,449
Serbia	-	801	-	-	801
Croatia	-	-	1,054	-	1,054
Other	-	-	-	2,309	2,309
<b>Balance as of 31 March 2023</b>	<b>20,436</b>	<b>17,316</b>	<b>1,054</b>	<b>2,309</b>	<b>41,115</b>

**Globe Trade Centre S.A.**  
**Notes to the Interim Condensed Consolidated Financial Statements**  
**for the three-month period ended 31 March 2023**  
**(in thousands of Euro)**

## 12. Lease liability and Right of Use of land (continued)

The balance of Right of Use as of 31 December 2022 was as follows:

Country	Completed investment property	Investment property landbank at cost	Residential landbank	Property, plant and equipment	Total
Poland	14,425	16,723	-	-	31,148
Romania	6,948	-	-	-	6,948
Serbia	-	803	-	-	803
Croatia	-	-	1,064	-	1,064
Other	-	-	-	2,369	2,369
<b>Balance as of 31 December 2022</b>	<b>21,373</b>	<b>17,526</b>	<b>1,064</b>	<b>2,369</b>	<b>42,332</b>

The balance of lease liability as of 31 March 2023 was as follows:

Country	Completed investment property	Investment property landbank at cost	Residential landbank	Property, plant and equipment	Total	Average Discount rate
Poland	13,987	15,374	-	-	29,361	4.2%
Romania	6,449	-	-	-	6,449	5.7%
Serbia	-	815	-	-	815	7.6%
Croatia	-	-	1,121	-	1,121	4.4%
Other	-	-	-	2,407	2,407	3.0%
<b>Balance as of 31 March 2023</b>	<b>20,436</b>	<b>16,189</b>	<b>1,121</b>	<b>2,407</b>	<b>40,153</b>	

The balance of lease liability as of 31 December 2022 was as follows:

Country	Completed investment property	Investment property landbank at cost	Residential landbank	Property, plant and equipment	Total	Discount rate
Poland	14,425	15,992	-	-	30,417	4.2%
Romania	6,948	-	-	-	6,948	5.7%
Serbia	-	815	-	-	815	7.6%
Croatia	-	-	1,180	-	1,180	4.4%
Other	-	-	-	2,511	2,511	3.0%
<b>Balance as of 31 December 2022</b>	<b>21,373</b>	<b>16,807</b>	<b>1,180</b>	<b>2,511</b>	<b>41,871</b>	

The lease liabilities were discounted using discount rates applicable to long-term borrowing in local currencies in the countries of where the assets are located.

## 13. Assets held for sale

The balance of assets held for sale as of 31 March 2023 and 31 December 2022 was as follows:

	31 March 2023 <i>(unaudited)</i>	31 December 2022 <i>(audited)</i>
Forest Office Debrecen	-	47,700
Romanian landbank	680	680
Landbank in Poland	3,208	3,255
<b>Total</b>	<b>3,888</b>	<b>51,635</b>

On 19 July 2022, GTC FOD Property Kft., a wholly-owned subsidiary of the Company, signed a sale and purchase agreement, concerning the sale of the office building owned by the subsidiary. The selling price under the Agreement was HUF 19.1 billion (ca. EUR 47.7 million as of 31 December 2022). As of 30 January 2023 the full purchase price (ca. EUR 49.2 million) was paid and the transaction was completed.

## 14. Taxation

Regulations regarding VAT, corporate income tax and social security contributions are subject to frequent changes. These frequent changes result in there being little point of reference, inconsistent interpretations not consistent and few established precedents that may be followed. The binding regulations also contain uncertainties, resulting in differences in opinion regarding the legal interpretation of tax regulations both between government bodies, and between government bodies and companies. Tax settlements and other areas of activity (e.g. customs or foreign currency related issues) may be subject to inspection by administrative bodies authorised to impose high penalties and fines, and any additional taxation liabilities calculated as a result must be paid together with high interest.

## 15. Capital and Reserves

Shareholders who, as at 31 March 2023, held above 5% of the Company shares were as follows:

- GTC Dutch Holdings B.V
- Icona Securitization Opportunities Group S.A R.L.
- Powszechne Towarzystwo Emerytalne PZU S.A. (managing Otwarty Fundusz Emerytalny PZU "Złota Jesień")
- Powszechne Towarzystwo Emerytalne Allianz Polska S.A. (managing jointly Allianz OFE, Allianz DFE and Drugi Allianz OFE)

### PHANTOM SHARES

Certain key management personnel of the Group is entitled to specific cash payments resulting from phantom shares in the Group (the "Phantom Shares"). The company uses binomial model to evaluate the fair value of the phantom shares. The input data includes date of valuation, strike price, and expiry date. The Phantom shares (as presented in below table) have been accounted for based on future cash settlement.

As at 31 March 2023, phantom shares issued were as follows:

Strike (PLN)	Granted	Vested	Total
5.75 - 5.95	2,531,600	769,500	3,301,100
6.03 – 6.31	468,000	-	468,000
6.42 – 6.69	775,000	1,250,000	2,025,000
<b>Total</b>	<b>3,774,600</b>	<b>2,019,500</b>	<b>5,794,100</b>

Last year of exercise date	Number of phantom shares
2023	1,556,600
2025	1,875,000
2026	472,000
Other*	1,890,500
<b>Total</b>	<b>5,794,100</b>

\* From one to twelve months after agreement termination.

The number of phantom shares were changed as follows:

<b>Number of phantom shares as of 1 January 2023</b>	<b>5,971,100</b>
Granted during the period	-
Expired	(177,000)
Exercised during the period	-
<b>Number of phantom shares as of 31 March 2023</b>	<b>5,794,100</b>



## **16. Non-current financial assets (related to investment property) measured at fair value through profit or loss**

On 9 August 2022, a subsidiary of the Company entered into an agreement for a joint investment into an innovation park in County Kildare, Ireland. This transaction involved an initial investment of approximately EUR 115 million into the Kildare Innovation Campus and additional investment of EUR 2 million as at 22 September 2022, according to agreement terms (up to maximum amount of EUR 9 million). GTC acquired a minority of 25% of notes (debt instruments) issued by a Luxembourg securitization vehicle financial instrument which accrues a variable return subject to the future proceeds derived from project. The debt instruments do not meet SPPI test therefore they are measured at fair value through profit or loss.

As of 31 December 2022, financial data of the Luxembourg securitization vehicle were as below:

	millions EUR
Total assets	475
Total liabilities	58
Equity	417

Kildare Innovation Campus, located outside of Dublin, extends over 72 ha (of which 34 ha is undeveloped). There are nine buildings that form the campus (around 101,685 sqm): six are lettable buildings with designated uses including industrial, warehouse, manufacturing and office/lab space. In addition, there are three amenity buildings, comprising a gym, a plant area, a campus canteen, and an energy center. The campus currently generates around EUR 6.2 million gross rental income per annum. A masterplan has been prepared whereby the site and the campus are planned to be converted into a Life Science and Technology campus with a total of approximately 135,000 sq m. GTC's investment is protected by customary investor protection mechanisms in case of certain significant project milestones are not achieved in a satisfactory manner.

As of reporting date, the master plan which regulates the planning and permitting process for the future conversion of the site into a life science park and technology campus has not been submitted yet and it is under currently planning phase.

There is no external valuation for these notes for Q1 quarterly Interim Condensed Consolidated Financial Statements. The Group believes that the fair value of these notes has not been changed materially, comparing to 31 December 2022.

## 16. Non-current financial assets (related to investment property) measured at fair value through profit or loss (continued)

Fair value of financial instrument is presented below:

	millions EUR
Estimated future cash flows assuming successful completion of the project	163
Discount factor to reflect the risk relating to obtaining permit and its timing – 27.5%	(35)
Fair Value of financial instrument	118

Information regarding inter-relationship between key unobservable inputs and fair value measurements is presented below:

	Total Fair Value of Estimated future cash flows assuming successful completion of the project millions EUR
Increase of 5% in estimated net rent	180
Decrease of 5% in estimated net rent	146
Increase of 10% in estimated net rent	197
Decrease of 10% in estimated net rent	129

	Total Fair Value of Financial instrument (Ireland) millions EUR
Increase of 5 p.p. in permitting factors	126.4
Decrease of 5 p.p. in permitting factors	110.0
Increase of 10 p.p. in permitting factors	134.5
Decrease of 10 p.p. in permitting factors	101.9
Increase of 5% of expected capital expenditure to obtain the permit	117.4
Decrease of 5% of expected capital expenditure to obtain the permit	117.9
Increase of 10% of expected capital expenditure to obtain the permit	117.0
Decrease of 10% of expected capital expenditure to obtain the permit	118.2

## **16. Non-current financial assets (related to investment property) measured at fair value through profit or loss (continued)**

On 28 August 2022, GTC Origine Investments Pltd., a wholly-owned subsidiary of the Company, acquired 34% of units in Regional Multi Asset Fund Compartment 2 of Trigal Alternative Investment Fund GP S.á.r.l. ("Fund") for consideration of EUR 12.6 million from an entity related to the Majority shareholder. The Fund is focused on commercial real estate investments in Slovenia and Croatia with a total gross asset value of EUR 68.75 million. The fund expected maturity is in Q4 2028.

ACP Credit I SCA SICAV-RAIF (hereinafter referred as "ACP Fund") is a reserved alternative investment fund in Luxembourg with 2 compartments. GTC has a total commitment of EUR 5 million in ACP Fund, and total of EUR 518k was called up to end of Q1 2023. ACP Fund investment strategy is to build a portfolio of secured income-generating debt instruments in SMEs and medium-sized companies in Central Europe.

In three-month period ended 31 March 2023 GTC S.A. invested additionally EUR 1.3 million, including EUR 0.9 million in the Ireland project and 0.4 million in the ACP Fund.

Non-current financial assets at fair value through profit or loss are carried in the statement of financial position at fair value with net changes in fair value recognised in the statement of profit or loss.

As of 31 March 2023 and 31 December 2022 the fair value of non-current financial assets was as follows:

	<b>31 March 2023</b> <i>(unaudited)</i>	<b>31 December 2022</b> <i>(audited)</i>
Notes (Ireland)	118,515	117,641
Units (Trigal)	13,347	12,627
ACP Fund	518	73
<b>Total</b>	<b>132,380</b>	<b>130,341</b>

## 17. Earnings per share

Basic earnings per share were calculated as follows:

	Three-month period ended 31 March 2023 <i>(unaudited)</i>	Three-month period ended 31 March 2022 <i>(unaudited)</i>
Profit for the period attributable to equity holders (Euro)	11,154,000	14,914,000
Weighted average number of shares for calculating basic earnings per share	574,255,122	574,255,122
<b>Basic earnings per share (Euro)</b>	<b>0.02</b>	<b>0.03</b>

There have been no potentially dilutive instruments as at 31 March 2023 and 31 March 2022.

## 18. Related party transactions

There were no significant related party transactions in the three-month period ended 31 March 2023.

## 19. Changes in commitments, contingent assets and liabilities

There were no significant changes in commitments and contingent liabilities.

There were no significant changes in litigation settlements in the current period.

## 20. Subsequent events

On 25 April 2023, GTC S.A. entered into a mutual employment contract termination agreement with Mr. Ariel Ferstman. Mr. Ferstman resigned from his seat on the Management Board of the Company as well as GTC Real Estate Development Hungary Zrt. The resignation is effective as of 25 April 2023.

On 25 April 2023, the Supervisory Board of GTC S.A. nominated Barbara Sikora to the post of Chief Financial Officer of GTC Group and a member of the Management Board of GTC S.A. effective from 1 May 2023.

On 4 May 2023, on the maturity date, GTC S.A. repaid partially bonds issued under ISIN code PLGTC0000318 (one-third of total issue) in the amount of EUR 17,100 (PLN 73,333) – including hedge component.

## **20. Subsequent events (continued)**

In April 2023, Seven Gardens d.o.o., a wholly-owned subsidiary of the Company, has signed EUR 14 million loan agreement with Erste & Steiermarkische Bank d.d. with a maturity of five years following the end of construction period (latest repayment date is June 2029). Partial drawdown of EUR 6.6 million was done on 16 May 2023.

In May 2023, Glamp d.o.o. Beograd, a subsidiary of the Company, has signed EUR 25 million loan agreement with Erste Group Bank AG and Erste Bank AD Novi Sad with a maturity of five years from the signing date. The drawdown under the respective loan agreement is expected in May or early June 2023.

## **21. Approval of the financial statements**

The interim condensed consolidated financial statements were authorised for the issue by the Management Board on 24 May 2023.



## Independent registered auditor's report on the review of the interim condensed consolidated financial statements

To the Shareholders and the Supervisory Board of Globe Trade Centre Spółka Akcyjna

### Introduction

We have reviewed the accompanying interim condensed consolidated financial statements of Globe Trade Centre S.A. Group (hereinafter called "the Group"), having Globe Trade Centre S.A. as its parent company (hereinafter called "the Parent Company"), comprising the interim condensed consolidated statement of financial position as at 31 March 2023 and the interim condensed consolidated income statements for the three-month period then ended, the interim condensed consolidated statements of comprehensive income for the three-month period then ended, and the interim condensed consolidated statement of changes in equity for the three-month period then ended, the interim condensed consolidated statement of cash flows for the three-month period then ended and a summary of significant accounting policies and other explanatory notes.

The Management Board of the Parent's Company is responsible for the preparation and presentation of these interim condensed consolidated financial statements in accordance with the International Accounting Standard 34 Interim Financial Reporting as adopted by the European Union. 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 the National Standard on Review Engagements 2410 in the wording of the International Standard on Review Engagements 2410 Review of Interim Financial Information Performed by the Independent Auditor of the Entity as adopted by the National Council of Certified Auditors. A review of interim condensed consolidated financial statements 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 National Standards on Auditing. Consequently, it 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 have not been prepared, in all material respects, in accordance with the International Accounting Standard 34 Interim Financial Reporting as adopted by the European Union.

Conducting the review on behalf of PricewaterhouseCoopers Polska Spółka z ograniczoną odpowiedzialnością Audyt Sp.k., a company entered on the list of Registered Audit Companies with the number 144:

Piotr Wyszogrodzki

Key Registered Auditor  
No. 90091

Warsaw, 25 May 2023