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GTC

MANAGEMENT BOARD'S REPORT

ON THE ACTIVITIES OF

GTC HUNGARY REAL ESTATE DEVELOPMENT PLTD. GROUP

IN THE SIX-MONTH PERIOD ENDED 30 JUNE

2026

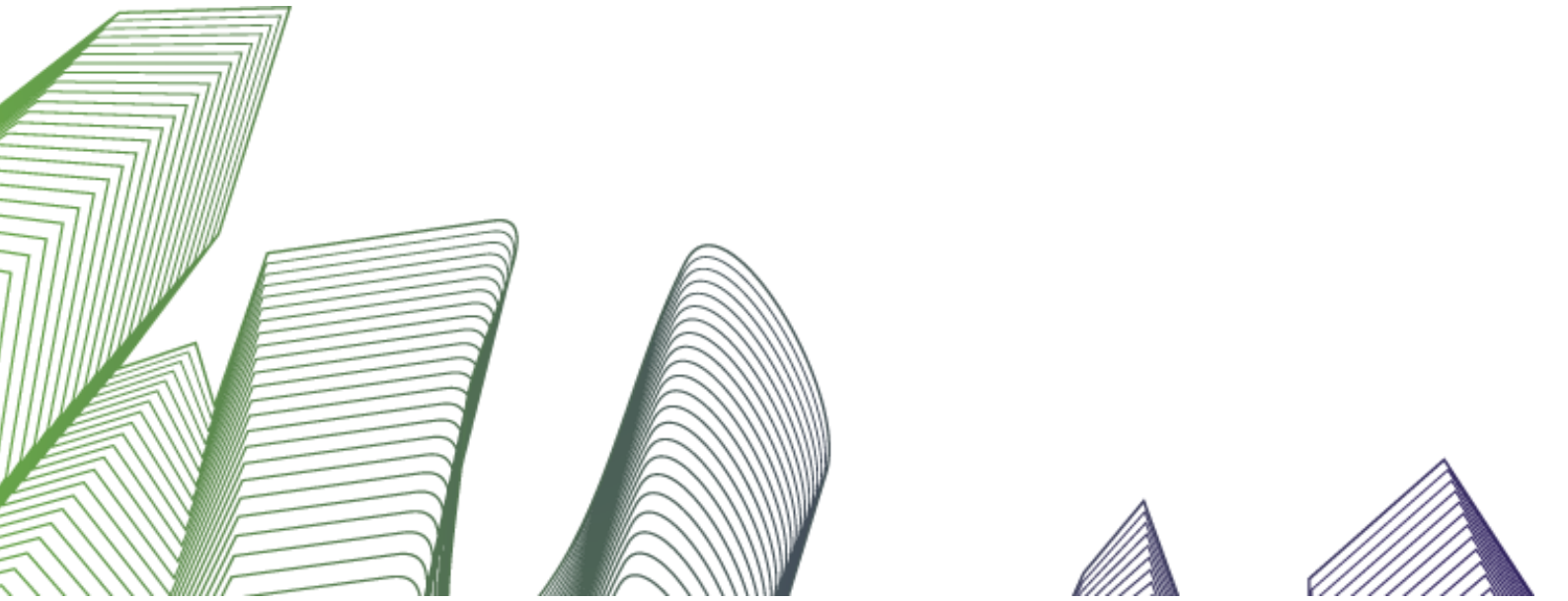


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1. INTRODUCTION

GTC Hungary Real Estate Development Pltd. (“the Company”, “GTC”) and its subsidiaries (“Group”) are real-estate corporation in Hungary. The Company was registered in Budapest in September 1998. The company is part of the GTC Group, an experienced, established, and fully integrated, real estate group of companies operating in the CEE and SEE region with a primary focus on Poland and Budapest and capital cities in the SEE region including Bucharest, Belgrade, Zagreb and Sofia, where it directly acquires, develops and manages primarily high-quality office and retail real estate assets in prime locations. The GTC Group was established in 1994.

The Company’s headquarters are located in Budapest, at 22 Népfürdő street.

PRESENTATION OF FINANCIAL INFORMATION

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

All the financial data in this Report is presented in EUR or HUF and expressed in thousand 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.

PRESENTATION OF PROPERTY INFORMATION

Information on properties is presented pro-rata to the Group’s consolidation method in each of the properties. The properties' valuation is based on the value that the Group consolidates in its consolidated financial statements. The occupancy rate given for each of the markets is as of 30 June 2026.

FORWARD-LOOKING STATEMENTS

This Report contains forward-looking statements relating to future expectations regarding the Group’s business, financial condition, and results of operations. You can find these statements by looking for words such as "may", "will", "expect", "anticipate", "believe", "estimate", and similar words used in this Report. By their nature, forward-looking statements are subject to numerous assumptions, risks, and uncertainties. Accordingly, actual results may differ materially from those expressed or implied by forward-looking statements. The Group cautions you not to place undue reliance on such statements, which speak only as of this Report's date.

The cautionary statements set out above should be considered in connection with any subsequent written or oral forward-looking statements that the Group or persons acting on its behalf may issue. The Group does not undertake any obligation to review or confirm analysts’ expectations or estimates or to release publicly any revisions to any forward-looking statements to reflect events or circumstances after the date of this Report.

The Group discloses essential risk factors that could cause its actual results to differ materially from its expectations under Item 3. “Key risk factors”, Item 5. “Operating and financial review”, and elsewhere in this Report. These cautionary statements qualify all forward-looking statements attributable to us or persons acting on behalf of the Group. When the Group indicates that an event, condition, or circumstance could or would have an adverse effect on the Group, it means to include effects upon its business, financial situation, and results of operations

2. SELECTED FINANCIAL DATA

The following tables present the Group's selected historical financial data for the six-month periods ended 30 June 2026 and 2025. The historical financial data should be read in conjunction with Item 5. "Operating and financial review" and the unaudited consolidated financial statements for the six-month period ended 30 June 2026 (including the notes thereto). The Group has derived the financial data presented in accordance with IFRS from the unaudited consolidated financial statements for the six-month period ended 30 June 2026.

	FOR THE 6-MONTH PERIOD	
Consolidated Income Statement (in thousands EUR	**30 June 2026**	**30 June 2025**
Revenues from operations	12,518	12,014
Cost of operations	(4,330)	(4,855)
Gross margin from operations	8,188	7,159
Selling expenses	(97)	(102)
Administrative expenses	(1,097)	(1,070)
Profit/(loss) from revaluation/impairment of assets, net	(4,093)	(6,058)
Financial income/(expense), net	(2,710)	3,621
Net profit / (loss)	41	3,305

Consolidated Cash Flow Statement (in thousands EUR)	**30 June 2026**	**30 June 2025**
Net cash (used)/from operating activities	(10,610)	6,731
Net cash (used)/from investing activities	64,794	5,117
Net cash from/(used in) financing activities	(81,700)	(7,446)
Cash and cash equivalents at the end of the period	3,344	2,480

Consolidated statement of financial position (in thousands EUR)	**As of 30 Jun. 2026**	**As of 31 Dec. 2025**
Investment property (completed and under construction)	350,874	347,838
Investment property landbank	20,200	20,180
Assets held for sale	-	-
Cash and cash equivalents	3,344	30,860
Loan granted to related parties	534,152	590,688
Prepayments, deferred expenses and other receivables	196,624	196,516
Others	16,287	14,414
Total assets	**1,121,481**	**1,200,497**
Non-current liabilities	850,213	901,074
Current liabilities	26,392	60,437
Total Equity	244,876	238,986
Share capital	20,366	20,366

3. KEY RISK FACTORS

RISK FACTORS RELATED TO THE GROUP'S BUSINESS

Risk	Description	Risk management method
Risk of unfavourable macroeconomic trends	The Group is affected by macroeconomic conditions, especially the overall conditions in the EU and national and local economies, such as growth in gross domestic product, inflation, changes in interest rates, and unemployment rates. Unfavourable macroeconomic trends combined with the instability of the financial markets may have a negative impact on the Group's operations, rental income, the market value of the Group's properties, as well as the availability and cost of debt financing/refinancing.	▪ Ongoing monitoring of the market and macroeconomic conditions;
Geopolitical risk	Geopolitical factors, including failure to enact meaningful economic improvements and increased EU funds disbursements by the new government in Hungary may create significant uncertainties for the Group's activities. In addition, global developments such as the war in Ukraine, economic sanctions imposed on Russia and Belarus, the conflict in the Middle East, including the recent developments in Iran, tensions between China and Taiwan, and uncertainties surrounding US foreign policy remain relevant risk factors for the region. Taken together with other macroeconomic and geopolitical factors, these developments may negatively affect the Group's operations and financial results. The continuation of existing conflicts may lead to further disruptions in supply chains, prices of oil and other energy commodities, reduced availability of subcontractors, and a general increase in the cost of materials and energy.	▪ Ongoing monitoring of the geopolitical situation in terms of its potential impact on the Group, individual projects and the Group's long-term investment plans; ▪ as at the date of this Report, the Group has not identified specific risks, which result directly from existing conflicts, which may have impacted the Group's operations, financial results or development process.
Risks related to the implementation of strategy	The Group may be unable to implement its strategy in part or in full and there can be no assurance that the implementation of the Group's strategy would achieve its goals. The success of the Group's	▪ Experienced, goal-oriented management for the Group; ▪ qualified team of specialists; ▪ monitoring market conditions (both global and regional) and

	strategy relies, in part, on various assumptions and contingencies (e.g. with respect to the level of profitability of any acquisition targets, investment criteria that have been developed by the Group, and the valuation of a project) that may prove to be partially or wholly incorrect or inaccurate resulting in a lower than expected return on investment. There is a risk that the Group will not be able to carry out its planned sale strategy in its entirety or in part or at the assumed prices (which may differ from the acquisition value) or, with respect to certain projects, cooperation of the majority partner in joint venture projects may be required. There is a risk that the Group will not be able to identify and secure new investments at attractive prices and on favourable terms and conditions that will satisfy its rate of return objectives and realise their values. Consequently, the Group may not be able to acquire properties and develop planned projects, and acquisitions may not actually generate the expected income. The Group may also fail to achieve its goals due to internal and external factors of a regulatory, legal, financial, social or operational nature, some of which may be beyond the Group's control, such as volatile market conditions, a lack of capital resources needed for expansion and the changing price and availability of investment targets in the relevant markets, as well as changes to laws.	other factors that are relevant for the achievement of the strategic goals of the Group; ▪ periodic verification of key strategic goals; and ▪ cooperating with renowned brokers and agents as well as reputable legal, tax, commercial and technical advisors in the due diligence process and in the process of new investment acquisitions.
Risk related to changes in tenant and consumer preferences	Due to the change in the typical work model resulting in a significant portion of employees working in hybrid mode combining work from office with remote work, or working fully remotely, as well as changes in shopping preferences combined with the growing significance of online shopping instead of conventional shopping following the COVID-19 pandemic, there can be no assurance that tenants will renew their leases on terms favourable to the Group at the end of their current contracts or, if they do not, that new tenants of equivalent standing (or any new tenants) will be acquired, which, in	▪ Conducting ongoing analyses of the latest trends based on industry reports and own analyses of consumer preferences; ▪ flexibly responding to changing consumer and tenant preferences; ▪ attempting to secure high-quality projects that are attractive to tenants; ▪ improving amenities for tenants and implementing tenant-friendly solutions in buildings; and

	turn, may cause reduced or negative rental returns and profits and, as a result, could have a material adverse effect on the Group's business, financial condition and results of operations.	▪ adapting the Group's strategy in accordance with the changing market trends and situation.
Risk related to the development process	The Group is exposed to risks related to development processes, including, among others, demand for office space in the relevant market, a contractor's bankruptcy, claims and legal disputes with subcontractors, delays in work, the improper quality of work, increased material, labour or other costs, which may make completion of the project uneconomical, and shortages of qualified teams of professionals. Failure in any of these may negatively affect the Group's reputation and the marketability of the completed properties. The construction of the Group's projects may also be delayed or otherwise negatively affected by other factors over which the Group has limited or no control, such as acts of nature, industrial accidents, deterioration of ground conditions (for example, the presence of underground water) and potential liability under environmental laws and other laws related to, for example, ground contamination, archaeological findings or unexploded ordnance, acts of terrorism, riots, strikes or social unrest, changes in applicable laws, and increases in the cost of external financing. Additionally, no assurances can be given that permits or other decisions required from various authorities in connection with existing or new development projects will be obtained by the Group in a timely manner. Such decisions may be challenged by third parties, which may result in delays in the development timetable, failing to meet deadlines and/or an investment being abandoned. The Group's land may also require rezoning or a new or the obtaining of an amended local spatial development plan or planning permission. Obtaining the required permission cannot be guaranteed, and the Group has encountered such difficulties in the past.	▪ Cooperating with renowned and experienced contractors, subcontractors and suppliers; ▪ checking the financial condition and technical capabilities of a contractor or supplier prior to signing contracts; ▪ applying mechanisms in construction contracts protecting investors (e.g. lump sum remuneration, indemnification regarding subcontractors, obligation to provide the respective bank guarantees or other collateral securing the proper performance of work and guarantee periods); ▪ conducting ongoing supervision over construction projects by project managers; ▪ conducting detailed analyses of the zoning designation of land prior to acquisition; ▪ cooperating with experienced external architectural and urban planning studios as well as specialists in the fields of planning and administrative procedures; and ▪ limiting the number of new developments of the Group conducted at the same time

Risk of not adjusting the Group's properties to sustainability criteria and not reducing its impact on the environment	The Group is required to adapt to EU legal acts in the area of ESG, to meet multiple sustainability criteria, and to take actions aimed at reducing the environmental impact of the Group's operations. There is a risk that the adaptation of the Group's buildings to be net zero effective, as well as actions taken by the Group to improve building efficiency may require significant capital expenditures and, in some cases, could be difficult to implement. One cannot rule out that, for the purpose of the reduction of their carbon footprint, tenants will be looking for space that provides a low carbon footprint or will limit their office space or place great importance on working from home (in an effort to generate fewer or even no carbon emissions) instead of working from an office, which may lead to reduced demand for office space, and have a negative impact on the rental returns and profitability of the Group. There is a risk that buildings that do not meet sustainability criteria will not be attractive either to tenants or potential purchasers and, as a consequence, the sale of such buildings may be difficult, or the price offered for such buildings will not be satisfactory to the Group. Also, the observed changes in the climate (in particular, changes in the average air temperature in the region in which the Group operates) may require changes in the operation of the Group's properties as well as its equipment (including, for instance, upgrading air conditioners, replacing conventional lighting with LED, etc.). Moreover, making such changes may require additional capital expenditures. Failure to make these changes in a timely manner could create a competitive disadvantage and a decrease in rental revenue, and thereby negatively impact the Group's results of operations and financial condition.	▪ Focusing on a thorough analysis of the environmental impact of the operation of the Group's buildings; ▪ continuously improving the monitoring and management of buildings based on the most recognised environmental certification systems such as BREEAM or LEED; ▪ reducing the Group's carbon footprint primarily by ensuring the energy efficiency of buildings and investing in energy from renewable sources; ▪ using green energy from certified sources in all buildings in Hungary ▪ supporting local communities and educational and cultural activities by working with over a hundred organisations, including NGOs, schools and universities; ▪ implementing a diversity and inclusion policy, employing an array of employees that vary in terms of gender, age, education, and cultural background; and ▪ delivering new buildings, and acquiring and managing assets with a focus on environmental protection.

LEGAL AND REGULATORY RISKS

Risk	Description	Risk management method
Risk of changes in laws and regulations	GTC Group's operations are subject to various regulations in Poland, Hungary, Romania, Croatia, Serbia, Bulgaria, Germany and other jurisdictions in which the Group conducts business activities (including fire and safety requirements, environmental regulations, labour laws and land zoning) and is exposed to the risk of changes in these legal and regulatory frameworks across these jurisdictions. New, or amendments to existing, laws, rules, regulations or ordinances could require significant unanticipated expenditures or impose additional obligations, fines, penalties and/or restrictions on the use of the Group's properties and/or its operations. Additionally, the EU may adopt new regulations concerning mandatory refurbishment that the Group will be required to perform, the costs of which are not included in the secured capital expenditures. Therefore, the Group's allocated capital expenditure may not be sufficient to support its property portfolio. Furthermore, the introduction or enforcement of stricter environmental, health, and safety laws or regulations in the CEE region could lead to substantial costs and liabilities for the Group. This may also subject the properties currently or previously owned or operated by the Group to more rigorous scrutiny than is presently the case. As a result, complying with these laws could lead to significant expenses related to required removal, investigation or remediation efforts. Additionally, the presence of such substances on the Group's properties may limit its ability to sell the property or use it as collateral.	▪ Ongoing monitoring of changes in laws and regulations applicable to the Group's operations (while still in the legislative process) so that new requirements can be quickly implemented in the Group's operation; and ▪ cooperating with renowned legal advisors in the jurisdictions where the Group conducts business activities.

Risk of changes in tax laws or their interpretation	Taking into account that the tax regulations Hungary are complex and subject to frequent changes, the Group is exposed to the risk that tax authorities will employ a different interpretation of tax laws that apply to the Group, which may prove unfavourable for the Group. No assurance can be given that specific tax interpretations already obtained and applied by the Group will not be changed or challenged. There is also a risk that new tax law regulations will be introduced, which may result in greater costs due to circumstances related to complying with any changed or new regulations. Moreover, in relation to the cross-border nature of the Group's business, international agreements, including double taxation treaties which apply to members of the Group, may also have an effect on the Group companies' business.	▪ Monitoring changes in tax law applicable to the Group's operations; ▪ obtaining a tax interpretation in the case of any uncertainty concerning the tax treatment of a given transaction and executing the transaction in line with such interpretation; ▪ hiring experienced accountants and financial specialists; and ▪ cooperating with renowned legal and tax advisors.
Risk of legal disputes	The Group may face claims and may be held liable in connection with incidents occurring on its construction sites, such as accidents, injuries or fatalities of its employees, contractors or visitors to the sites. In addition, the construction, lease and sale of properties are subject to the risk of claims for defective construction, corrective or other works and associated adverse publicity. Claims may also be brought against the Group in connection with executed transactions concerning the sale of projects (e.g. for a breach of warranties made by the Group, and/or for the existence of defects of which the Group was not aware, but of which it should have been aware when it executed the transaction). The Group may be also involved in small-scale litigation and other legal proceedings in connection with lease agreements in the case of breaches of certain obligations of the landlord set out in such agreements. The Group's title to investment and development properties may also be subject to challenge, and certain permits or authorisations may have been obtained in breach of applicable laws. In particular, due to the complexity and ambiguity of real	▪ Applying high standards in the fields of health, safety and the environment; ▪ monitoring compliance with health, safety and environmental procedures by the Group's employees as well as contractors and their employees and subcontractors; ▪ introducing a mechanism limiting the Group's liability in transaction documents (e.g. time limitations, monetary limitations); and ▪ cooperating with renowned legal advisors in the case of a dispute.

	estate laws and the unreliability of certain registries, it may be difficult or impossible to confirm title with certainty, and even registered titles may be contested. Moreover, permits, re-zoning approvals or other authorisations could be subsequently challenged, which may adversely affect the Group's business, financial condition and results of operations.	

RISK FACTORS RELATED TO THE GROUP'S FINANCIAL CONDITION

Risk	Description	Risk management method
Risk of decline in occupancy levels	Any significant decline in occupancy levels in the Group's properties, especially the loss of reputable anchor tenants, could have a material adverse effect on the ability of the Group to generate cash flows at the expected levels. There can be no assurance that the Group's tenants will renew their leases on terms favourable to the Group or for the same space size or duration at the end of their current tenancies. Higher vacancy rates would also increase the Group's overall operating costs, as the Group would have to cover the portion of service charges generated by empty properties or units. Additionally, a small portion of the lease agreements concluded by the Group in its retail portfolio provide for a cap on increases of the service charges payable by the tenant. In such cases, any increase in maintenance charges would be covered by the Group. Any such decrease in rental revenue or increase in operating costs could have a material adverse effect on the Group's cash flows, financial condition and results of operations. .	▪ Attempting to secure high quality projects that are attractive to tenants; ▪ strengthening the rental and marketing strategies; ▪ building good, long-term relationships with tenants; ▪ continuously analysing market trends and promptly adapting to changes; ▪ improving amenities for tenants and implementing tenant-friendly solutions in buildings; ▪ effective management of the Group's commercial properties; ▪ experienced leasing team; and ▪ cooperating with reputable brokers and leasing agencies.
Risk of not fully recovering the operating costs from tenants	The Group may not be able to fully pass on all operating costs to the tenants, especially in a very competitive environment where the Group has to offer attractive conditions and terms to be	▪ Effective property management focused on minimising maintenance costs without compromising the quality of services;

	able to compete with other office or retail properties or has to improve conditions offered to attract new tenants to its projects. If vacancy rates in the Group's buildings increase, the Group must cover the portion of the service charges that is related to the vacant space. Some of the lease agreements concluded by the Group provide for a cap on increases of the service changes payable by the tenant. In such cases, if the maintenance charges increase, the Group would be unable to pass on such increases to the tenants.	▪ the vast majority of the lease agreements concluded with tenants are triple-net leases, which means all operational costs as well as property taxes are covered by the tenants; and ▪ limited caps on service charges passed on to tenants.
Risk related to the valuation of the Group's properties	The Group's income depends partially on changes in the value of assets on property markets, which are subject to fluctuations. The valuation of a property is inherently subjective and uncertain as it is based on different methodologies, forecasts and assumptions (e.g. as to expected rental values, fit-out costs, the time necessary for renting a specific property, etc.). The Group's property valuations are made mostly based on the discounted cashflow method (DCF), using the discount rates applicable to the relevant local real estate market or, in the case of certain properties, by reference to the sale value of comparable properties, and any change in the valuation methodology used by the valuer will have an impact on the valuation of a given property and may result in gains or losses in the Group's consolidated income statement. As a result, the Group can generate significant non-cash revenue gains or losses from period to period depending on the changes in the fair values of its investment properties, regardless of whether such properties are sold. If the forecasts and assumptions on which the valuations of the projects in the Group's portfolio are based are subject to material changes, the actual values of the projects in the Group's portfolio may differ materially from those stated in the valuation reports. Material changes in assumptions concerning the Group's properties and related fluctuations in valuations may	▪ Performing valuations of the Group's properties semi-annually (as at 30 June and 31 December of each year); ▪ having reputable external valuers assess the properties; and ▪ conducting internal reviews of property valuations and, if necessary, having a certified independent appraiser confirm such valuations.

	have a material adverse effect on the Group's business, financial condition and compliance with covenants stipulated in bank loan agreements and bond issuance conditions.	
Risk related to the Group's debt financing	The Group's existing leverage and external debt financing may have material adverse consequences for the Group, including: (i) increasing its vulnerability to and reduced possibility to respond to downturns in the Group's business or generally adverse economic and industry conditions; (ii) limiting the Group's ability to obtain additional financing to fund future operations, capital expenditures, business opportunities, acquisitions and other general corporate purposes, which may be necessary for the Group to achieve the envisaged returns on its project, as well as increasing the cost of any future borrowings; (iii) forcing the Group to dispose of its properties in order to enable it to meet its financing obligations, including compliance with certain covenants under loan agreements; (iv) requiring the allotment of a substantial portion of the Group's cash flows from operations to the payment of the principal and the interest on its indebtedness; and (v) placing the Group at a competitive disadvantage compared to its competitors that are less leveraged. A potential risk of obtaining financing and/or obtaining it on favourable terms may apply to financing of several investment properties under construction. This may be due to several factors, including low pre-leasing levels during the construction process, slower sales of residential units during the construction phase. As a result, higher levels of equity may be required to be deployed for the purposes of development of new investment properties and the recycling of such equity may take longer and depend on external conditions.	▪ Monitoring the regular repayment of debt and securing funds for such repayment; ▪ monitoring to ensure the proper performance of all obligations imposed on the Group and/or the companies thereof under financing documents; ▪ ensuring loan funds are spent in accordance with the purpose of a given loan; ▪ attempting to ensure the proper liquidity of the Group; and ▪ maintaining available credit limits and good relationships with financing banks and bondholders.

Risk of the failure to meet obligations under financing agreements	The Group could fail to make the principal and/or interest payments due under the Group's loans or breach any of the covenants included in loan agreements – in some cases also due to circumstances that may be beyond the control of the Group. These may include requirements to meet certain loan-to-value ratios, debt service coverage and working capital requirements. A breach of such covenants by the Group could result in the forfeiture of its mortgaged assets, the acceleration of its payment obligations, the acceleration of payment guarantees, trigger cross-default clauses or make future borrowing difficult or impossible. In these circumstances, the Group could also be forced, in the long term, to sell some of its assets to meet its loan obligations, or the completion of its affected projects could be delayed or curtailed. The Group's leverage and debt service obligations are significant and may increase in the future, which could heighten its vulnerability to adverse economic conditions, limit its access to additional financing, increase borrowing costs, and require greater allocation of operating cash flows to debt service. In addition, a significant portion of the Group's debt is secured, including financing incurred for its German Residential Portfolio, where the secured assets are ringfenced and unavailable as security for future indebtedness. A breach of obligations under such debt could lead to foreclosure on secured assets and materially adversely affect the Group's ability to satisfy its obligations.	▪ Monitoring the regular repayment of debt and securing funds for such repayment; ▪ employing specialists responsible for handling the existing debt financing of the Group; ▪ ensuring that loan funds are spent in accordance with the purpose of a given loan; and ▪ conducting monitoring to ensure the proper performance of all obligations of the Group under existing financing documents in order to prevent the occurrence of any breach and/or default.
Risk related to refinancing	The Group's real estate projects are financed under secured loans and secured and unsecured bonds that have been provided for a limited term. The Group may not be able to renew or refinance its remaining obligations in part or at all, or may have to accept less favourable terms in respect of such refinancing. The costs of new financing and/or refinancing may be significantly	▪ Monitoring to ensure the proper performance of all obligations of the Group under existing financing documents so as not to lead to any breach and/or default; ▪ maintaining the creditworthiness of the Group at a sufficient level; ▪ owning significant assets that can serve as collateral for financing banks;

	higher than under the existing facility agreements. If the Group is unable to renew a loan or bond or secure refinancing, the Group could be forced to sell one or more of its properties in order to procure the necessary liquidity or to use its existing cash to repay the loan. Additionally, if the Group is not able to renew certain loans or bonds, the properties that are financed by way of such loans or bonds will become low-leveraged and, as a consequence, will not be able to generate the expected returns on equity. The refinancing is also connected with a risk of changes in interest rates, which may be less favourable than under the existing indebtedness. Interest rates are highly sensitive to many factors, including government monetary policies and domestic and international economic and political conditions, as well as other factors beyond the Group's control, but any changes in the relevant interest rates may increase the Group's costs of borrowing in relation to existing loans, thus impacting its profitability. Any combination of the above may have material adverse effects on the Group's business, cash flows, financial condition and results of operations.	▪ owning significant assets that can be disposed of for the purposes of partial repayment of existing debt; ▪ extensive experience in obtaining financing and refinancing; ▪ effectively managing the Group's leverage; ▪ building good and long-term relationships with financing banks; ▪ employing experienced financial specialists; and ▪ limiting exposure to changes in interest rates by incurring debt at a fixed interest rate, or changing interest from a variable to a fixed rate via hedging instruments.
Currency risk	The Group's functional currency is Euro. The Group is exposed to currency risks arising, *inter alia,* from the fact that certain of the Group's costs (such as certain construction costs, labour costs and remuneration for certain general contractors) are incurred and some of the income is gained in the currencies of the geographical markets in which the GTC Group operates, including the Polish zloty, the Bulgarian leva, the Hungarian forint, the Romanian lei and the Serbian dinar. The exchange rates between local currencies and the Euro have fluctuated historically. A portion of the Group's debt is denominated in currencies other than € and, as a result, a portion of the financial costs is incurred by the Group in such other currencies (the currency risk applies, in particular, to interest on the	▪ Obtaining debt financing denominated in Euros or converting financing obtained in other currencies into Euros using hedging derivatives; ▪ concluding agreements with contractors specifying remuneration expressed in Euros; and ▪ engaging in other forms of currency hedging in an attempt to reduce the impact of currency fluctuations and the volatility of returns.

	bonds issued by the Group in Hungarian forints).	
Risk of loss of liquidity by the Group	There is a potential risk of a loss of liquidity by the Group in the case of significant disturbance in the balance between its receivables and liabilities, and a material cash flow disruption in the absence of access to financing.	▪ Permanent monitoring of the forecast and actual short and long-term cash flows, as well as receivables and liabilities; ▪ maintaining a sufficient cash level in order to ensure proper liquidity management; ▪ maintaining free credit limits on current accounts; ▪ experienced management of the Group; and ▪ diversification of the Group's portfolio as well as investing in new sectors that might go through different phases of the business cycle at different times.

RISK FACTORS RELATED TO THE SHAREHOLDING STRUCTURE

Risk	Description	Risk management method
Risk related to the Group's controlling shareholder	GTC's dominant entity is Optimum Venture Private Equity Fund ("**Optima**"), which indirectly holds 62.61% of the shares in the Company's share capital. Optima is controlled by Pallas Athéné Domus Meriti, a Hungarian foundation which was founded by the National Bank of Hungary. Optima and the foundation controlling it have been the subject of ongoing media reports and public commentary relating to alleged irregularities, which may intensify following the government change in Hungary. These matters do not concern the Company, any of its group companies, or their respective employees. The Company remains an independent legal entity, not responsible for, nor guaranteeing, any obligations of its shareholders. None of the Company's assets have been pledged as collateral in relation to any liabilities of its shareholders, nor do the Company's shareholders provide any form of financing to the Company beyond their already-fulfilled equity contributions.	▪ Applying most of the principles of corporate governance set out in the Good Practices of Companies Listed on the WSE 2021; ▪ protecting the rights of minority shareholders in the articles of association, including the appointment of a shareholder meeting delegate (supervisory board member appointed by the general meeting), adhering to independence criteria for at least two supervisory board members, and special approval requirements for related-party transactions; and ▪ adhering to high standards of corporate governance, transparency, and operational independence.

	While the Company is not involved in any way in these matters, and operates under the oversight of the supervisory board (several of the members of which are independent), it cannot be ruled out that further developments, depending on their nature and public response, could affect the perception of the Company among certain investors, financing institutions, or business partners. This could potentially influence the Company's ability to access capital, refinance the existing debt, or pursue certain commercial opportunities. Moreover, the Group cannot exclude the risk of a potential conflict of interest between Optima and the remaining shareholders. When considering an investment, the business and operational matters of the Group, and/or the most appropriate uses of the Group's available cash, the interests of Optima may not be aligned with the interests of the Group or of its other shareholders, especially as Optima operates in the same markets as the Group and it might compete over investments.	
Risk associated with related-party transactions	As the Group executes transactions with related parties, it is exposed to the risk of such transactions being challenged by tax authorities, taking into account the specific nature of related-party transactions, the complexity and ambiguity of legal regulations governing the methods of determining arm's-length terms for the purpose of such transactions, as well as difficulties in identifying comparable transactions for reference purposes.	▪ Monitoring legal and tax regulations as well as amendments to laws governing related-party transactions; ▪ monitoring market practice (including the approach of the authorities) in determining arm's-length terms for the purpose of related-party transactions; and ▪ cooperating with experienced tax and legal advisors.

4. PRESENTATION OF THE GROUP

4.1 General information about the Group

Group's portfolio comprises: (i) completed commercial properties; (ii) commercial properties under construction; (iii) a commercial landbank intended for future development. As of 30 June 2026, the Company`s property portfolio comprised the following properties:

- **4 completed office projects** with a total combined commercial space of approximately 109 thousand sq m of GLA,
- **1 office** project **under construction** with a total GLA of approximately 37,5 thousand sq m; and
- **commercial landbank** designated for future development.

As of 30 June 2026, the book value of the Company's portfolio amounts to EUR 371,074 with: (i) the Group's completed investment properties account for 67% thereof; (ii) investment properties under construction for 27%; and (iii) an investment landbank intended for future development for 6%.

4.2 Main events in the six-month period ended 30 June 2026

Please see Note 5. of consolidated financial statements.

4.3 Structure of the Group

The structure of GTC Hungary Real Estate Development Pltd. Capital Group as of 30 June 2026 is presented in the unaudited consolidated financial statements for the 6-month period ended 30 June 2026 in Note 4 "Investment in subsidiaries."

4.4 The Group's Strategy

The Company is part of the GTC Group and as a result it strategy is aligned with the Strategy of the parent company. The GTC Group's strategy centres around stable growth, financial prudence and environmental] sustainability with a commitment to create long-term value for its stakeholders.

The Group's growth should be based on GTC SA 's core competences, i.e. construction of new real estate assets to earn developer's profit and adding value to the standing properties via strong asset management.

Core asset classes:

- Green office buildings (both newly constructed and existing ones)
- Green shopping malls (operations only)
- Hospitality sector

Countries to operate in:

Portfolio management priorities:

- Active management of our portfolio to improve rental income and occupancy and maintain cost efficiency

- Repositioning of old / non energy efficient assets or the ones located in challenging (especially regional) markets
- Selective disposals of operating commercial properties that are either capex intensive or reached a peak of the book value (fully rented with high WAULT)
- Value-add acquisitions that provide tangible potential through reletting, improvement in occupancy and rental upside and realisation of redevelopment potential
- Converting ongoing development projects and land reserves into income-generating properties

Active liabilities' management:

- Gradual exit from bond capital markets and financing investment needs from senior bank debt
- Active management of financing cost through continuous refinancing to increase the return on equity
- While LTV shall be decreased in longer term interim increases of the ratio connected with capital markets exit or cash intensive developments in project's development early stages would be acceptable

Sustainability measures (ESG):

- Focus on green buildings, carbon footprint reduction, and sustainable portfolio certification to mitigate climate change
- Prioritize tenant relationships and community impact through responsible investments
- Uphold anti-corruption and anti-money laundering measures and effectively manage risks
- Actively raise employees' awareness of ESG aspects and encourage reporting of ESG-related issues
- Restrictively adhere to sanctioned countries and individuals policies
- Support initiatives in ESG area and membership on organisations which promulgate ESG ideas

Others:

- Further optimisation of overheads through processes' improvements and digitalisation

ESG Policy Pillars

Environmental issues, including climate issues, are an important area of the Group management. They are included in our ESG Policy which is based on 3 pillars and 8 focus areas:

(E) Environment: concern for the environment

We are reducing our environmental footprint. We deliver and manage green-certified buildings (saving energy and resources, lowering carbon emissions). We contribute to a circular economy.

Focus areas of the pillar:

E.1. Green Buildings

E.2. Climate Change Mitigation

(S)Social: empowerment, respect and diversity

We deliver office and retail space where our tenants can grow. We care about the employees, who are our biggest asset. We are a good neighbour, investing in local communities.

Focus areas of the pillar:

S.1. Tenants

S.2. Employees

S.3. Communities

(G) Governance : best governance practices

We act ethically and assure compliance of all our operations. We implement processes minimising ESG-related risks. We lead open and honest communication with all our stakeholders.

Focus areas of the pillar:

G.1. Compliance

G.2. Risk management

G.3. Transparency

4.5 Business overview

The Group's core business is geared towards commercial real estate, with a clear focus on creating value from active management of a growing real estate portfolio Budapest supplemented by selected development activities. As of 30 June 2026, the book value of the Group's investment property amounted to EUR 371,074 The Group's investment properties include income generating assets (completed properties), projects under construction, and commercial landbank.

INVESTMENT PORTFOLIO

COMPLETED INVESTMENT PORTFOLIO

As of 30 June 2026, the Group manages completed commercial properties with a combined gross rentable area of approximately 109 thousand sq m, including 4 office buildings located in Budapest, which constituted 67% of the total property portfolio.

The Group's office buildings provide convenient space, flexible interiors, and a comfortable working environment. They are located in the heart of business districts and in proximity to the most important transport routes, including international airports. All projects have earned the trust of a significant number of multinational corporations and other prestigious institutions, including MBH Bank, KEF, Honeywell, Metlife, Huawei, AON, Unilever, Magnum and others.

PROJECTS UNDER CONSTRUCTION

As of 30 June 2026, the Group had one office buildings classified as an investment under construction with a book value of EUR 102,000, which constituted 27% of the Group's total property portfolio.

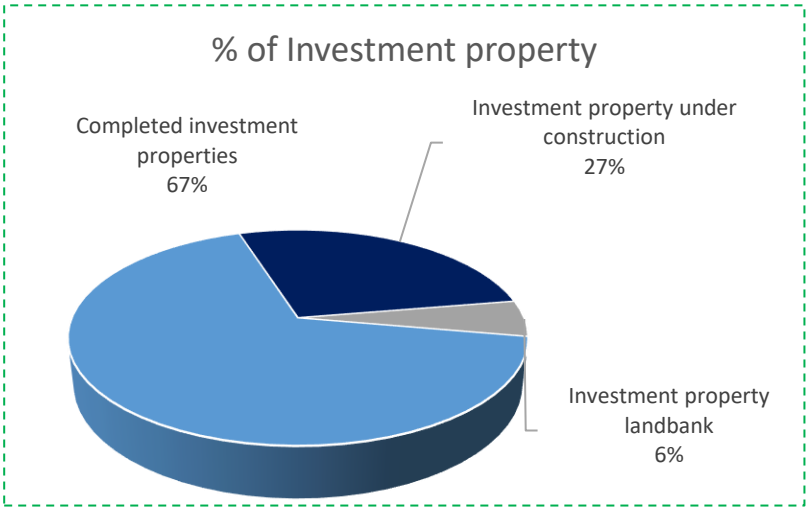
INVESTMENT PROPERTY LANDBANK

As of 30 June 2026, the Group had land classified as an investment property landbank designated for the future development of EUR 20,200, which constituted 6% of the Group's total property portfolio (by value).

The Group's investment property landbank designated for future development allows us to extend the planned projects in areas where there will be demand for commercial properties.

4.5.1 Overview of the investment portfolio

The Group`s strategy focuses on creating value from active management of a growing real estate portfolio Budapest. The Group focused on commercial assets, mainly office buildings and office parks. The Group's investment properties include income generating assets (completed properties, projects under construction, investment property landbank.



4.5.1.1 Overview of income generating portfolio

As of 30 June 2026, the Group office portfolio comprises four office building located in Budapest. The Group's total gross rentable area comprises 109 thousand sq m compared to 109 thousand sq m as of 31 December 2025. The total value of the office portfolio as of 30 June 2026 was EUR 248,874 compared to EUR 251,738 as of 31 December 2025.

Office portfolio in Budapest

The Group's total gross rentable area in Hungary comprises 109 thousand sq m in four office buildings located in Budapest. The occupancy rate was 84.7% as of 30 June 2026 as compared to 84% as of 31 December 2025. The applied average yield was 7.9% month as compared to 8.0% as of 31 December 2025. The average rental rate generated by the office portfolio in Hungary was EUR 18.6 sq m/month as compared to EUR 18.0/sq m/month as of 31 December 2025. The book value of the Group's office portfolio in Hungary amounted to € EUR 248,874 as of 30 June 2026, as compared to EUR 251,738 as of 31 December 2025.

The following table lists the Group's office properties located in Hungary:

Property	Location	GTC's share (%)	Total gross rentable area (sq m)	Year of completion
CenterPoint I&II	Budapest	100%	44,039	2004/2006 under refurbishment
Duna Tower	Budapest	100%	32,400	2006
GTC Metro	Budapest	100%	16,740	2010
Vaci Greens D	Budapest	100%	15,915	2018
		Total	**109,095**	

4.5.1.2 Overview of properties under construction

As of 30 June 2026, the Group had one office project with a total gross rentable area of 37.5 thousand sq m and a book value of EUR 102,000.

The following table lists the Group's properties under construction:

Property	Segment	Location	GTC's share	Total gross leasable area (sq m)	Expected completion
Center Point 3	office	Budapest, Hungary	100%	37,511	Q3 2026
Total				**37,511**	

4.5.1.3 Overview of investment property landbank

Management has conducted a thorough, asset by asset, review of the whole portfolio, in parallel to its decision to focus on Group's new developments efforts, solely on the strongest markets and, whilst supporting only the projects in its portfolio, which give the strongest mid-term upside potential, while reducing. Concurrently, the Management decided to reduce the cash allocation towards projects that has a longer-term investment horizon. The above-implied re-assessment of some of GTC's landbank projects development timetable and rescheduling them to a later stage or designating them for sale.

Additionally, in some cases, in view due to the decline in consumption and deteriorating of purchasing power, the timetable for stabilization of in relevant catchment areas around certain completed and cash generating assets, the timeframe for stabilization of had to be re-assessed, and consequently expectations for stabilized income were deferred.

As of 30 June 2026, the Group had land classified as investment property landbank designated for future commercial development of EUR 20,200. The landbank, designated for future commercial development, includes projects on Group`s focus for the coming years.

The Group's rich investment property landbank designated for future development allows us to extend the planned projects in areas where there will be demand for commercial properties.

5. OPERATING AND FINANCIAL REVIEW

5.1 General factors affecting operating and financial results

GENERAL FACTORS AFFECTING OPERATING AND FINANCIAL RESULTS

Management board believes that the following factors and important market trends have significantly affected the Group's results of operations since the end of the period covered by the latest published audited financial statements, and the Group expects that such factors and trends will continue to have a significant impact on the Group's results from operations in the future.

The key factors affecting the Group's financial and operating results are pointed below:

- the economic slowdown in CEE which may slow down the general economy in Hungary where the Group operates;
- availability and cost of financing;
- impact of the supply and demand on the real estate market in Hungary;
- impact of inflation (according to Eurostat, the euro area annual inflation was 2.8% in June 2026 while in Hungary the annual inflation was 1,7% in June 2026);
- impact of interest rate movements (however, as of 30 June 2026, 29% of the Group's borrowings were either based on fixed interest rate or hedged against interest rate fluctuations, mainly through interest rate swaps and cap transactions);
- impact of foreign exchange rate movements (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 European Index of Consumer Prices, bonds issued in other currencies than euro were hedged against foreign exchange rate movements using cross currency SWAPs).

5.2 Specific factors affecting financial and operating results

In the first half of the year, the Group continued the construction of Center Point 3 office building which increase the book value of the project.

5.3 Presentation of differences between achieved financial results and published forecasts

The Group did not publish forecasts for the year 2026.

5.4 Consolidated statement of financial position

Financial position as of 30 June 2026 compared to 31 December 2025

NON-CURRENT ASSETS

The value of non-current assets as of 30 June 2026 was EUR 912,433, out of which EUR 371,074 was investment properties (completed office buildings, investment properties under constructions and landbanks) and EUR 534,152 was loans granted to related parties

The value of non-current assets as of 31 December 2025 was EUR 964,351, out of which EUR 368,018 was investment properties (completed office buildings, investment property under constructions and landbank) and EUR 590,688 was loans granted to related parties.

CURRENT ASSETS

The value of the current assets as of 30 June 2026 was EUR 209,048, out of which EUR 196,624 was prepayments and deferred expenses, EUR 1,429 was trade receivables, EUR 3,773 was current blocked deposits and EUR 3,344 was cash and cash equivalents.

The value of current assets as of 31 December 2025 was EUR 236,146, out of which EUR 195,516 was prepayments and deferred expenses, EUR 1,190 was trade receivables, EUR 4,151 was current blocked deposits and EUR 30,860 was cash and cash equivalents.

LIABILITIES

The value of the liabilities as of 30 June 2026 was EUR 876,605 from which EUR 850,213 was long-term liabilities to related undertakings and EUR 26,392 was current liabilities.

The value of the liabilities as of 31 December 2025 was EUR 961,511 from which EUR 901,074 was long-term liabilities to related undertakings and EUR 60,437 was current liabilities.

PRESENTATION OF EQUITY, SHORT -LONG TERM LOANS

The equity was EUR 244,876 as of 30 June 2026 and EUR 238,986 on the date of 31 December 2025.

The value of the long-term liabilities as of 30 June 2026 was EUR 850,213 from which EUR 228,475 was long-term part of Issuer's subsidiaries' bank loan financing and EUR 603,081 was long-term loans from related parties. The value of the short-term liabilities as of 30 June 2026 was EUR 26,392 from which EUR 6,684 was short-term part Company's subsidiaries' bank loan financing.

The value of the long-term liabilities as of 31 December 2025 was EUR 901,074 from which EUR 192,409 was long-term part of Issuer's subsidiaries' bank loan financing and EUR 671,581 was long-term loans from shareholders. The value of the short-term liabilities as of 31 December 2025 was EUR 60,437 from which EUR 26,329 was short-term part Company's subsidiaries' bank loan financing.

5.5 Consolidated income statement

Comparison of financial results for the six-month period ended 30 June 2026 with the result for the corresponding period of 2025

REVENUE FROM OPERATIONS

The Group achieved revenue from operations of EUR 12,518 in the six-month period ended 30 June 2026. The revenue from operations of GTC in the six-month period ended 30 June 2025 was EUR 12,014.

Rental revenue is driven by the rental income received that was 73% of sales revenue in six-month period ended 30 June 2026 and 69% of sales revenue in 6-month period ended 30 June 2025.

GROSS MARGIN

The amount of the gross margin in the six-month period ended 30 June 2026 was EUR 8,188. The amount of the gross margin in the six-month period ended 30 June 2025 was EUR 7,159.

The average statistical number of employees was 38 as the six -month period ended 30 June 2026 and 37 in the six-month period ended 30 June 2025.

LOSS/PROFIT FROM REVALUATION OF ASSETS

The loss from revaluation of assets was EUR 4,093 in the six-month period ended 30 June 2026 vs a loss of EUR 6,058 in the six-month period ended 30 June 2025.

OPERATIONAL RESULTS

The profit from continuing operations was EUR 2,156, vs a loss in the comparative period of EUR 249.

FINANCIAL EXPENSES, NET

The financial cost net in the six-month period ended 30 June 2026 was of EUR 1,493 and in the six-month period ended 30 June 2025 was a net financial cost of EUR 3,567.

Financial income is mainly driven by interest on loan granted to related-parties (EUR 12,390 in the six-month period ended 30 June 2026 and EUR 15,281 in the six-month period ended 30 June 2025). While financial expenses mainly consist of interest on loans granted by related-parties (EUR 12,266 in the 6-month period ended 30 June 2026 and EUR 9,624 in the six-month period ended 30 June 2025) and interest expenses (on financial liabilities that are not fair valued through profit or loss), banking costs and other charges interest on member loans (EUR 1,642 in the six-month period ended 30 June 2026 and EUR 2,090 in the six-month period ended 30 June 2025).

LOSS/PROFIT FOR THE PERIOD

The profit for the period in the six-month period ended 30 June 2026 was EUR 41 and in the six-month period ended 30 June 2025 was a profit of EUR 3,305.

5.6 Consolidated cash flow statement

The table below presents an extract of the cash flow for the 6-month period ended 30 June 2026 and 30 June 2025:

	Six-month period ended 30 June 2026 (unaudited)	Six-month period ended 30 June 2025 (restated, unaudited)[1]
CASH FLOWS FROM OPERATING ACTIVITIES		
(Loss)/Profit before tax	**(554)**	**3,372**
Adjustments for		
Depreciation	80	82
(Gain) / loss from revaluation of investment property	4,093	6,058
Foreign exchange loss, net	1,217	(54)
Finance income	(12,416)	(15,281)
Finance cost	13,909	11,714
Operating cash flow before working capital changes	**6,329**	**5,891**
Change in accounts receivables	(659)	614
Changes in trade receivables and other current assets	(709)	(2,611)
Changes in deposits from tenants	(293)	152
Changes in trade and other payables	(15,225)	2,770
Cash generated from operations	**(10,557)**	**6,816**
Tax paid in the period	(53)	(85)
Net cash from/(used) operating activities	**(10,610)**	**6,731**
CASH FLOWS FROM INVESTING ACTIVITIES		
Expenditures on investment property and property, plant and equipment	(4,452)	(12,903)
Change in short term deposits designated for investment	360	(124)
Provision of loan	65,751	(20,939)
Interest received	3,135	7,551
Sale of subsidiary, net of cash in disposed assets	-	21,298
Net cash from/(used) investing activities	**64,794**	**(5,117)**
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from long-term borrowings	26,160	-
Repayment of long-term borrowings	(23,517)	(7,994)
Proceeds from related party loans	-	15,000
Repayment of related party loans	(80,700)	-
Interest paid	(3,643)	(14,452)
Net cash (used in) / from financing activities	**(81,700)**	**(7,446)**
Net foreign exchange difference, related to cash and cash equivalents	-	**(7)**
Net change in cash and cash equivalents	**(27,516)**	**(5,839)**
Cash and cash equivalents, at beginning of year	**30,860**	**8,319**
Cash and cash equivalents at the end of the period	**3,344**	**2,480**

The net cash used in operating activities of group was EUR (10,610) in the 6-month period ended 30 June 2026 comparing to net cash from operating activities of EUR 6,731 in the 6-month period ended 30 June 2025.

The net cash from investing activities was EUR 64,794 in the 6-month period ended 30 June 2026 compared to the net cash used in investing activities EUR (5,117) in the 6-month period ended 30 June 2025.

The net cash used in financing activities was EUR (81,700) in the 6-month period ended 30 June 2026 compared to the net cash used in financing activities EUR (7,446) in the 6-month period ended 30 June 2025.

5.7 Future liquidity and capital resources

As of 30 June 2026, the Group believes that its cash balances, cash generated from leasing activities of its investment properties, and cash available under its existing and future loan facilities will fund its needs.

The Group endeavors to manage all its liabilities efficiently and is constantly reviewing its funding plans related to (i) the development and acquisition of commercial properties, (ii) debt servicing of its existing assets portfolio, and (iii) CAPEX. Such funding is sourced through available cash, operating income, and refinancing.

The Group's loans and borrowings are mainly denominated in €. Debt in other currencies includes green bonds issued by Hungarian subsidiary in HUF (series maturing in 2027-2031), which are hedged through cross currency interest rate swaps in line with the hedging policy of the Group.

AVAILABILITY OF FINANCING

Real estate development companies, including the companies of the Group, usually finance their real estate projects with proceeds from the issue of the bonds, proceeds from bank loans, loans extended by their holding companies. The availability and cost of procuring financing are of material importance to the implementation of the Group's projects and for the Group's development prospects and its ability to repay existing debt. Finally, the availability and cost of financing may impact on the Group's development dynamics and the Group's cash flow and net profit.

Traditionally, the usual principal sources of financing for the Group's core business included rental revenues, bank loans, proceeds from projects, proceeds from bonds issued by the Company, and proceeds from asset disposals. In the first half of 2026, main sources of financing were rental revenues, bank loan drawdowns.

The Management has prepared and analyzed the cash flow budget based on certain hypothetical defensive assumptions to assess the reasonableness of the going concern assumption given the current developments on the market. This analysis assumed certain loan repayment acceleration, negative impact on net operating income, as well as other offsetting measures, which the Management may take to mitigate the risks, including deferring the development activity and dividend pay-out.

Based on Management's analysis, the current cash liquidity of the Company, and the budget assumptions, Management concluded that there is no material uncertainty as to the Company's ability to continue as a going concern in the foreseeable future i.e., at least in the next 12 months. Management notes that it is difficult to predict the ultimate short, medium, and long-term impact of the macroeconomic conditions on the financial markets and the Company's activities, but the expected impact may be significant. Accordingly, Management conclusions will be updated and may change from time to time.

6. TERMS AND ABBREVIATIONS

Terms and abbreviations capitalized in this management's board Report shall have the following meanings unless the context indicates otherwise:

the Company or GTC	are to GTC Hungary Real Estate Development Pltd.
the Group or the GTC Hungary	are to GTC Hungary Real Estate Development Pltd. and its consolidated subsidiaries
the GTC SA	are to Globe Trade Centre S.A.
the GTC Group	are to Globe Trade Centre S.A. and its consolidated subsidiaries
Shares	are to the shares in GTC Hungary Real Estate Development Pltd., fully-owned by Globe Trade Centre S.A.
-Bonds	are to the bonds issued by GTC Hungary Real Estate Development Pltd. and introduced to alternative trading market on Xbond and marked with the ISIN codes HU0000360102 and HU0000360284
the Report	are to the consolidated annual report prepared according to Act CXX of 2001on the Capital Market and Prime Minister Decree no. 24/2008. (VIII. 15.)
CEE	is to the Group of countries that are within the region of Central and Eastern Europe (Poland, Hungary);
SEE	is 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	are to the metric of the area of a given property as indicated by the property appraisal experts to prepare the relevant property valuations. With respect to commercial properties, the net leasable (rentable) area is all the office or retail 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;
Gross rentable area or gross leasable area, GLA	means the amount of office, retail or residential space already rented or available to be rented in the Income Generating Portfolio. In the case of the Group's office portfolio, GLA also includes the proportionate share of common areas (add-on-factor). GLA is the area for which tenants pay rent, and thus the area that produces income for the property owner;
Total property portfolio	are Income Generating Portfolio (completed assets including completed assets held for sale), investment property land bank, residential land bank), investment properties under construction and land bank held for sale and right of use land under perpetual usufruct (including right-of-use assets related to residential land bank and right of use assets related to assets held for sale).;
Commercial Income Generating Portfolio	are completed investment properties (in office and retail segments) including the portion of such items classified under assets held for sale;
Occupancy rate	is the ratio of space that is being leased (in sqm) to the total GLA (in sqm) at a given point in time;
In-place rent	is to rental income that was in place as of the reporting date. It includes headline rent from premises, income from parking, and other rental income;
Net loan to value (LTV); net loan-to-value ratio	means Net Debt divided by Total Investment Portfolio. "**Adjusted Net LTV**" means Adjusted Net Debt divided by Total Investment Portfolio. "**Net Debt**" means long-term and current portion of borrowings plus long-term borrowings' acquisition costs net of cash and cash equivalents, non-current and current blocked deposits and, if applicable cash and cash equivalents, blocked deposits, and short-term blocked deposits related to assets held for sale and loans related to assets held for sale, net of long-term borrowings' acquisition costs, if applicable. "**Adjusted Net Debt"** is calculated as Net Debt adjusted for cash on escrow accounts;
The Average Cost of Debt; Average Interest Rate or Weighted Average Interest Rate	is calculated as a weighted average interest rate of total debt (excluding liabilities related to assets held for sale)", as adjusted to reflect the impact of contracted interest rate swaps and cross-currency swaps by the Group;
EUR, € or euro	are 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;
HUF	is to the lawful currency of Hungary;

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GTC HUNGARY REAL ESTATE DEVELOPMENT PLTD.

UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2026
TOGETHER WITH THE INDEPENDENT AUDITOR`S REVIEW REPORT

Budapest, 30 September 2026

Tamás Pók
Member of the Management Board

Attila Mihály Ország
Member of the Management Board

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The independent auditor’s review report is a separate document.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as of 30 June 2026
(in thousands of Euro)

	Note	30 June 2026 (unaudited)	31 December 2025 (audited)
ASSETS			
Non-current assets			
Properties, plant and equipment		3,249	3,322
Investment property	10	371,074	368,018
Blocked deposits		1,781	1,763
Loans granted to related parties	15	534,152	590,688
Derivatives	11	1,770	-
Deferred tax asset		407	560
		912,433	**964,351**
Current assets			
Trade receivables		1,429	1,190
Accrued income		860	735
Prepayments, deferred expenses and other receivables		196,624	196,516
Derivatives	11	-	154
VAT receivables		1,361	1,753
Income tax receivables		1,657	787
Current blocked deposits		3,773	4,151
Cash and cash equivalents	12	3,344	30,860
		209,048	**236,146**
TOTAL ASSETS		**1,121,481**	**1,200,497**

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

as of 30 June 2026
(in thousands of Euro)

	Note	30 June 2026 (unaudited)	31 December 2025 (audited)
EQUITY AND LIABILITIES			
Equity attributable to equity holders of the Company			
Share capital		20,366	20,366
Share premium		20,350	20,350
Cash flow hedge reserve	11	(2,706)	(9,400)
Retained earnings		206,866	207,670
		244,876	**238,986**
Non-controlling interest	13	-	-
Total Equity		**244,876**	**238,986**
Non-current liabilities			
Non-current portion of long-term borrowing	14	228,475	192,409
Non-current portion of long-term loans from related parties	15	603,081	671,581
Lease liabilities		400	400
Derivatives	11	1,399	19,184
Deferred tax liabilities		10,789	11,576
Deposits from tenants		1,781	1,763
Other long-term liabilities		4,288	4,161
		850,213	**901,074**
Current Liabilities			
Trade payables and provisions		17,522	31,517
Deposits from tenants		1,017	1,327
Current portion of long-term borrowing	14	6,684	26,329
VAT payables		80	408
Income tax payables		285	176
Advances received		804	680
		26,392	**60,437**
TOTAL EQUITY AND LIABILITIES		**1,121,481**	**1,200,497**

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND COMPREHENSIVE INCOME

for the six-month period ended 30 June 2026
(in thousands of Euro)

	Note	Six-month period ended 30 June 2026 (unaudited)	Six-month period ended 30 June 2025 (unaudited)
Rental income		9,101	8,325
Management fees		417	471
Service charge income		3,000	3,218
Service charge costs		(4,330)	(4,855)
Gross margin from operations		**8,188**	**7,159**
Profit/(Loss) from revaluation of investment property	10	(4,093)	(6,058)
Selling expenses		(97)	(102)
Administrative expenses	7	(1,097)	(1,070)
Other income		176	62
Other expense		(921)	(240)
Profit from continuing operations before tax, finance income / cost and foreign exchange gain, net		**2,156**	**(249)**
Foreign exchange gaint/(loss), net		(1,217)	54
Finance income	8	12,416	15,281
Finance cost	8	(13,909)	(11,714)
Result before tax		**(554)**	**3,372**
Taxation	9	595	(67)
Result for the period		**41**	**3,305**
Attributable to:			
Equity holders of the Company		41	3,305
Non-controlling interest		-	-
(Loss) / gain on cash-flow hedge		19,402	3,061
Deferred tax expense / (income) on cash-flow hedge		(1,746)	(276)
Net (loss) / gain on cash-flow hedge		**17,656**	**2,785**
Total other comprehensive income		17,656	2,785
Total comprehensive income for the period, net of tax		**17,697**	**6,090**
Attributable to:			
Equity holders of the Company		17,697	6,090
Non-controlling interest		-	-

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

for the six-month period ended 30 June 2026
(in thousands of Euro)

	Attributed to equity holders of the Company								
	Share capital	**Share premium**	**Cash flow hedge reserve (11)**	**Foreign currency translation reserve**	**Transaction reserve**	**Retained earnings**	**Total**	**Non-controlling interest**	**Total Equity**
Balances as of 1 January 2025	**20,366**	**20,350**	**(13,344)**	**(6,209)**	**(1,416)**	**238,218**	**257,965**	**6,093**	**264,058**
Other comprehensive loss	-	-	3,944	6,209	1,416	-	**11,569**	-	**11,569**
Loss for the period	**-**	**-**	-	-	-	(30,185)	**(30,548)**	-	**(30,548)**
Transaction with non-controlling interest	**-**	**-**	-	-	-	-	**-**	(6,093)	**(6,093)**
Balances as of 31 December 2025	**20,366**	**20,350**	**(9,400)**	**-**	**-**	**208,033**	**238,986**	**-**	**238,986**
Balances as of 1 January 2026	**20,366**	**20,350**	**(9,400)**	**-**	**-**	**208,033**	**238,986**	**-**	**238,986**
Other comprehensive income	-	-	6,694	-	-	(846)	**5,848**	-	**5,848**
Result for the period	**-**	**-**	-	-	-	41	**41**	-	**41**
Balances as of 30 June 2026	**20,366**	**20,350**	**(2,706)**	-	-	**206,866**	**244,876**	**-**	**244,876**

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

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS

for the six-month period ended 30 June 2026
(in thousands of Euro)

	Note	Six-month period ended 30 June 2026 (unaudited)	Six-month period ended 30 June 2025 (restated, unaudited)[1]
CASH FLOWS FROM OPERATING ACTIVITIES			
(Loss)/Profit before tax		**(554)**	**3,372**
Adjustments for			
Depreciation		80	82
(Gain) / loss from revaluation of investment property		4,093	6,058
Foreign exchange loss, net		1,217	(54)
Finance income		(12,416)	(15,281)
Finance cost		13,909	11,714
Operating cash flow before working capital changes		**6,329**	**5,891**
Change in accounts receivables		(659)	614
Changes in trade receivables and other current assets		(709)	(2,611)
Changes in deposits from tenants		(293)	152
Changes in trade and other payables		(15,225)	2,770
Cash generated from operations		**(10,557)**	**6,816**
Tax paid in the period		(53)	(85)
Net cash from/(used) operating activities		**(10,610)**	**6,731**
CASH FLOWS FROM INVESTING ACTIVITIES			
Expenditures on investment property and property, plant and equipment	10	(4,452)	(12,903)
Change in short term deposits designated for investment		360	(124)
Provision of loan		65,751	(20,939)
Interest received		3,135	7,551
Sale of subsidiary, net of cash in disposed assets		-	21,298
Net cash from/(used) investing activities		**64,794**	**(5,117)**
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from long-term borrowings	13	26,160	-
Repayment of long-term borrowings	13	(23,517)	(7,994)
Proceeds from related party loans		-	15,000
Repayment of related party loans		(80,700)	-
Interest paid		(3,643)	(14,452)
Net cash (used in) / from financing activities		**(81,700)**	**(7,446)**
Net foreign exchange difference, related to cash and cash equivalents		-	**(7)**
Net change in cash and cash equivalents		**(27,516)**	**(5,839)**
Cash and cash equivalents, at beginning of year		**30,860**	**8,319**
Cash and cash equivalents at the end of the period		**3,344**	**2,480**

[1] Statement of cash-flows for the six-month period ended 30 June 2025 is restated. Details of restatement presented in Note 2.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six-month period ended 30 June 2026
(in thousands of Euro)

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six-month period ended 30 June 2026
(in thousands of Euro)

1. COMPANY INFORMATION

GTC Hungary Real Estate Development Pltd. ("the Company", "GTC") and its subsidiaries ("Group") are real-estate corporation in Hungary. The Company was registered in Budapest on 11 September 1998. The Company's registered office is in Budapest, Hungary at 22 Népfürdő street, Tower "A" 15th floor. The Company owns - through its subsidiaries - commercial office companies in Budapest, Hungary. The Company is developing and leasing or selling space to commercial and individual tenants, through its directly and indirectly owned subsidiaries (together "the Group"). There is no seasonality in the business of the Group companies.

The Company is a wholly-owned subsidiary of Globe Trade Centre S.A. ("GTC Poland", "GTC SA"), a company listed on the Warsaw Stock Exchange (WSE) and inward listed on Johannesburg Stock Exchange (JSE). The majority shareholder of the GTC SA is Optimum Ventures Private Equity Funds, though GTC Dutch Holdings B.V. ("GTC Dutch") and GTC Holding Zrt. The ultimate controlling party of the Group is Pallas Athéné Domus Meriti Foundation.

2. BASIS OF PREPARATION

The interim condensed consolidated financial statements for the six month ended June 30, 2026 have been prepared in accordance with IAS 34 Interim Financial Reporting as adopted by EU.

At the date of authorization of the interim condensed consolidated financial statements, considering 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 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 annual consolidated financial statements as at December 31, 2025. The interim financial results are not necessarily indicative of the full year results.

The functional currency of the Company and most of its subsidiaries is euro, as the Group primarily generates and expends cash in euro: 1) prices (rental income) are denominated in euro; 2) all borrowings are denominated in euro or hedged to euro through swap instruments. The functional currency of some of entities in the Group is other than euro.

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

As of 30 June 2026, the Group's net working capital (defined as current assets less current liabilities) was positive and amounted to EUR 182,656.

The management has analyzed cash on hand and timing, nature and scale of potential financing needs of particular subsidiaries and believes that there are no risks for paying current financial liabilities 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 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 twelve months from the date of the interim condensed consolidated financial statements.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six-month period ended 30 June 2026
(in thousands of Euro)

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

During presentation in former Financial Statements as at 30 June 2025, certain rows of cash-flow statement were presented incorrectly. However, the overall net change in cash and cash equivalents was not affected by the restatement. Main changes between the published and the restated cash-flow statement are the following:

1. Changes in non-current blocked deposits regarding investment property was presented in “Changes in deposits from tenants”. Furthermore, current blocked deposits regarding investment activity was presented in “Decrease / (Increase) in short term deposits”. In restated cash flow statements, these items are presented in “Change in short term deposits designated for investment”, in amount of EUR (124).
2. “Provision of loans”, “Interest received”, “Interest paid” have been recalculated to eliminate the effect of loan provisions, paid and received interest without cash movement. Due to restatement, “Provision of loans” changed from EUR (24,026) thousands to EUR (20,939) thousands, “Interest received changed from EUR 15,281 to EUR 7,551 thousands, and “Interest paid” changed from EUR (11,714) to EUR (14,452) thousands.
3. “Sale of subsidiary, net of cash in disposed assets” have not been properly presented. With restatement, this cash-flow element was corrected.
4. “Proceeds from long-term borrowings” in amount of EUR (3,617), “Repayment of long-term borrowings” in amount of EUR 7.413 thousands have been recalculated to eliminate the effect of loan movements without cash movement (non-realized revaluation effects, interest provisions). With restatement, total repayment is EUR (7,994) thousands.
5. “Repayment / proceeds from related party loans” is restated to eliminate the effect of loan movements without cash movement (non-realized revaluation effects, interest provisions). With restatement, total proceed from related party loan is EUR 15,000 thousands.
6. Minor changes in “Changes in trade receivables and other current assets”,”Foreign exchange loss, net”, “Net foreign exchange difference, related to cash and cash equivalents”, “Changes in trade and other payables”, “Interest paid” which have no significant effect on the Cash-Flow statement
7. Cash-flow item “Interest paid and other financing fees” was renamed to “Interest paid”.
8. Proceeds from the GLAMP disposal transaction was incorrectly classified previously as Purchase of non-current financial assets. This was corrected and is now reclassified to Sale of subsidiary, net of cash in disposed assets

According to restatement, the change in interim consolidated statement of cash-flows for the six-month period ended 30 June 2025 is presented below (in thousands of Euro)

	Note	**Six-month period ended 30 June 2025** (published, unaudited)	**Six-month period ended 30 June 2025** (restated, unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES			
(Loss)/Profit before tax		**3,372**	**3,372**
Adjustments for			
Depreciation		82	82
(Gain) / loss from revaluation of investment property		6,058	6,058
Foreign exchange loss, net[7]		-	(54)
Finance income		(15,281)	(15,281)
Finance cost		11,714	11,714
Operating cash flow before working capital changes		**5,945**	**5,891**
Decrease in accounts receivables		614	614
Changes in trade receivables and other current assets[6,7]		(2,995)	(2,611)
Changes in deposits from tenants[1]		1,012	152
Changes in trade and other payables[6]		1,861	2,770
Cash generated from operations		**6,437**	**6,816**

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

Tax paid in the period	(85)	(85)
Net cash from/(used) operating activities	**6,353**	**6,731**
CASH FLOWS FROM INVESTING ACTIVITIES		
Expenditures on investment property and property, plant and equipment	(12,902)	(12,903)
Change in short term deposits designated for investment[1]	(1,136)	(124)
Purchase of non-current financial assets[8]	1,736	-
Provision of loan[2]	(24,026)	(20,939)
Interest received[2]	15,281	7,551
Sale of subsidiary, net of cash in disposed assets[3]	26,278	21,298
Net cash from/(used) investing activities	**(5,230)**	**(5,117)**
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from long-term borrowings[4]	(3,617)	-
Repayment of long-term borrowings[4]	7,413	(7,994)
Repayment / proceeds from related party loans[5]	(3,668)	-
Proceeds from related party loans[5]		15,000
Interest paid and other financing fees[2,7]	(11,714)	-
Interest paid[7]	-	(14,452)
Decrease / (Increase) in short term deposits[1]	1,126	-
Net cash (used in) / from financing activities	**(10,460)**	**(7,446)**
Net foreign exchange difference, related to cash and cash equivalents	(9)	**(7)**
Net change in cash and cash equivalents	**(5,839)**	**(5,839)**
Cash and cash equivalents, at beginning of year	**8,319**	**8,319**
Cash and cash equivalents at the end of the period	**2,480**	**2,480**

3. NEW STANDARDS, INTERPRETATIONS AND AMENDMENTS ADOPTED BY THE GROUP

The accounting policies adopted in the preparation of the Condensed Consolidated Interim Financial Statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements for the year ended 31 December 2025.

(a) Standards issued and effective for annual periods beginning on or after 1 January 2026

► Annual Improvements to IFRSs (issued July 2024, effective 1 January 2026)

(b) Standards issued but not yet effective

► IFRS 18 – Presentation and Disclosure of Financial Statements (issued 9 April 2024, effective for annual periods beginning on or after 1 January 2027).

Other standards issued but not effective are not expected to impact the Group's financial statements.

The Group's assessment is that the above changes have no material impact on the Condensed Consolidated Interim Financial Statements.

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.

4. INVESTMENTS IN SUBSIDIARIES

The consolidated financial statements include the financial statements of the Company, and its subsidiaries (the 'Group') listed below together with direct and indirect ownership of these entities and voting rights proportion as at the end of each period. In brackets, we mention the name of the project the subsidiary is part of.

	Name	Country of Incorporation	Functional currency	30 June 2026 (unaudited)	31 December 2025 (audited)
1	Váci Út 81-85 Kft. (Center Point 1-3)	Hungary	EUR	100%	100%
2	Center Point I. Kft. (Center Point 1-2)	Hungary	EUR	100%	100%
3	Center Point II. Kft. (Center Point 3)	Hungary	EUR	100%	100%
4	GTC Metro Kft. (Metro)	Hungary	EUR	100%	100%
5	Albertfalva Kft. (Szeremi Gate)	Hungary	EUR	100%	100%
6	GTC Future Kft. (GTC Future)	Hungary	EUR	100%	100%
7	Spiral I. Kft.	Hungary	EUR	100%	100%
8	GTC White House Kft.	Hungary	EUR	100%	100%
9	GTC Duna Kft. (Duna Tower)	Hungary	EUR	100%	100%
10	VRK Tower Kft. (Twins)	Hungary	EUR	100%	100%
11	Globe Office Investments Kft. (Váci Greens D)	Hungary	EUR	100%	100%
12	GTC Investments Sp. z.o.o.	Poland	EUR	100%	100%

5. EVENTS IN THE PERIOD

On April 30, 2026, the Company's shareholder appointed Tamás Pók as a member of the Company's Board of Directors, at the same time Zsolt Csúzi resigned from his membership of the Board of Directors of the Company and its other subsidiaries, with immediate effect.

On March 30, the Company’s subsidiary, Globe Office Investments Ltd. signed a new loan agreement in amount of EUR 26,160,000, with maturity of March 31, 2031 and interest rate of 3m EURIBOR floating rate + EUR 2.30% margin.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six-month period ended 30 June 2026
(in thousands of Euro)

6. SEGMENTAL ANALYSIS

Financial data prepared for the purposes of management reporting, on which segment reporting is based, is based on the same accounting principles that are used in the preparation of the consolidated financial statements of the Group.

The operating segments are aggregated into reportable segments, taking into consideration the nature of the business, operating markets, and other factors. Operating segments are divided into geographical zones, which have common characteristics and reflect the nature of management reporting structure: Hungary. The Group has operations in office segment only.

Segment analysis of rental income and costs for the six-month periods ended 30 June 2026 and 30 June 2025 is presented below:

	Six-month period ended 30 June 2026 (unaudited)				
	Rental income	Service charge income	Service charge costs	Management fees	Gross margin from operations
Hungary	9,101	3,000	(4,330)	-	7,771
Not allocated [1]	-	-	-	417	417
Total	**9,101**	**3,000**	**(4,330)**	**417**	**8,188**

	Six-month period ended 30 June 2025 (unaudited)				
	Rental income	Service charge income	Service charge costs	Management fees	Gross margin from operations
Hungary	8,325	3,218	(4,855)	-	6,688
Not allocated [1]	-	-	-	471	471
Total	**8,325**	**3,218**	**(4,855)**	**471**	**7,159**

(1) Comprises management fee income in the Company.

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six-month period ended 30 June 2026
(in thousands of Euro)

6. SEGMENTAL ANALYSIS (CONTINUED)

Segment analysis of assets and liabilities for the periods ended 30 June 2026 and 31 December 2025 is presented below:

30 June 2026 (unaudited)

	Real estate [1]	Cash and deposits	Other	Total assets
Hungary	374,323	7,117	205,889	**587,329**
Not allocated [2]	-	-	534,152	**534,152**
Total	**374,323**	**7,117**	**740,041**	**1,121,481**
	Borrowings	**Deferred tax**	**Other**	**Total liabilities**
Hungary	838,240	10,789	27,576	876,605
Not allocated	**-**	**-**	**-**	**-**
Total	**838,240**	**10,789**	**27,576**	**876,605**

31 December 2025 (audited)

	Real estate [1]	Cash and deposits	Other	Total assets
Hungary	371,340	30,860	207,610	**609,810**
Not allocated	-	-	590,687	**590,687**
Total	**371,340**	**30,860**	**798,297**	**1,200,497**
	Borrowings	**Deferred tax**	**Other**	**Total liabilities**
Hungary	890,319	11,576	59,616	**961,511**
Not allocated	-	-	-	**-**
Total	**890,319**	**11,576**	**59,616**	**961,511**

[1] Real estate comprises of investment property, assets held for sale and value of buildings and related improvements presented within property, plant and equipment (including right of use).

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six-month period ended 30 June 2026
(in thousands of Euro)

7. ADMINISTRATIVE EXPENSES

Administration expenses comprise the following:

	Six-month period ended 30 June 2026 (unaudited)	Six-month period ended 30 June 2025 (unaudited)
Remuneration and other employee benefits[1]	557	521
Audit and valuations	234	169
Legal, tax, IT and other advisory	143	194
Office and insurance expenses	8	22
Travel expenses	31	3
Depreciation	80	82
Other expenses	121	211
Management fees	(77)	(132)
Total	**1,097**	**1,070**

(1) **Renumeration** increased due to the severance payments.

8. FINANCE INCOME AND EXPENSE

Finance income comprises the following:

	Six-month period ended 30 June 2026 (unaudited)	Six-month period ended 30 June 2025 (unaudited)
Interest on deposits and other	26	-
Interest on loan granted to related-parties	12,390	15,281
Total	**12,416**	**15,281**

Finance costs comprise the following:

	Six-month period ended 30 June 2026 (unaudited)	Six-month period ended 30 June 2025 (unaudited)
Interest expenses (on financial liabilities that are not fair valued through profit or loss), banking costs and other charges	1,559	1,968
Finance costs related to lease liability	2	-
Amortization of long-term borrowings raising costs	59	122
Interest on loan granted by related-parties	12,266	9,624
Other finance costs	23	-
Total	**13,909**	**11,714**

NOTES TO THE INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

for the six-month period ended 30 June 2026
(in thousands of Euro)

9. TAXATION

The Group calculates the period income tax expense using the tax rate that would be applicable to the expected total annual earnings. The major components of income tax expense in the interim condensed consolidated statement of profit or loss are:

	Six-month period ended 30 June 2026 (unaudited)	Six-month period ended 30 June 2025 (unaudited)
Current corporate and capital gain tax expense	(53)	(329)
Deferred tax income	648	262
Total	**595**	**(67)**

The Group companies are subject to taxes in the following jurisdictions: Hungary and Poland. The Group does not constitute a tax group under local legislation. Therefore, every company in the Group is a separate taxpayer.

10. INVESTMENT PROPERTY

The Investment property are office space owned by the Group, including property under construction. The Investment property can be split up as follows:

	30 June 2026 (unaudited)	Year ended 31 December 2025 (audited)
Completed investment properties	248,874	251,738
Investment property under construction ('IPUC')	102,000	96,100
Investment property landbank	20,200	20,180
Total	**371,074**	**368,018**

All investment property landbank and under construction is located in Hungary.

Movements in investment property were as follows:

	Six-month period ended 30 June 2026 (unaudited)	Year ended 31 December 2025 (audited)
Fair value as of beginning of the period	**368,018**	**399,947**
Capitalized expenditure [1]	4,985	27,690
Adjustment to fair value / (impairment)	(4,093)	(37,219)
Borrowing cost capitalized [2]	2,163	-
Reclassified to Property, Plant and Equipment	-	-
Reclassified to Asset Held for Sale	-	-
Disposals	-	(22,400)
Fair value as of period end	**371,074**	**368,018**

(1) The additions are related to refurbishment of Center Point 1-2, construction costs of Center Point 3 and a general CAPEX and fit-out works on the completed office buildings.

(2) Represents borrowing costs capitalized during the current year using capitalization rate of 5,13% (prior year 4%).

10. INVESTMENT PROPERTY (CONTINUED)

Reconciliation between capitalized subsequent expenditure and paid subsequent expenditure is presented below:

	Six-month period ended 30 June 2026 (unaudited)	Six-month period ended 30 June 2025 (unaudited)
Capitalized expenditure (including Purchase of completed assets and land)	**4,985**	**21,957**
Change in payables and provisions related to investing activities	(486)	(308)
Change in receivables related to investing activities	(48)	1,970
Purchase of property, plant and equipment.	-	45
Expenditures on investment property and property, plant and equipment (Statement of Cash Flows)	**4,451**	**23,664**

Adjustment to fair value consists of the following:

	Six-month period ended 30 June 2026 (unaudited)	Six-month period ended 30 June 2025 (unaudited)
Adjustment to fair value of completed investment properties and IPUC	(4,349)	(6,058)
Adjustment to fair value of investment property landbank	256	-
Profit / (loss) from revaluation of investment property	**(4,093)**	**(6,058)**

Completed assets are valued using discounted cash flow (DCF) method. Completed investment properties are externally valued by independent appraisers at year end and semiannually based on open market values (RICS Standards).

Assumptions used in the fair value valuations of completed assets as of 30 June 2026 (unaudited) are presented below:

Input	Unit	Hungary
Book value	€ thousand	248,874
Gross leasable area (GLA)	thousand sqm	109
Average occupancy	%	84.7
Actual average rent	€/sqm/month	18.6
Average ERV [(1)]	€/sqm/month	16.1
Average Yield [(2)]	%	7.9

(1) Estimated Rent Value (ERV): the open market rent value that a property can reasonably expect to attain based on characteristics such as condition of the property, amenities, location, and local market conditions.
(2) Average yield is calculated as in-place rent divided by fair value of asset.

10. INVESTMENT PROPERTY (CONTINUED)

Assumptions used in the fair value valuations of completed assets as of 31 December 2025 (audited) are presented below:

Input	Unit	Hungary
Book value	€ thousand	251,738
Gross leasable area (GLA)	thousand sqm	109
Average occupancy	%	84
Actual average rent	€/sqm/month	18,0
Average ERV (1)	€/sqm/month	16,1
Average Yield (2)	%	8,0

(1) Estimated Rent Value (ERV): the open market rent value that a property can reasonably expect to attain based on characteristics such as a condition of the property, amenities, location, and local market conditions.
(2) Average yield is calculated as in-place rent divided by fair value of asset.

Information regarding investment properties under construction is presented below:

	Book value 30 June 2026 (unaudited)	Book value 31 December 2025 (audited)	Estimated area
	€ thousand	€ thousand	thousand sqm
Center Point 3 (Hungary)	102,000	96,100	37,5
Investment properties under construction as at period end	**102,000**	**96,100**	**37,5**

11. 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 exchange rates. The instruments hedge interest on loans and bonds for periods of 2-9 years.

Derivatives are presented in financial statements as below:

	30 June 2026 (unaudited)	31 December 2025 (audited)
Non-current assets	1,770	-
Current assets	-	154
Non-current liabilities	(1,399)	(19,184)
Fair value as of the end of the period	**371**	**(19,030)**

Movements in derivatives were as follows:

	Six-month period ended 30 June 2026 (unaudited)	31 December 2025 (audited)
Fair value as of the beginning of the period	**(19,030)**	**(33,496)**
Charged to other comprehensive income[1]	6,227	(4,512)
Charged to profit or loss[2]	13,174	18,978
Fair value as of the end of the period	**371**	**(19,030)**

(1) Change is mainly attributable to the revaluation of IRS instruments related borrowings.
(2) This loss mainly offset foreign exchange difference gains on bonds nominated in HUF.

11. DERIVATIVES (CONTINUED)

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 Group 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 profit or loss. The Group uses IRS and CCIRS 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.

12. CASH AND CASH EQUIVALENTS

Cash balance consists of cash in banks and cash on hand. Cash at banks earns interest at floating rates based on periodical bank deposit rates. Except for minor amounts, all cash is deposited in banks.

All cash and cash equivalents are available for use by the Group. Group cooperates mainly with banks with investment ranking above B.

13. LONG-TERM BORROWINGS

Long-term borrowings are linked to the following currencies and have been separated into the non-current portion and the current portion as disclosed below:

Non-current portion	Currency linkage	30 June 2026 (unaudited)	31 December 2025 (audited)
Loan from OTP (Center Point 1-2)	EUR	31,711	32,658
Loan from OTP (Duna Tower)	EUR	27,321	28,397
Loan from K&H (Váci Greens D)	EUR	25,547	0
Green bonds mature in 2027-2030 (HU0000360102)	EUR	111,533	102,750
Green bonds mature in 2028-2031 (HU0000360284)	EUR	55,767	51,375
Deferred debt expenses	EUR	(23,404)	(22,771)
		228,475	**192,409**

13. LONG-TERM BORROWINGS (CONTINUED)

Current portion	Currency linkage	30 June 2026 (unaudited)	31 December 2025 (audited)
Loan from OTP (Center Point 1-2)	EUR	1,896	1,859
Loan from OTP (Duna Tower)	EUR	2,153	2,125
Loan from Erste (Váci Greens D)	EUR	-	21,438
Loan from K&H (Váci Greens D)	EUR	493	-
Green bonds mature in 2027-2030 (HU0000360102)	EUR	1,613	372
Green bonds mature in 2028-2031 (HU0000360284)	EUR	529	535
		6,684	**26,329**

As securities for the bank loans, the banks have mortgages 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 Loan-to-Value ('LTV') and Debt Service Coverage ('DSCR') ratios in the subsidiary that holds the project. As at 30 June 2026, the Group continues to comply with the financial covenants set out in their loan agreements and bonds' terms and conditions.

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

Green Bonds (series maturing in 2027-2030 and series maturing in 2028-2031) are denominated in HUF. The initial fair value differed from the transaction price. The Group presents the difference as part of the amortized cost of the bonds under "Non-current liabilities" in the statement of the financial position.

All other bank loans and bonds are denominated in euro.

Movements in long term borrowings for the periods ended 30 June 2026 and 31 December 2025 were as follows:

	30 June 2026 (unaudited)	31 December 2025 (audited)
Balance as of the beginning of the year	**218,738**	**240,553**
Drawdowns and issuance of bonds and loans	26,160	-
Repayments of bonds and loans	(23,517)	(10,328)
Change in accrued interest	3,592	(7,241)
Interest payments	(2,290)	7,241
Change in deferred issuance debt expenses	35	142
Foreign exchange difference	12,441	(11,621)
Balance as of end of the period	**235,159**	**218,738**

13. LONG TERM BORROWINGS (CONTINUED)

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

	30 June 2026 (unaudited)	31 December 2025 (audited)
First year	10,074	29,254
Second year	10,047	7,672
Third year	9,960	7,760
Fourth year	9,911	7,783
Fifth year	150,910	110,522
Thereafter	70,674	96,828
Total	**261,576**	**259,819**

14. RELATED PARTY TRANSACTIONS

The Company has entered into a variety of transactions with its related parties. All related party transactions occurred in the normal course of business and were executed on an arm's-length basis.

(a) *Major transactions with related parties*

Major transactions with related parties for the year ended 30 June 2026 (unaudited) was as the follows:

	Company controlled by the Ultimate controlling party	Majority Shareholder	Subsidiary of the Majority Shareholder
Rental income [1]	-	-	-
Management fees [2]	-	-	415
Service charge income [1]	-	-	2
Administrative expenses	-	-	14
Finance income	-	849	11,540
Finance cost	-	2,646	9,621

(1) Management fee income from GTC S.A.'s subsidiaries in Hungary, which are outside of this Group.
(2) Management fee income from GTC S.A.'s subsidiaries in Hungary, which are outside of this Group

Major transactions with related parties for the year ended 30 June 2025 (unaudited) were as follows:

	Company controlled by the Ultimate controlling party	Majority Shareholder	Subsidiary of the Majority Shareholder
Rental income [1]	-	-	-
Management fees [2]	-	-	471
Service charge income [1]	-	-	-
Administrative expenses	-	-	-
Finance income	-	49	15,232
Finance cost	-	2,918	6,706

(1) Rental revenue and Service charge revenue in relation to rental guarantees provided by sellers
(2) Management fee income from GTC S.A.'s subsidiaries in Hungary, which are outside of this Group.

14. RELATED PARTY TRANSACTIONS (CONTINUED)

(b) *Related party balances*

Related party balances for the year ended 30 June 2026 (unaudited) was as the follows:

	Company controlled by the Ultimate controlling party	Majority Shareholder	Subsidiary of the Majority Shareholder
Loans granted to related parties	-	-	534,152
Trade receivables	-	25	184,931
Non-current portion of long-term loans from related parties	-	172,616	430,465
Trade and other payables	-	4,808	715
Other long-term liabilities	-	-	-

Related party balances for the year ended 31 December 2025 (audited) was as the follows:

	Company controlled by the Ultimate controlling party	Majority Shareholder	Subsidiary of the Majority Shareholder
Loans granted to related parties	-	51,931	538,757
Trade receivables	-	185,011	-
Non-current portion of long-term loans from related parties	-	169,967	501,613
Non-current portion of long-term loans from non-controlling interest	-	-	-
Trade and other payables	-	-	-
Other long-term liabilities	-	-	-

Outstanding loans (from)/to related parties are unsecured and presented with accrued interest in both financial years.

(c) *Transactions with Management Board*

Remuneration of the Management Board of GTC Hungary (i.e., directors of the Company) for the period ended 30 June 2026 amounted to Euro 11 thousand (in 2025: Euro 18 thousand) and 0 phantom share vested (in 2025: 0).

There were no other transactions with the Management and Supervisory Board GTC S.A.

15. COMMITMENTS AND CONTINGENCIES

As of 30 June 2026, the Group had commitments contracted for in relation to future building construction without specified date, amounting to EUR 7.5 million (EUR 17.5 million as at 31 December, 2025). These commitments are expected to be financed from available cash and current financing facilities, other external financing or future installments under already contracted sale agreements and yet to be contracted sale agreements. There were no other significant changes in commitments, contingencies or litigation settlements in the current period.

16. IMPACT OF THE SITUATION IN UKRAINE ON GTC GROUP

As at the date of this interim condensed consolidated financial statements, the 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.

17. GROUP APPROVAL OF THE FINANCIAL STATEMENTS

The interim condensed consolidated financial statements were authorized for the issue by the Management Board on 30 September 2026.

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Report on review of interim condensed consolidated financial statements

To the shareholder of GTC Magyarország Ingatlanfejlesztő Zrt.

Introduction

We have reviewed the accompanying interim condensed consolidated statement of financial position of GTC Magyarország Ingatlanfejlesztő Zrt. ("Company") and its subsidiaries (together the "Group") as at 30 June 2026 and the related interim condensed consolidated statement of profit or loss and comprehensive income, the interim condensed consolidated statement of changes in equity, the interim condensed consolidated statement of cash flows for the six-month period then ended and the related explanatory notes ("condensed interim consolidated financial statements").

Management is responsible for the preparation and presentation of this interim condensed consolidated financial statements in accordance with International Accounting Standard 34, 'Interim financial reporting' as adopted by the European Union. Our responsibility is to express a conclusion on this 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 International Accounting Standard 34, "Interim financial reporting" as adopted by the European Union.

Emphasis of matter

We draw attention to the point 2 of Notes to the interim condensed consolidated financial statements containing the summary of significant accounting policies which states that they do not include all of the significant accounting policies applied. Consequently, reading the interim condensed consolidated financial statements is no substitute for reading the audited annual financial statements prepared as of 31 December 2025 and knowing its accounting policies explained in its disclosure notes, which have also been applied during the preparation of the interim condensed consolidated financial statements.

Other matters – comparative information

The comparative information for the six-month period ended 30 June 2025 has not been reviewed.

Budapest, 30 September 2026

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Statement of responsibility

The Management Board of GTC Hungary Real Estate Development Pltd. ("**Company**") represented by:

Name	Position
Tamás Pók	Member of the Board
Attila Mihály Ország	Member of the Board

hereby represents that to the best of its knowledge:

(i) the consolidated financial statements is in accordance with the applicable accounting standards to the best knowledge of the Company and the annual results provide a true and fair view of the assets, liabilities, financial position and income statement of the Company and its subsidiaries (the Group); and

(ii) the management board's report provides a reliable picture of the situation, development and performance of the Company and its subsidiaries (the Group), describing the main risks and uncertainties as well.

Budapest, 30 September, 2026

Tamás Pók
Member of the Board

Attila Mihály Ország
Member of the Board