GLOBALWORTH REAL ESTATE INVESTMENTS LIMITED

INTERIM REPORT AND UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

30 JUNE 2024

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FINACIAL HIGHLIGHTS: H1 2024

Combined portfolio open market value	Shareholders’ equity	EPRA NRV per share
€2.7bn	€1.5bn	€6.24
-8.7% on YE-23	-4.1% on YE-23	-10.1% on YE-23
LTV	Adjusted normalised EBITDA	Net Operating Income
39.9%	€63.6m	€72.4m
42.2% at 31 Dec-23	-3.6% in H1-23	-1.8% in H1-23
IFRS Earnings per share	EPRA Earnings per share	Dividends paid in H1-24
-25 cents	11 cents	11 cents
-11 cents in H1-23	14 cents in H1-23	15 cents in H1-23

CHIEF EXECUTIVE'S REVIEW

Dear Stakeholders,

2024 has the potential to become the turning point after a volatile and uncertain start of the decade, first with the Covid pandemic that swept across the globe starting with March 2020, followed by the break-out of Russo-Ukrainian conflict two years later. Although international environment remains a mix of still high capital costs and geopolitical tensions, the CEE countries' economies are expected to gain momentum in 2024 - 2025.

The European Commission May'24 forecasts show the EU GDP improving by 1.0% in 2024 and 1.6% in 2025 with Poland and Romania expected to outperform EU average and have a growth of 2.8% and 3.3% in 2024 followed by 3.4% and 3.1% in 2025, respectively.

Globalworth's performance throughout the business remained resilient, despite global and sectorial challenges, as we continued to implement our "local landlord" approach, with an increasing focus on sustainability.

Starting with the last months of 2023 and during the first semester of this year, considering the two significant bond maturities in 2025 and 2026, we have embarked on a complex refinancing process which was successfully completed in the second quarter of the year resulting in a significant strengthening of our debt maturity profile. Furthermore, in line with our focus on deleveraging and liquidity enhancing we have successfully divested our non-core logistic / light industrial portfolio in Romania during May and July.

Considering this, I would like to express my gratitude to all our team members for their positive attitude, dedication, and commitment, as well as extend our appreciation to our shareholders, partners, and communities for their unwavering support in helping us achieve these results.

Our Portfolio

Our portfolio predominantly consists of Class "A" office spaces. Having this in mind, during the first half of 2024, we have made important steps aimed at deleveraging and improving liquidity by divesting from several of our non-core assets.

Consequently, during May, we have successfully completed the sale of our fully owned logistic portfolio to CTP INVEST SPOL S.R.O, one of the leading logistic developers in Europe, for net proceeds amounting to c. €72.4 million after customary adjustments and deductions. The sold portfolio encompassed 7 industrial parks with 14 facilities offering 267.7k square meters of high-quality industrial spaces having an average occupancy of 90.4% by the end of December 2023.

Post June, we have sold our interests in the remaining of our standing logistic portfolio, which was owned through Joint Venture agreements, consisting of 3 logistic parks with a total Gross Lettable Area (GLA) of 136.4k square meters having an average occupancy of 94.8% as of June 2024. The buyer was Warehouses De Pauw (WDP), a Belgian-based logistic developer, with net proceeds to Globalworth amounting to c. €57.0 million.

By the end of June 2024, we had one built-to-suite logistic facility under construction in Craiova, Romania, with an estimated GLA of 5.9k square meters which was fully pre-leased to Returo SGR and subsequently delivered in August, while in Poland we were on course of finishing the refurbishment works in Renoma, our mixed-use property in Wroclaw.

Also, during the first six months of 2024, considering market context and the rising demand for flex offices, we have launched our own version of flexible office concept in several of our regional Polish properties. This concept is addressing tenants looking for smaller but high-quality spaces, usually for short and medium term, spaces that offer all the amenities they seek to attract and retain talents and that relate to their corporate identity.

Considering all the above, our overall total combined portfolio value decreased during the first half of 2024 by 8.3% to €2.7 billion mainly as an effect of non-core disposals in the period while the like for like decrease of our standing commercial assets owned throughout the period stood at 0.8%, commercial valuations still being impacted by high discount rates and general market context.

Our Leasing and Occupancy

The leasing of spaces within our portfolio constitutes a pivotal determinant of our business's success. It brings me satisfaction to report that during the initial half of 2024, we managed the leasing of 90.1k square meters of commercial spaces, with a Weighted Average Lease Length (WALL) of 4.8 years. This achievement is particularly noteworthy considering the persistently demanding market conditions.

As of June 30, 2024, the average occupancy rate across our combined commercial portfolio stood at 86.1%, decreasing in comparison to the year-end 2023, which stood at 88.3%. However, the like for like average occupancy in our standing commercial properties owned throughout the first six months of 2024 only marginally decreased by 0.5% from 87.1% to 86.6%.

CHIEF EXECUTIVE'S REVIEW

In both the Polish and Romanian markets, we see persistent higher construction costs and interest rates which have led to a reduction in development activity and significantly constrained new supply. Consequently, we anticipate witnessing a diminished availability of top-tier office spaces in prime locations, below the average levels witnessed in previous periods, potentially driving higher tenant demand for existing properties.

Furthermore, the divergence between A-grade properties of robust environmental, social and governance (ESG) credentials and B-grade properties has been growing, both from an investment and leasing perspective. This development is poised to generate benefits to our portfolio of high-quality properties in the future.

Headline rental rates in our portfolio have started displaying a slight upward trend, influenced also by recent years' inflation, which, combined with the reduced supply and improving economic outlook is anticipated to serve as a strong buffer against the adverse impact of a decline in tenant demand due to sectorial trends like hybrid work.

Our total annualised contracted rent experienced a 4.4% decrease, reaching €192.3 million compared to the year-end 2023 figures (€201.2 million) driven mainly by the disposal of non-core assets during first part of 2024. Like-for-like annualised commercial contracted rents within our standing commercial portfolio exhibited a 3.1% upswing, to €182.6 million by the close of the first half of 2024.

Our Financial Results

Gross rental income increased with €1.3 million compared to the first half of last year as an effect of indexation that partially offset by the reduced rates at which existing leases were renewed for extended period or new leases were signed. However, on a net basis rental income declined with €1.6 million when accounting for lease incentives amortisation during the period.

Furthermore, net service charge result is €0.4 million lower than in prior period of last year, compensated by increase in fit-out margin and other income by €0.7 million thus Net Operating Income is €72.4 million, or €1.3 million lower, when compared to H1 2023.

Our adjusted normalised EBITDA reached €63.6 million, after deducting recurring administrative and other expenditure categories.

Undesirably, our net result for the initial half of 2024 amounted to a net loss of €65.3 million. This result is triggered primarily by fair value loss recorded on investment property, loss on sale of assets and impairment on investments in joint ventures.

Dividend

During March 2024, we announced the second interim dividend of €0.11 per share in respect of the twelve-month financial period ended 31 December 2023 with a scrip dividend alternative at a reference price of €1.96 per scrip aimed at preserving liquidity. Approximately 98.7% of the shareholders elected to receive scrip dividend shares thus resulting in only €0.4 million cash dividend outflow.

Also, in August 2024, we announced the payment of an interim dividend in respect of the six-month ended 30 June 2024 of €0.10 per ordinary share (which will be paid on 18 October 2024) and offers a scrip dividend alternative to the Interim Dividend. As communicated in scrip circular, the Company has received irrevocable undertakings from approximately 92.5% of the shareholders to elect the Scrip Dividend alternative shares in respect of all of their full cash entitlement to the Interim Dividend.

Balance Sheet

We are also executing our liability management strategy by extending near-term facilities and progressively arranging new secured facilities with local and regional banks in our markets. Our strong presence in the two capital cities, Bucharest and Warsaw, with several commercial office buildings having occupancy above 85% and high ESG credentials, provides us with a unique strength in sourcing additional secured facilities in the short term.

The first half of 2024 had several notable events in terms of financing, that lead to a decrease in total debt, as:

- We exchanged our existing €850 million Notes with New €640 million Notes through an exchange exercise, we repaid €142.9 million from 18/25 Notes and €66.6 million from 20/26 Notes.
- Subsequently to the exchange, we redeemed additional €65 million unsecured debt (24/29 New Notes €45 million and 24/30 New Notes €20 million).
- Derecognized €97.5 million secured loans consequently to the disposal of subsidiaries holding industrial properties.

Following above corporate actions, the average debt maturity period improved to 5.2 years (3.7 years as of 31 December 2023) This brought down our leverage ratio to 39.9% (42.2% as of 31 December 2023) despite a 1% decline in the value of our like-for-like standing commercial portfolio. This is consistent with the Group's strategy to manage its long-term target LTV of around or below 40%.

It is important to note that Globalworth has no material debt maturing until 2027. Additionally, as of 30 June 2024, we have €210 million in cash and cash equivalents, which was further strengthened by the additional sale proceeds from JV logistics in July. We also have a further €187 million in undrawn debt facilities, out of which €50 million is available to draw until December 31, 2025.

The EPRA Net Reinstatement Value (NRV) as of 30 June 2024 was €1.66 billion, or €6.24 per share. This represents an 10% decrease from €6.94 per share on December 31, 2023. The decrease was primarily due to the issuance of a €13.9 million scrip dividend shares in April 2024, which diluted the NRV per share as well as a valuation loss on the property portfolio in H1-2024. This was partially mitigated by rental growth from indexation.

Fitch Ratings re-affirmed, in July 2024, Globalworth's investment grade rating and improved the outlook to stable following the annual review of our ratings. S&P Global Ratings maintained throughout the period our BB+ with negative outlook credit ratings.

Environmental and social

We maintained our A-rating by MSCI and a low-risk rating by Sustainalytics. We issued our sixth Sustainable Development Report during the period.

We continued investing in our green portfolio and, during the first six months of 2024, we certified or recertified 14 properties. At the end of June 2024, we had 47 green-certified properties valued at €2.2 billion.

We remain committed to our environmental target to reduce GHG emissions intensity by 46% by 2030 versus our baseline 2019 levels (for Scope 1 and 2), a target validated by the globally recognised Science Based Targets initiative (SBTi).

Outlook

As we move forward, many of the persistent headwinds that previously challenged the market have begun to dissipate. Inflation is increasingly under control, and interest rates are approaching central bank targets, providing a more stable economic backdrop. While geopolitical uncertainty remains a factor, key macroeconomic indicators point to continued strengthening in both financial and real estate markets.

The market fundamentals in our focus countries remain notably stronger than those of Western Europe. We are benefiting from a healthy supply-demand balance, with occupier demand being driven by solid economic growth and an encouraging return to the office. Within our capital-city markets, constrained supply continues to push rents and occupancy rates higher, reinforcing the sector's overall strength. Anecdotal evidence of rising tenant demand and declining vacancy rates in our core markets underscores the resilience and attractiveness of our properties. However, challenges remain in certain regional Polish markets, where we continue to monitor conditions closely to ensure we adapt to local dynamics. Nevertheless, as one of the largest and most integrated players in the region, we are well-positioned to capitalise on these broader market trends and further enhance our leadership.

Over the past year, we have remained committed to operational efficiency, while our robust liquidity position following our successful bond exchange, ensures we are well-prepared to navigate any remaining uncertainties. This financial strength also affords us the flexibility to selectively pursue investment opportunities that align with our strategic objectives. The reopening of the bond market for real estate issuers is also a positive development, easing concerns around the refinancing of maturing debt and creating a more favourable outlook for long-term growth.

Looking ahead, our strategy remains clear. We will continue to capitalise on our scale, expertise, and integrated model to deliver stable cashflows. We remain fully committed to delivering long-term value for our stakeholders, responding swiftly to market dynamics, and pursuing opportunities that support our growth ambitions.

Dennis Selinas

Chief Executive Officer

24 September 2024

REAL ESTATE ACTIVITY

- In line with our focus on deleveraging and liquidity enhancing we have successfully divested our non-core logistic / light-industrial portfolio located in Romania
  - In May we have sold our fully owned logistic portfolio to CTP, one of Europe's largest publicly traded industrial and logistics property developers
  - The 50% share in logistic assets which was owned via joint venture companies was sold in July to WDP, a leading developer and investor in logistics real estate in Romania
- Romania:
  - In February we have delivered the final 2 phases in Business Park Stefanesti, the fully delivered project being subsequently sold in May to CTP
  - As of June 30th, we had one logistic / light industrial facility under construction in Craiova which, as of completion in August 2024, has added another 5.9k sqm of high quality GLA to our portfolio
- Poland:
  - In the first months of the year we have sold Bliski Centrum, an office building located in Warsaw offering a total GLA of 4.9k sqm
  - We have finalized the refurbishment / repositioning of Supersam mixed-use asset, while Renoma refurbishment is expected to be completed in the following months

Disposal of non-core assets

As of May 31st, we have sold to CTP the fully owned logistics portfolio comprising five logistic / light-industrial parks with ten facilities in Timisoara, Arad, Oradea and Pitesti as well as a majority stake in two small business units' projects in Bucharest. The disposal is in line with our focus on enhancing liquidity, and reflective of the fact that logistic properties are considered non-core assets of the Group's portfolio. Net proceeds to Globalworth amounted to €72.4 million excluding working capital, minority interest and following the deduction of €95.8 million secured bank loans associated with the disposed portfolio.

Fully Owned Logistic Portfolio (disposed in May 2024)

	Timisoara Industrial Park I	Timisoara Industrial Park II	Industrial Park West Arad	Industrial Park West Oradea	Pitesti Industrial Park	Business Park Chitila	Business Park Stefanesti	TOTAL
Location	Timisoara	Timisoara	Arad	Oradea	Pitesti	Bucharest	Bucharest	**Romania**
No. of facilities	4	2	1	1	2	1	3	**14**
Globalworth share	100%	100%	100%	100%	100%	75%	75%	**> 50%**
GLA (k sqm)	103.7	37.0	20.1	6.9	75.2	7.1	17.7	**267.7**
GAV (€m; incl. lands)	68.6	31.2	17.7	6.7	59.2	7.3	15.9	**206.6**
Occupancy (%)	100.0%	54.4%	100.0%	100.0%	100.0%	98.1%	51.0%	**90.4%**
100% Rent (€ m)	5.0	1.8	1.3	0.5	4.6	0.6	1.3	**15.0**

Data as of 31 December 2023

Furthermore, in July, we have disposed of our 50% interests in logistic assets in Romania which were owned via joint venture companies (the "JV Portfolio") for a total net consideration to the Company estimated to €57.0 million.

JV Portfolio (disposed in July 2024)

	Chitila Logistics Park	Constanta Business Park	Targu Mures Logistics Hub	TOTAL
Location	Bucharest	Constanta	Targu Mures	**Romania**
No. of facilities	1	2	1	**4**
Globalworth share	50%	50%	50%	**50%**
GLA (k sqm)	77.0	41.1	18.3	**136.4**
GAV (€ m, incl. lands)	47.6	55.1	17.2	**119.9**
Occupancy (%)	90.9%	99.8%	100%	**94.8%**
100% Rent (€ m)	4.1	2.7	1.5	**8.4**

Data as of 30 June 2024, figures shown on 100% basis

Also, in the first months of the year, considering our deleveraging and liquidity enhancement strategy, we have sold Bliski Centrum, located in Warsaw, with a total GLA of 4.9k sqm, which due to its relatively small size was not considered as a core asset by us.

MANAGEMENT REVIEW

Launching of Globalworth operated flex office concept

During the first semester of 2024, considering the evolution of hybrid work model across our markets of interest, especially in Poland, we have decided to meet the requests of our current and potential tenants by launching our own version of flexible office concept in Poland, which will be operated through a special group entity, GW Flex Sp. Z.o.o., who will be leasing spaces in our properties. This concept is addressing tenants looking for smaller but high-quality spaces, usually for short and medium term, spaces that offer all the amenities they seek in order to attract and retain talents and that relate to their corporate identity.

As of June 30th, we had 5.4k sqm of GLA in our flex office portfolio across five properties in regional Polish cities with an average occupancy of 54.1%.

Globalworth Flex Office Portfolio

	Tryton	Quattro Business Park	Retro Office House	Silesia Star	Supersam
Location	Gdansk	Krakow	Wroclaw	Katowice	Katowice
GLA (k sqm)	0.5	1.5	1.2	1.0	1.2
Occupancy (%)	69%	0%	75%	50%	100%

Review of Developments

At the beginning of the year, we had two logistic projects under construction, of which Stefanesti Business Park was delivered and sold to CTP in the first semester while Craiova Logistic Park was subsequently delivered in August. From the two mixed-use properties under refurbishment at the start of the year, we have completed the works in Supersam, with Renoma remaining to be delivered until year end.

Current Developments & Refurbishment / Repositioning Projects

As of June 30th, we had one logistic property under development in Romania, Craiova Logistic Hub, our first property in Craiova, which, as of completion in August 2024, has added another 5.9k sqm of high quality GLA to our portfolio. This built to suite facility is 100% pre-leased to Returo SGR based on a 20-year lease.

Developments

	Craiova Logistic Park (delivered in August 2024)
Location	Craiova
GLA (k sqm)	5.9
Occupancy (%)	100%
Development Cost (€ m)	4.5
GAV (€ m)	5.0
Contracted Rent (€ m)	0.4
100% Rent (€ m)	0.4
Estimated Yield on Development Cost	8.2%

In Poland the refurbishment of our iconic Renoma mixed-use asset is expected to be finalized in the following months with the repositioning of the property now offering a more attractive food court and an increase in office GLA compared to pre-refurbishment status.

Properties Under Refurbishment / Repositioning

	Renoma
Location	Wroclaw
Status	Refurbishment / Repositioning
Expected Delivery	H2-2024
GLA – on Completion (k sqm)	48.3
CAPEX to 30 Jun 24 (€ m)	22.9
GAV (€ m)	111.0
Estimated CAPEX to Go (€ m)*	6.4
ERV (€ m)	9.4
Estimated Yield on Completion of Project**	9.0%

** Estimated CAPEX to Go partially excludes tenant contributions which are subject to negotiation and may impact the final yield on Completion of the Project.*
*** Estimated Rental Value increase versus current Contracted rent + ERV on vacant spaces divided by total Development CAPEX.*

MANAGEMENT REVIEW

Future Developments

We own, directly or through JV partnerships, other land plots in prime locations in Bucharest and Constanta, Romania and in Krakow, Poland, covering a total land surface of 0.9 million sqm (comprising 2.6% of the Group's combined GAV), for future developments of office, industrial or mixed-use properties. When fully developed, these land plots have the potential to add a total of a further 620.5k sqm of high-quality GLA to our standing portfolio footprint.

These projects, which are classified as "Future Development", continue to be reviewed by the Group, albeit periodically, with the pace at which they will be developed being subject to tenant demand and general market conditions.

Future Developments

	Podium Park III	Green Court D	Globalworth West	Constanta Business Park (Phased)*	Luterana
Location	Krakow	Bucharest	Bucharest	Constanta	Bucharest
Status	Postponed	Postponed	Postponed	Planned	Planned
GLA (k sqm)	17.7	17.2	33.4	525.8	26.4
CAPEX to 30 Jun 24 (€ m)	8.5	2.5	5.2	12.3	7.4
GAV (€ m)	7.1	7.4	6.2	37.2	12.3
Estimated CAPEX to Go (€ m)**	29.7	23.9	38.5	243.6	39.7
ERV (€ m)	3.1	3.6	5.8	27.7	6.7
Estimated Yield on Development Cost	8.1%	13.6%	13.3%	10.8%	14.1%

(*) Part of the JV portfolio disposed in July 2024; figures shown on 100% basis.
(**) Initial preliminary development budgets on future projects to be revised prior to the permitting.

ASSET MANAGEMENT REVIEW

- 90.1k sqm of commercial space taken-up or extended at an average WALL of 4.8 years with Poland accounting for 66.5% of leases signed in the first six months of 2024
- New leases (including expansions) accounted for 47.6% of our leasing activity at a WALL of 5.6 years, with renewals signed at a WALL of 4.0 years.
- Total annualised contracted rent decreasing by 4.4% to €192.3 million compared to year end 2023 influenced by the sale of the fully owned logistic portfolio and of one small office asset in Warsaw
  - Like-for-like annualised contracted rent from our standing commercial assets owned throughout the first 6 months of the year increased by 3.1% to €182.6 million (€177.1 million as of Dec'23)
- Total combined portfolio value decreased by 8.3% to €2.7 billion, mainly due to disposal of non-core assets and negative revaluation adjustments.
  - Like-for-like appraised value of standing commercial properties slightly decreasing to €2.5 billion (0.8% lower compared to 31 December 2023).

Leasing Review

New Leases

Our principal focus continues to be the prolongation of leases with existing tenants in our portfolio and the take-up of available spaces in standing properties and developments.

In the first six months of 2024, the Group successfully negotiated the take-up (including expansions) or extension of 90.1k sqm of commercial spaces in Poland (66.5% of transacted GLA) and Romania (33.5% of transacted GLA), with an average WALL of 4.8 years. Between 1 January and 30 June 2024, our leasing activity involved new take-up of available spaces, with such leases accounting for 47.6% of our total leasing activity signed at a WALL of 5.6 years, while renewals were signed at a WALL of 4.0 years.

The office leasing market continues a challenging path, albeit a clear differentiation can be seen between capital cities compared to regional cities and between grade A and grade B properties. CEE economies are starting to pick up, with inflation easing and interest rates expected to follow suit, while hybrid work model was mostly acknowledged and incorporated by our markets of interests.

In total, we signed new take up for 42.9k sqm of GLA, with 56.1% involving spaces leased to new tenants, and the remaining areas being taken up by existing tenants which were expanding their operations.

MANAGEMENT REVIEW

New leases (new tenants) were signed with 25 tenants for 24.1k sqm of GLA at a WALL of 6.5 years. The majority were for office spaces, accounting for 83.1%, with the remainder involving industrial (12.7%) and retail/other commercial spaces. The largest new leases in this period were with Clever Media Network (2.0k sqm) in BOC Tower (Bucharest), Jaral (1.9k sqm) in Silesia Star (Katowice), Kinstellar (1.9k sqm) in Globalworth Tower (Bucharest) and MDPI Poland (1.7k sqm) in Podium Park (Krakow).

In addition, 27 tenants signed new leases, expanding their operations by 18.8k sqm at an average WALL of 4.6 years.

We renewed leases for a total of 47.2k sqm of GLA with 45 of our tenants at a WALL of 4.0 years. The most notable extensions involve FMC Technologies (6.9k sqm) in Podium Park, Maracana (5.8k sqm) in Constanta Business Park, Infor (4.9k sqm) in Retro Office House and Solid Group (3.3k sqm) in Batory Building while c.37% of the renewals by GLA signed were for leases that were expiring in 2025 or later.

Summary Leasing Activity for Combined Portfolio in H1-2024

	GLA (k sqm)	No. of Tenants*	WALL (yrs)
New Leases (incl. expansions)	42.9	51	5.6
Renewals / Extensions	47.2	45	4.0
Total	**90.1**	**87**	**4.8**

**Number of individual tenants*

Rental Levels

Starting with last year, headline rental levels started to display a slight upward pressure mostly influenced by indexation, but also by the limited new supply of high-quality spaces coming into the market. We expect this trend to continue, despite challenges in the market, but with different impact depending on the location, ESG credentials and office asset class.

Most of our leases typically adjust annually in the first quarter of the year and, in the first half, eligible leases were indexed at an average of 5.3%. However, this positive impact was partly offset by the rates at which leases were renewed or new leases signed throughout the period.

At the end of June 2024, our average headline rent in our standing properties for office, retail/commercial and industrial spaces were €15.8/sqm/month (€15.0 at YE-2023), €16.7/sqm/month (€16.7 at YE-2023) and €4.2/sqm/month (€4.3at YE-2023) respectively.

Office leases signed in the first half of the year were at an average rent of €15.7/sqm/month, industrial spaces at €4.1/sqm/month, and retail spaces at €12.1/sqm/month. The overall commercial GLA take-up during the first six months of 2024 was at an average rent of €13.9/sqm/month.

Contracted Rents (on annualised basis)

Total annualised contracted rent across our portfolio in Poland and Romania decreased by 4.4% to €192.3 million compared to year-end 2023 (€201.2 million), driven mainly by disposal of non-core assets in the first half of 2024 and, in a lesser extent, by indexation and net leasing activity in our projects.

Total annualised contracted rents in our standing commercial portfolio were €185.8 million on 30 June 2024, down by 3.0% compared to 31 December 2023, increasing to €186.2 million when including rental income generated by renting 92 residential units and other auxiliary spaces in Upground, the residential complex in Bucharest which we partially own.

Like-for-like annualised commercial contracted rents in our standing commercial portfolio increased by 3.1% to €182.6 million at the end of the first half of 2024 compared to 31 December 2023, mainly as an effect of rent indexation.

Annualised Contracted Rent Evolution H1-2024 (€m)

	Poland	Romania	Group
Rent from St. Comm. Props ("SCP") 31 Dec 2023	**86.4**	**105.1**	**191.5**
Less: Assets sold	(1.1)	(13.2)	(14.4)
Rent from SCP Adj. for Properties sold	**85.3**	**91.8**	**177.1**
Less: Space Returned	(6.2)	(2.1)	(8.3)
Plus: Rent Indexation	3.3	3.1	6.5
Plus/Less: Lease Renewals (net impact) & Other	0.0	(0.0)	0.0
Plus: New Take-up	4.0	3.4	7.3
Total L-f-L Rent from SCP 30 Jun 2024	**86.4**	**96.2**	**182.6**
Plus: Standing Commercial Properties Acquired During the Period	-	-	-
Plus: Developments Completed During the Period	3.1	-	3.1
Total Rent from Standing Commercial Properties	**89.5**	**96.2**	**185.8**
Plus: Residential Rent	-	0.4	0.4
Total Rent from Standing Properties	**89.5**	**96.6**	**186.2**
Plus: Active and Pre-lets of Space on Projects Under Development / Refurbishment	5.7	0.4	6.1
Total Contracted Rent as at 30 Jun 2024	**95.2**	**97.0**	**192.3**

Combined Annualised Commercial Portfolio Contracted Rent Profile as at 30 June 2024

	Poland	Romania	Group
Contracted Rent (€ m)	**95.2**	**96.6**	**191.8**
Tenant origin - %			
Multinational	66.5%	81.1%	73.8%
National	32.2%	17.3%	24.7%
State Owned	1.3%	1.7%	1.5%

Note: Commercial Contracted Rent excludes c.€0.4 million from residential spaces as at 30 June 2024

Annualised Contracted Rent by Period of Commencement Date as at 30 June 2024 (€m)

	Active Leases	H2-2024	H1-2025	H2-2025	>2025	Total
Standing Properties	177.4	8.6	0.2	-	-	186.2
Developments	6.0	0.1	-	-	-	6.1
Total	**183.4**	**8.7**	**0.2**	**-**	**-**	**192.3**

Annualised Commercial Portfolio Lease Expiration Profile as at 30 June 2024 (€m)

Year	H2-2024	2025	2026	2027	2028	2029	2030	2031	2032	>2032
Total	**7.0**	**12.3**	**17.5**	**28.7**	**26.7**	**31.7**	**28.7**	**18.2**	**5.3**	**15.7**
% of total	*3.6%*	*6.4%*	*9.1%*	*15.0%*	*13.9%*	*16.5%*	*15.0%*	*9.5%*	*2.8%*	*8.2%*

The Group's rent roll across its combined portfolio is well diversified, with the largest tenant accounting for 3.7% of contracted rents, while the top three tenants account for 9.5% and the top 10 account for 23.1%.

Cost of Renting Spaces

The headline (base) rent presents the reference point, which is typically communicated in the real estate market when a new lease is signed. However, renting spaces typically involves certain costs, such as rent-free periods, fitouts for the space leased, and brokerage fees, which the landlords incur. These incentives can vary significantly between leases and depend on market conditions, type of lease (new take-up or lease extension), space leased (office, industrial, other), contract duration and other factors.

In calculating our effective rent, we account for the costs incurred over the lease's lifetime, which we deduct from the headline (base) rent, thus allowing us to assess the profitability of a rental agreement.

Overall, in the first half of 2024, we successfully negotiated the take-up (including expansions) or extension of 84.5k sqm of commercial spaces in our portfolio, excluding leases signed with group entity for flexible office spaces. The weighted average effective rent for these new leases was €9.9/sqm/month with a WALL of 4.8 years. Industrial leases signed in the period accounted for 14.0% of the total leasing activity resulting in the lower average headline and effective rent.

The difference between headline (base) and effective rents in the first half of 2024 was, on average, 28.9%, which is higher than for FY2023 (average of 26.2%) as market conditions remained challenging.

In total, new leases signed in the first six months of the year will generate a future headline rental income of €77.7 million (including auxiliary spaces and revenues from GW flex offices), with leases from office properties accounting for 88.2% of future headline rental income.

Weighted Average Effective Rent (€ / sqm / m) – H1-2024

	Poland	Romania	Group
Headline Commercial Rent	**15.6**	**10.8**	**13.9**
Less: Rent Free Concessions	(2.6)	(1.3)	(2.1)
Less: Tenant Fitouts	(2.1)	(0.5)	(1.5)
Less: Broker Fees	(0.7)	(0.2)	(0.5)
Effective Commercial Rent	**10.2**	**8.9**	**9.9**
WALL (in years)	4.3	6.0	4.8

MANAGEMENT REVIEW

Portfolio Valuation

In line with our practice of biannual valuations, our entire portfolio in Poland and Romania was revalued as at 30 June 2024.

The valuations were performed by Knight Frank for our properties in Poland, with Colliers and Cushman and Wakefield valuing our properties in Romania (more information is available under note 4 of the unaudited interim condensed consolidated financial statements as of and for the period ended 30 June 2024).

Assigning the appraisal of our portfolio to independent and experienced service providers makes the process of determining the value properties transparent and impartial. Through our oversight, we ensure that a consistent methodology, reporting, and timeframe are respected.

Our portfolio, since the inception of the Group, has been growing to reach €3.2 billion as of 31 December 2022, following series of acquisitions and development of high-quality office and logistic / light industrial assets in Poland and Romania. Starting with the Covid pandemic, the office market begun a visible transformation characterized by the rise of hybrid work while differentiation between class A and class B properties became more obvious.

Therefore, our focus has switched to preserving the value of our core assets through selective investments, while also considering the disposal of non-core assets aimed at deleveraging and liquidity enhancing. Consequently, during the first seven months of 2024, we have successfully sold to reputed logistic investors our interests in the logistic / light industrial portfolio that we owned at the end of 2023.

As such, the portfolio's third-party appraised value on 30 June 2024 was estimated at €2.7 billion, impacted by the sale of assets worth €228.1 million and the like-for-like decrease (€18.9 million / 0.8%) in the appraised value of our standing commercial properties, leading to an overall decrease of 8.3% compared to the end of 2023.

In valuing our properties, the key market indicators used by our independent appraisers, although they vary, consider factors such as the commercial profile of the property, its location and the country in which it is situated. These factors have remained consistent with year-end 2023, with ERVs displaying selective upward pressure, especially in prime locations and for class A assets, while yields have seen a marginal decompression in secondary locations.

Combined Portfolio Value Evolution 30 June 2024 (€m)

	Poland	Romania	Group
Total Portfolio Value at 31 Dec 2023	**1,474.8**	**1,520.0**	**2,994.8**
Less: Properties Held in Joint Venture (*)	-	(129.0)	(129.0)
Total Investment Properties at 31 Dec 2023	**1,474.8**	**1,391.0**	**2,865.8**
Plus: Transactions	(12.4)	(215.7)	(228.1)
o/w New Acquisitions	-	-	-
o/w Disposals	(12.4)	(215.7)	(228.1)
Plus: Capital Expenditure	6.8	13.6	20.4
o/w Developments	2.7	2.7	5.4
o/w Standing Properties	4.1	10.9	15.0
o/w Future Developments	-	-	-
Plus: Net Revaluations Adjustments	(31.9)	(8.5)	(40.3)
o/w Developments	(4.1)	(0.0)	(4.1)
o/w Standing Properties	(27.8)	(8.2)	(36.0)
o/w Lands, Future Developments & Acquisitions	-	(0.2)	(0.2)
Total Investment Properties at 30 Jun 2024	**1,437.3**	**1,180.4**	**2,617.7**
Plus: Properties Held in Joint Venture (*)	-	129.7	129.7
o/w Capital Expenditure & Acquisitions	-	0.8	0.8
o/w Net Revaluation Adjustments	-	(0.1)	(0.1)
Total Portfolio Value at 30 Jun 2024	**1,437.3**	**1,310.1**	**2,747.4**

(*) Joint Venture Portfolio, which was disposed in July 2024, is shown at 100%; Globalworth owned 50% stake as of June 30th,2024.

MANAGEMENT REVIEW

STANDING PORTFOLIO REVIEW

- Standing portfolio footprint decreasing to 1,146.5k sqm valued at €2.6 billion as of 30 June 2024, following the disposal of the fully owned logistic portfolio.
- Average standing occupancy of our combined commercial portfolio of 86.1%, lower vs. year-end 2023 (88.3%)
  - Like for like average commercial standing occupancy slightly declined by 0.5% to 86.6% as of 30 June 2024 (compared to 87.1% at year-end 2023).
- Total contracted rent of €186.2 million in our standing properties (over 89% coming from standing office properties).
- All our properties in Poland are now internally managed, resulting in 93.1% of our combined standing commercial portfolio by value (96.6% of office and mixed-use standing properties) being internally managed by the Group.

Standing Portfolio Evolution

The footprint of our standing commercial portfolio decreased during the first half of 2024 following the successful disposal of our fully owned logistic portfolio. We consider these assets, together with a small office building located in Warsaw, which was sold in the first months of the year, as non-core assets, therefore the divestment decision was made having in mind our deleveraging and liquidity enhancement strategy.

Overall, our standing portfolio is predominantly focused on 28 Class “A” office (48 properties in total) and two mixed-use investments (with six properties in total) in central locations in Bucharest (Romania), Warsaw (Poland) and five of the largest office markets/cities of Poland (Krakow, Wroclaw, Katowice, Gdansk and Lodz), which account for 95.0% of our standing portfolio by value.

In addition, in Romania, we had 50% ownership through joint venture agreements in three other logistics/business parks (with four standing facilities) in Bucharest, Constanta and Targu Mures (the JV Portfolio, which was subsequently disposed in July) and we own part of a residential complex in Bucharest.

As of 30 June 2024, our combined standing portfolio comprised 34 investments (41 on 31 December 2023) with 59 buildings (71 on 31 December 2023) in Poland and Romania.

During the period, our standing commercial portfolio’s total GLA decreased by 233.5k sqm or 17.1% to reach 1,133.9k sqm at the end of June. This evolution was attributable to the sale of the fully owned logistic portfolio (254.3k sqm of standing GLA as of 31 December 2023), the sale of Bliski Centrum in Warsaw (4.9k sqm of GLA) and the completion of refurbishment works in Supersam, our mixed-use asset in Katowice, Poland (26.7k sqm of GLA).

The appraised value of our combined standing portfolio as of 30 June 2024 was €2.6 billion (more than 99% in commercial properties) which was 6.4% lower compared to 31 December 2023, the overall decrease being mostly due to divestments completed during the period. The value of like-for-like standing commercial properties marginally decreased by 0.8% as of 30 June 2024 compared to 31 December 2023.

Globalworth Combined Portfolio: Key Metrics

Total Standing Properties	31 Dec. 2022	31 Dec. 2023	30 Jun. 2024
Number of Investments	41	41	34
Number of Assets	71	71	59
GLA (k sqm)	1,405.6	1,386.0	1,146.5
GAV (€ m)	2,893.6	2,736.4	2,561.2
Contracted Rent (€ m)	182.0	192.0	186.2

Of which Commercial Properties	31 Dec. 2022	31 Dec. 2023	30 Jun. 2024
Number of Investments	40	40	33
Number of Assets	70	70	58
GLA (k sqm)	1,383.2	1,367.4	1,133.9
GAV (€ m)	2,850.3	2,700.0	2,535.4
Occupancy (%)	85.6%	88.3%	86.1%
Contracted Rent (€ m)	181.3	191.5	185.8
Potential rent at 100% occupancy (€ m)	211.6	217.7	213.4
WALL (years)	4.4	4.9	4.6

Evolution of Combined Standing Portfolio over H1-2024

	31 Dec. 2023	LfL Change*	New Acquisitions	Sales	New Deliveries	Reclass. & Other Adj**	30 Jun. 2024
GLA (k sqm)	**1,386.0**	-	-	(265.3)	26.7	(0.9)	**1,146.5**
GAV (€ m)	**2,736.4**	(20.3)	-	(205.4)	50.6	-	**2,561.2**

(*) Like-for-Like change represents the changes in GLA or GAV of standing properties owned by the Group at 31 December 2023 and 30 June 2024.
(**) Includes impact in areas (sqm) from the remeasurement of certain properties and other GAV adjustments (redevelopment capex, reclassification).

Standing Portfolio Occupancy

Our standing commercial portfolio's average occupancy as of 30 June 2024 was 86.1%, representing a decrease of 2.1% over the past six months (88.3% as of 31 December 2023), however this was impacted by the divestment of non-core assets having occupancy better than portfolio average and the addition of newly refurbished mixed-use property of Supersam (Katowice, Poland) which, as of 30 June 2024 had an occupancy of 65.5%. Like for like standing commercial occupancy, adjusted for the non-core assets disposed in the period (the fully owned logistic portfolio from Romania and Bliski Centrum office property in Warsaw, Poland) and for the mixed-use asset delivered in the period, decreased marginally by 0.5% from 87.1% to 86.6%. Across the portfolio, at the end of the first half of 2024, we had 976.6k sqm of commercial GLA leased to more than 630 tenants at an average WALL of 4.6 years, the majority of which is let to national and multinational corporates that are well-known within their respective markets.

In addition, we had 27.5k sqm leased in Renoma mixed-use property (Wroclaw, Poland) which was under refurbishment/repositioning as of 30 June 2024 and 5.9k sqm pre-let in our built to suit logistic project being developed in Craiova, Romania, which are not included in our standing portfolio metrics.

Occupancy Evolution H1-2024 (GLA ‘k sqm) – Commercial Portfolio

	Poland	Occupancy Rate (%)	Romania	Occupancy Rate (%)	Group	Occupancy Rate (%)
Standing Available GLA - 31 Dec. 23	**508.5**		**859.0**		**1,367.4**	
Sold GLA	(4.9)		(254.3)		(259.3)	
Acquired GLA	-		-		-	
New Built GLA	26.7		-		26.7	
Remeasurements, reclassifications	0.0		(0.9)		(0.9)	
Standing Available GLA - 30 Jun. 24	**530.2**		**603.7**		**1,133.9**	
Occupied Standing GLA - 31 Dec. 23	**403.4**	**79.3%**	**803.5**	**93.5%**	**1,206.9**	**88.3%**
Sold Occupied GLA	(4.8)		(237.3)		(242.1)	
Acquired/Developed Occupied GLA	17.5		-		17.5	
Expiries & Breaks	(33.1)		(13.9)		(47.0)	
Renewals*	36.0		9.3		45.3	
New Take-up	20.3		20.8		41.1	
Other Adj. (relocations, remeasurements, etc)	0.0		0.1		0.1	
Occupied Standing GLA - 30 Jun. 24	**403.4**	**76.1%**	**573.2**	**94.9%**	**976.6**	**86.1%**

** Renewals are neutral to the occupancy calculation.*

MANAGEMENT REVIEW

Standing Properties Operation and Upgrade Programme

Offering best-in-class real estate space to our business partners remains a key component of our strategy at Globalworth.

We believe that through a “hands-on” approach with continuous active management and investment in our portfolio, we can preserve and enhance the value of our properties, generate long-term income, and offer best-in-class real estate space to our business partners.

To be able to provide spaces for our current and future business partners’ requirements, we keep (re)investing in our properties, maintain and, where required, improve the quality of our buildings and our services.

We are pleased that all our properties in Poland are now internally managed by the Group. In Romania, we manage all but one of our offices in-house. Overall, we internally manage 955.3k sqm of high-quality commercial spaces with an appraised value of €2.4 billion. Of our total standing commercial portfolio, internally managed properties account for 93.1% by value (96.6% of office and mixed-use standing properties) as of 30 June 2024.

In the first half of 2024, we invested €15.8 million in select improvement initiatives in our standing commercial portfolio. As a result of our ongoing in-house initiatives and property additions, we hold a modern portfolio with 43 of our standing commercial properties, accounting for 81.1% by GLA and 79.2% by commercial portfolio value, having been delivered or significantly refurbished since 2014.

Internally Managed Commercial Portfolio as at 30 June 2024	Poland	Romania	Group
Internally Managed GLA (k sqm)	**530.2**	**425.1**	**955.3**
% of Commercial GLA	100%	70%	84%
% of Office and Mixed-Use GLA	100%	91%	96%
Internally Managed GAV (€ m)	**1,319.2**	**1,040.8**	**2,360.0**
% of Commercial GAV	100%	86%	93%
% of Office and Mixed-Use GAV	100%	93%	97%

MANAGEMENT REVIEW

SUSTAINABLE DEVELOPMENT UPDATE / OTHER INITIATIVES

- 14 properties were certified or recertified with BREEAM Very Good or higher certifications in our portfolio in H1-2024
- Overall, 47 green certified properties in our portfolio valued at €2.2 billion accounting for 85.3% from our combined standing commercial portfolio value.
- 95.7% of our office and mixed-use properties by value have a WELL Health-Safety rating, further demonstrating the quality of our portfolio
- Issued the sixth sustainable development report for the Group for FY 2023
- Globalworth maintained its low-risk rating by Sustainalytics at 11.1 and A by MSCI
- c.€140k donated to over 13 initiatives in Romania and Poland.

Green Buildings

Consistent with our commitment to energy-efficient properties, during H1-2024 we certified or recertified 14 properties in our portfolio with BREEAM Very Good or higher certifications.

Overall, as of 30 June 2024, our combined standing portfolio comprised 47 green-certified properties, accounting for 85.3% of our standing commercial portfolio by value. BREEAM-accredited properties account for 79.3% of our green-certified standing portfolio by value, with the remaining properties being holders of other certifications (LEED Gold or Platinum).

At Globalworth, we are aiming for 100% of our portfolio to be green-accredited. We are currently in the process of certifying or recertifying 8 other properties in our portfolio, principally targeting BREEAM certifications. Furthermore, as part of our overall green initiatives, we kept our policy of securing 100% of the energy used in our Polish and Romanian properties from renewable sources.

In addition, as of 30 June 2024, 49 of our standing commercial properties had a WELL Health-Safety Rating, with a total value of €2.3 billion accounting for 95.5% of our standing office and mixed-use properties by value. Overall, 95.7% of our office and mixed-use portfolio by value (including Renoma) is rated for WELL Health-Safety, standing as further evidence of the quality of our portfolio.

Social Initiatives

In the first half of 2024, Globalworth and the Globalworth Foundation continued with their very active social programme, contributing €140k to over 13 initiatives in Romania and Poland.

Initiatives to which we contributed included:

- For the love of heart

An initiative organized for Globalworth's tenant community, which aims to popularize preventive examinations and care for a healthy lifestyle; over 500 People took part in the examinations

- Through Wola District for autism

The aim of the initiative is to work together for the benefit of people on the autism spectrum and their families, and to raise funds to support the activities of the SYNAPSIS Foundation

- Open Your Heart to Children’s Heart

This aims to encourage and support donations to the Children's Heart Association / Asociația Inima Copiilor, to help children with heart conditions.

In addition to these we had several campaigns within our communities among which it is noteworthy to mention:

- Tree planting in Văcărești National Park

We gathered as a team to take care of the tree barrier in Văcărești National Park, the first urban natural park in Romania

- Șona AIR Residency

Șona AIR offers the perfect environment for creators and artists to zero in on their work. It's a place where they can step away from everyday life and focus on exploration, reflection and the development of long-term projects. This program fosters collaboration, creating a dynamic and vibrant community of creativity where artists can flourish. By providing space, time and resources, Șona AIR sustains the next generation of artists to push the boundaries of their practice. Globalworth Foundation supports Șona AIR residency program together with Fundația Ștefan Câlția

- Galeria Posibilă

The Globalworth Foundation and Galeria Posibilă partnered up to amplify the voice of emerging artists. We're dedicated to empowering up-and-coming artists, sparking conversations and connecting communities through our collaboration as gallery partners in this year's editorial program.

- Brave Cut

At Globalworth, we understand the challenges faced by oncology patients undergoing cytostatic treatments, especially the emotional toll of hair loss. Our partnership with the Fundatia Renasterea pentru Sanatatea Femeii in the "Vieți împletite" initiative aimed to recognize women's individuality and their role in society. By offering personalized natural hair wigs, we aim to empower patients with more than just a cosmetic solution – it's about restoring their confidence and resilience throughout their journey.

Reporting

As part of our effort to improve disclosure in relation to our sustainable development strategy, initiatives and performance, we published Globalworth's "2023 Sustainable Development Report".

This is the sixth report published by the Group and has been prepared in accordance with the GRI Standards: Core option and with the European Public Real Estate Association's Sustainability Best Practice Reporting Recommendations (EPRA sBPR).

PORTFOLIO SNAPSHOT

Our real estate investments are in Poland and Romania, the two largest markets in the CEE. As at 30 June 2024, our portfolio was spread across 10 cities, with Poland accounting for 52.3% by value and Romania 47.7%.

Combined Portfolio Snapshot (as at 30 June 2024)

	Poland	Romania	Combined Portfolio
Standing Investments(1)	18	16	**34**
GAV(2) / Standing GAV (€m)	€1,437m / €1,319m	€1,310m / €1,242m	**€2,747m / €2,561m**
Occupancy	76.1%	94.9%	**86.1%**
WALL(3)	4.0 years	5.3 years	**4.7 years**
Standing GLA (k sqm)(4)	530.2k sqm	616.3k sqm	**1,146.5 sqm**
Contracted Rent (€m)(5)	€95.2m	€97.0m	**€192.3m**
GAV Split by Asset Usage			
Office	80.8%	86.0%	**83.3%**
Mixed-Use	19.2%	0.0%	**10.0%**
Industrial	0.0%	7.4%	**3.5%**
Others	0.0%	6.5%	**3.1%**
GAV Split by City			
Bucharest	0.0%	93.3%	**44.5%**
Constanta	0.0%	5.0%	**2.4%**
Targu Mures	0.0%	1.3%	**0.6%**
Craiova	0.0%	0.4%	**0.2%**
Warsaw	42.8%	0.0%	**22.4%**
Krakow	20.5%	0.0%	**10.7%**
Wroclaw	17.3%	0.0%	**9.0%**
Katowice	11.5%	0.0%	**6.0%**
Lodz	4.2%	0.0%	**2.2%**
Gdansk	3.7%	0.0%	**1.9%**
GAV as % of Total	**52.3%**	**47.7%**	**100.0%**

1. Standing Investments representing income producing properties. One investment can comprise multiple buildings. e.g. Green Court Complex comprises three buildings or one investment
2. Includes all property assets, land and development projects valued at 30 June 2024
3. Includes pre-let commercial standing and development/re-development assets. WALL of standing commercial properties in Poland, Romania and the Combined portfolio are 4.0 years, 5.3 years and 4.6 years, respectively.
4. Including 12.6k sqm of residential assets in Romania
5. Total rent comprises commercial (€185.8 million) and residential (€0.4 million in Romania) standing properties, rent in assets under redevelopment (€5.7 million in Poland) and development pre-lets (€0.4 million in Romania).

Note: Occupancy of standing commercial properties adjusted with the active leases related to our ESG-commitments (3,460 sqm in BOB Tower, Bucharest, signed with social assistance authority) and with the available area of the spaces leased to GW Flex Sp. Z.o.o, our group entity overseeing the implementation of flex offices concept in our portfolio, was 75.4%, 94.5% and 85.6% as of 30 June 2024 for Poland, Romania and at group level, respectively.

MANAGEMENT REVIEW

CAPITAL MARKETS UPDATE

- Inflation returning to single digits in the last year is expected to generally benefit capital markets, but geopolitical risks remain high with the potential to bring back high volatility and uncertainty across the globe.
- Globalworth's share price in this period continued to trade consistently below our last reported EPRA NRV, but historically this is also attributable to the limited free float of our shares.
- We have successfully exchanged our €850 million aggregate bonds outstanding at the beginning of the year with maturities in 2025 and 2026 by replacing with €640 million new bonds maturing in 2029 and 2030 followed by €65 million mandatory redemption and a €83 million buyback in July, thus significantly improving our financial profile.
- Fitch re-affirmed the investment grade rating following their July review of Globalworth and improved the outlook to stable, while S&P maintained the group's corporate credit rating to BB+ with a negative outlook.

Equity Capital Markets and Shareholder Structure Update

The first half of 2024 was characterised by a gradual recovery after almost two years of continued high inflation which drove interest rates to their highest levels in a decade. With inflation returning into the lower single digits area, we expect capital costs to follow a similar dynamic, however we keep an eye on the continuation of geopolitical risks, as they have the potential to greatly disturb economic cycles and induce volatility and uncertainty in the capital markets.

Real estate valuations have continued to be impacted in H1-24 by the high capital costs and a more cautious approach of investors in what regards office industry, with the higher risk premia demanded by investors being reflected in the resulting valuation yields as of 30 June 2024.

As of 30 June 2024, FTSE EPRA Developed Europe and the FTSE EPRA Global indices recorded a performance of -5.8% and -2.9%, respectively, for the six months starting on 1 January 2024 which is close to the Globalworth share price evolution which was at -5.8%, however we must underline the limited free float of our shares.

Globalworth's share price in this period has been trading consistently below its last reported 31 December 2023 EPRA NRV level of €6.94 / share, reaching its lowest closing price on 17 June 2024 at €2.38 per share and its highest price on 16 Jan 2024 at €3.07 per share.

Zakiono Enterprises Ltd, which is jointly and equally owned by CPI Property Group S.A. ("CPI") and Aroundtown SA ("Aroundtown"), holds 60.8% of the share capital of the Group, followed by Growthpoint Properties Ltd with 29.5%.

Globalworth Shareholding

		30 June 23	30 June 24
CPI Property Group Aroundtown	Together: Zakiono Enterprises	60.7%	60.8%
Growthpoint Properties		29.4%	29.5%
Oak Hill Advisors		5.3%	5.3%
Others		4.6%	4.4%

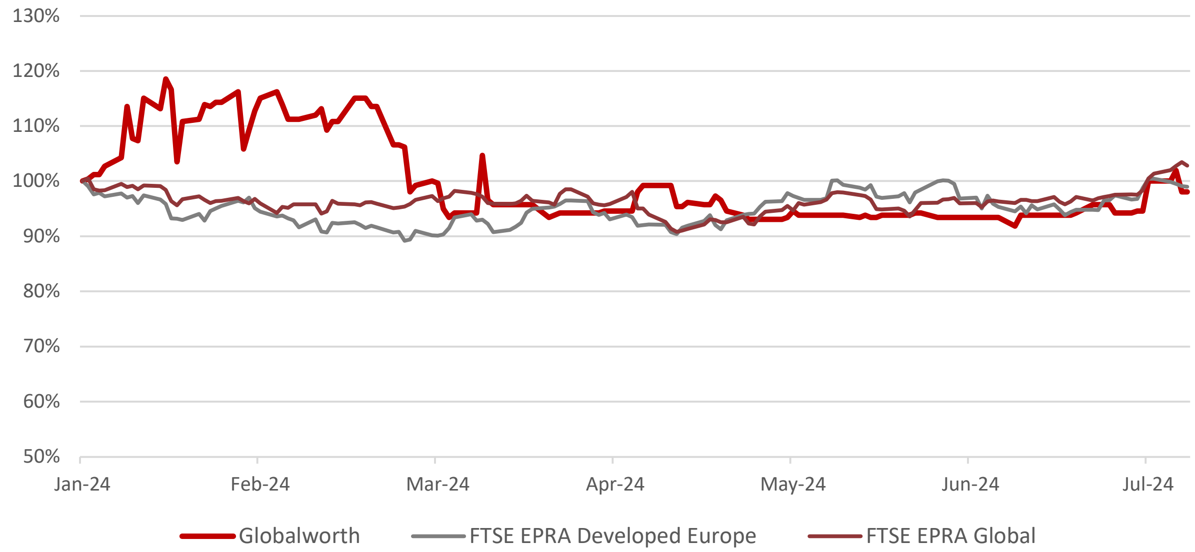
Basic Data on Globalworth Shares (Information as at 30 June 2024)

Number of Shares	266.1m plus 0.8m shares held in treasury
Share Capital	€1.8bn
WKN / ISIN	GG 00B979FD04
Symbol	GWI
Free Float	7.6%
Exchange	London AIM

Globalworth Share Performance

	H1-2023	H1-2024
Market Capitalisation (€ million) – 30 June	715	649
30-June Closing Price (€)	3.03	2.44
52-week high (€)	5.05	3.07
52-week low (€)	2.41	2.05
Dividend paid per share (€)	0.15	0.11

Globalworth H1-2024 Share Price Performance



Bonds Update

We finance ourselves through a combination of equity and debt, and we compete with many other real estate companies for investor trust to support our initiatives.

To issue Eurobonds efficiently and benefit from market opportunities, we have established a Euro Medium Term Notes (EMTN) programme in 2018, allowing the Group to issue up to €1.5 billion of bonds. From this programme, €950 million was raised through bonds issued in March 2018 and July 2020 (inaugural green bond), with maturities in 2025 and 2026.

At the beginning of the year, our two Eurobonds outstanding in total of €850 million, together with the €85 million unsecured facility granted by IFC in June 2022 made most of our debt structure.

Faced with high interest rates, investor risk aversion and the two significant bond maturities, we had embarked on a complex refinancing and deleveraging process at the end of last year. The successful negotiation and implementation of the bond exchanges, completed in H1-2024, were crucial in resolving near-term debt maturities and enhancing the company's financial position.

As a result, we have exchanged our outstanding €450 million notes due in 2025 and €400 million notes due in 2026 with €307 million green notes due in 2029 and €333 million green notes due in 2030 at a coupon of 6.25%, therefore repaying €2210 million to our bondholders from our own cash sources. Furthermore, following the completion of sale of our fully owned industrial portfolio, we have redeemed at par an additional €65 million in accordance with the terms and conditions of our new outstanding bonds.

Post-June 2024, continuing its deleveraging path, GWI launched an offer to buy back up to €60 million of the outstanding bonds, amount which was further increased and successfully settled in July by accepting €83 million, resulting in the aggregate value of our two outstanding bonds decreasing to €492 million.

This proactive approach to managing debt and liquidity underscores GWI's commitment to maintaining financial health and strategic flexibility in an evolving market landscape.

Globalworth is rated by two of the three major agencies, with Fitch maintaining their investment credit rating following their July review of the Group while improving the outlook to stable and S&P maintaining the group’s corporate credit rating to BB+ with a negative outlook, the S&P rating being reviewed prior to the completion of our bond exchange and subsequent repayments.

MANAGEMENT REVIEW

Rating

	S&P	Fitch
Rating	BB+	BBB-
Outlook	Negative	Stable

Basic Data on the Globalworth Bonds

	GWI bond 24/29	**GWI bond 24/30**
ISIN	XS2809858561	XS2809868446
Segment	Euronext Dublin	Euronext Dublin
Minimum investment amount	€100,000 and €1,000 thereafter	€100,000 and €1,000 thereafter
Coupon	6.250%	6.250%
Issuance volume	€307.1 million	€333.4 million
Outstanding 30 June 2024	€262.1 million	€313.4 million
Maturity	31 March 2029	31 March 2030

Performance of the Globalworth Bonds

	H1-2024
GWI bond 24/29	
30 June closing price	96.66
Yield to maturity at 30 June	7.49%
GWI bond 24/30	
30 June closing price	93.55
Yield to maturity at 30 June	7.98%

FINANCIAL REVIEW

1. Introduction and Highlights

We commenced the financial year with an average debt maturity of 3.7 years and €450 million Notes set to mature into short-term debt over the following quarters. In the first half of 2024, we focused on strengthening our capital structure and deleveraging the balance sheet through the disposal of non-core assets. We successfully exchanged €850 million of existing Notes for new 5-year and 6-year Notes with a combined value of €640 million. Additionally, we repaid €276 million in debt, disposed of investment properties valued at €229 million, and maintained a strong liquidity position of €397 million, including €187 million in undrawn secured and revolving credit facilities (RCF).

We continue to invest in our standing assets, prioritising ESG initiatives focused on energy efficiency and tenant comfort. Our commitment to responsible financial management remains unwavering.

To effectively communicate our performance, we rely on a range of metrics widely recognized in the real estate sector. These include consolidated figures, incorporating our joint ventures, which best reflect the way we manage our portfolio and operations. In addition, we report like-for-like metrics and adopt standards set by EPRA, aimed at enhancing transparency and ensuring comparability across the European real estate industry.

Revenues **€125.0** +5.0% on H1-2023	NOI[1] **€72.4m** -1.8% on H1-2023
IFRS Earnings per share[2] **-25 cents** -11 cents in H1-2023	Combined Portfolio Value (OMV)[1] **€2.7bn** -8.7% on 31 Dec. 2023
EPRA NRV[1,3] **€1,660.3m** -5.2% on 31 Dec. 2023	EPRA NRV per share[1,3] **€6.24** -10.1% on 31 Dec. 2023
Adjusted normalised EBITDA[1] **€63.6m** -3.6% on H1-2023	EPRA Earnings per share[1,2] **11 cents** 14 cents in H1-2023
LTV[1,4] **39.9%** 42.2% at 31 Dec. 2023	Dividends paid in H1-2024 per share **11 cents** 15 cents in H1-2023

1. See Glossary for definitions.
2. See note 12 of the unaudited condensed consolidated financial statements for calculation.
3. See note 20 of the unaudited condensed consolidated financial statements for calculation.
4. See note 17 of the unaudited condensed consolidated financial statements for calculation.

2. Revenues and Profitability

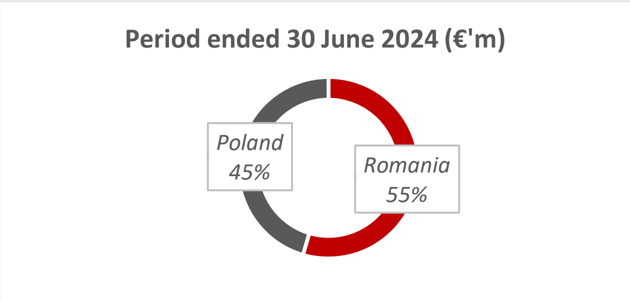
We generated total consolidated revenue of €125 million in the first half of 2024, reflecting a 5% increase over the same period in 2023 of €119.1 million.

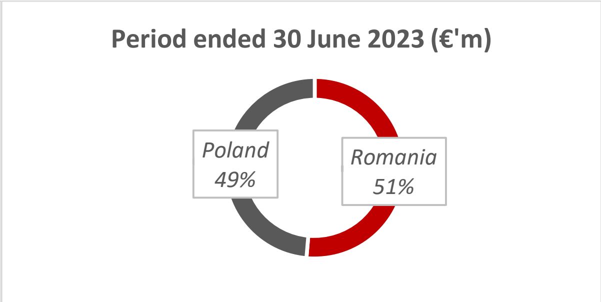
Our core revenue stream, gross rental income, recorded a slight increase of 1.3% to €96.5 million in H1 2024, compared to H1 2023. Properties in Romania showed a 7% increase in gross rental income generated by indexation, higher occupancies in offices segment, €1.1 million early termination fees which offset €0.7 million lower rental income from industrial sale in May 2024. In Poland we recorded a 4% decline in gross rental income mainly due to vacancies in regional properties.

When accounting for tenant incentives, which are amortized during the life of the lease, the net rental income decreased with 2%, by €1.6m, to €78.9 million, with 5% net increase in Romania and 9% net decrease in Poland.

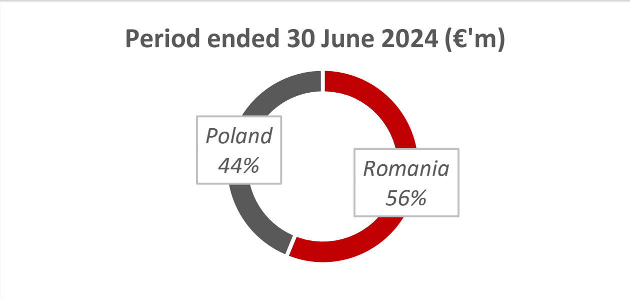
The overall consolidated revenue increased by €5.9 million, the decline in net rental income was compensated by an increase with €7.1 million in fit out income and €0.4 million (or 1%) increase in our service charge income to €37.3 million (from €36.9 million in H1 2023).

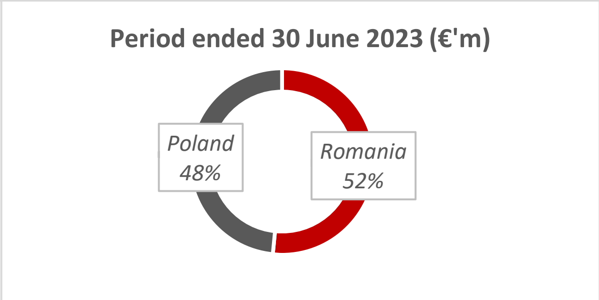
Overall, our revenues remained relatively evenly split between our two markets of operation, with Poland accounting for 45% (49% in H1-2023) and Romania 55% (51% in H1-2023).





Our Net Operating Income ("NOI"), after considering property and fit out costs, was €72.4 million, lower by 1.8% compared to H1 2023. Overall operating expenses in our portfolio increased by €7.3 million to €52.7 million, out of which €6.5 million increase in fit out costs and €0.8 million, or 1.9% in operating costs. Most of the operating expenses, c.83% (c. 84% in H1 2023) were reinvoiced to tenants as the majority of our leases are triple net.





Adjusted normalised EBITDA lower by 3.6% to €63.6 million from H1-2023 (€66.0 million) resulted from €1.4 million decrease in NOI and €1.1 million increase in administrative expenses representing high inflationary environment in first half.

We recorded in H1 2024, finance costs of €48.4 million (€27.9 million in H1 2023), with €20.4 million additional cost. Most of the increase is generated by:

- €11.9 million higher debt issue costs amortisation, primarily from the one-off debt close-out cost related to bond exchange exercise in April 2024, of €12.8 million
- €0.6 million increase in fixed rated bonds interest and
- €7.9 million increase in interest expense recorded for secured loans from the new secured facilities drawn down in later half of 2023 or during first of 2024 and due to higher Euribor base rates for like-for-like loans carrying variable interest rate.

Finance income was lower by €10.7 million, however, after excluding the one-off gain recorded in H1 2023 related to the bond buyback, of €15.8 million, finance income recorded an increase of €5.1 million:

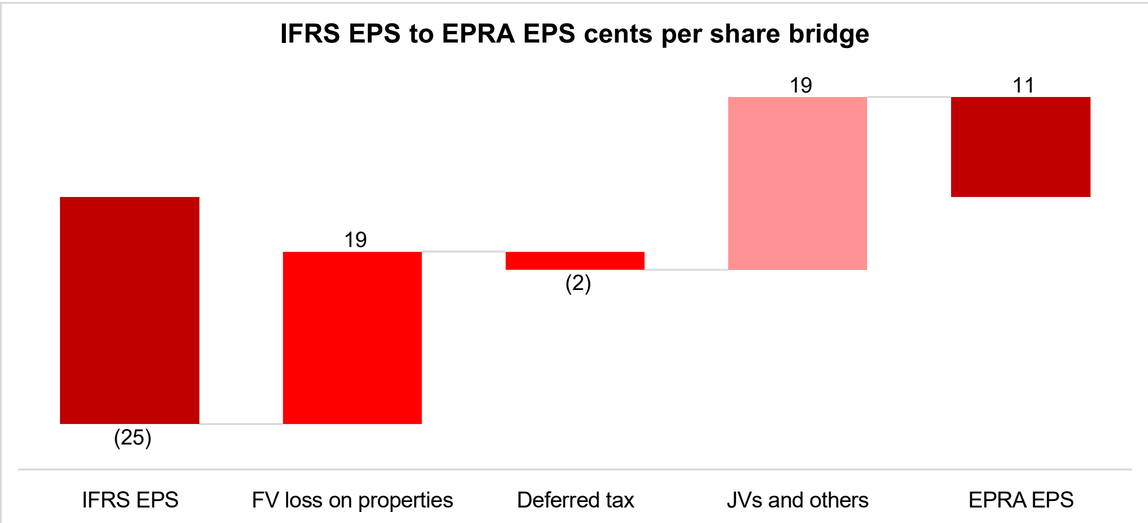
- €3.8 million from the deposit income from short-term and overnight placement with banks and
- €1.3 million interest income on loans receivable from the joint ventures, deferred consideration for Warta receivable.

Our share from joint ventures is €13.2 million loss in H1 2024 (gain of €2.6 million H1 2023). The loss includes €15.2 million valuation loss recorded on investment properties held by the joint venture companies, thus aligning the total amount of the consideration received from the disposal of joint venture investments in July 2024.

Earnings before tax reached to €65.1 million loss for H1 2024 (€44.3 million loss in H1 2023), the increase in net finance cost plus the one-off loss recorded from sale of wholly owned industrial properties of €24.1 million and the loss recorded from joint ventures was compensated by lower revaluation loss compared to similar period in 2023. We recorded in current period of €50.5 million valuation loss (€102.9 million in H1 2023).

EPRA earnings for the first six months of 2024 were €29.8 million (or 11 cents per share), lower by €4.3 million. EPRA earnings per share decline is amplified by the increase in weighted average number of shares being of 259.8 million in H1 2024 (228.4 million in H1 2023) following the issue of scrip dividend shares in October 2023 and April 2024.

IFRS earnings per share of negative 25 cents (€65.3 million loss) in H1 2024 (11 cents negative in H1 2023 or €24.6 million loss). The corporate income tax largely remained similar to prior period at €3.5 million with a €0.3 reduction, however deferred tax income seen significantly decline compared to H1- 2023 when we recorded €23.5 million lessen deferred tax liability.



3. Balance Sheet

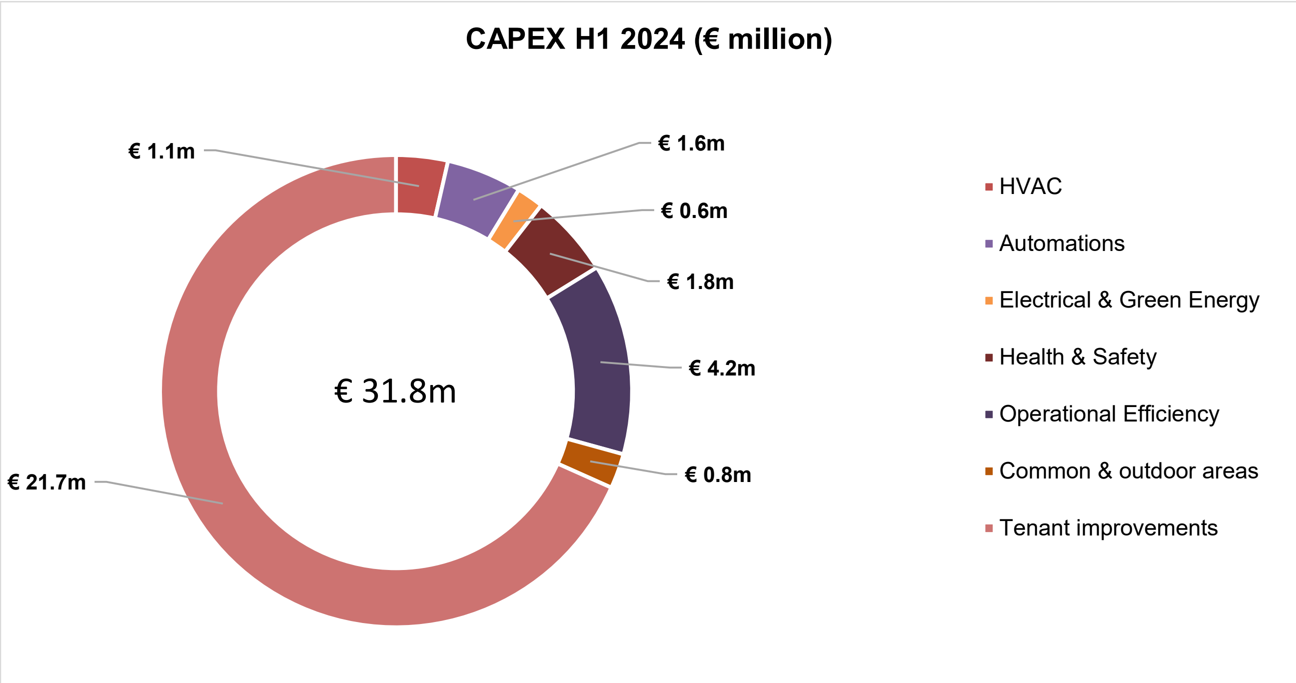
Real estate comprises the majority of our assets, with investment properties and cash equivalents exceeding 95% of our total value as at 30 June 2024.

Our combined market value of the investment property portfolio is €2,735 million decreased by €260.2 million (31 Dec. 2023: €2,995 million), out of which €2,618 million is wholly owned investment property and €117 million (31 Dec. 2023: €129 million) represents the 100% value of the properties owned by the two joint ventures in which we own a 50% stake.

As of 30 June 2024, the balance sheet value of our investment property (freehold and properties held for sale) is €2,618 million, €248 million lower compared to year-end 2023. The reduction is due to properties disposed during the period with a value of €229 million (comprising of wholly owned logistics portfolio in Romania of €207 million, a held for sale property in Poland of €12.4 million and €9.0 million from the sale of non-core residential apartments) and the fair value losses of €50.5 million (representing 65% in Poland and 35% in Romania) which was partly mitigated with value accretive capital expenditure of €31.8 million on development and standing properties.

The logistics portfolio comprised of five logistics / light-industrial parks with ten facilities in Timisoara, Arad, Oradea and Pitesti as well as a majority stake in two small business units in Bucharest which was sold to CTP INVEST SPOL S.R.O.

Further breakdown of our capital expenditure in detail can be found in the below pie chart:



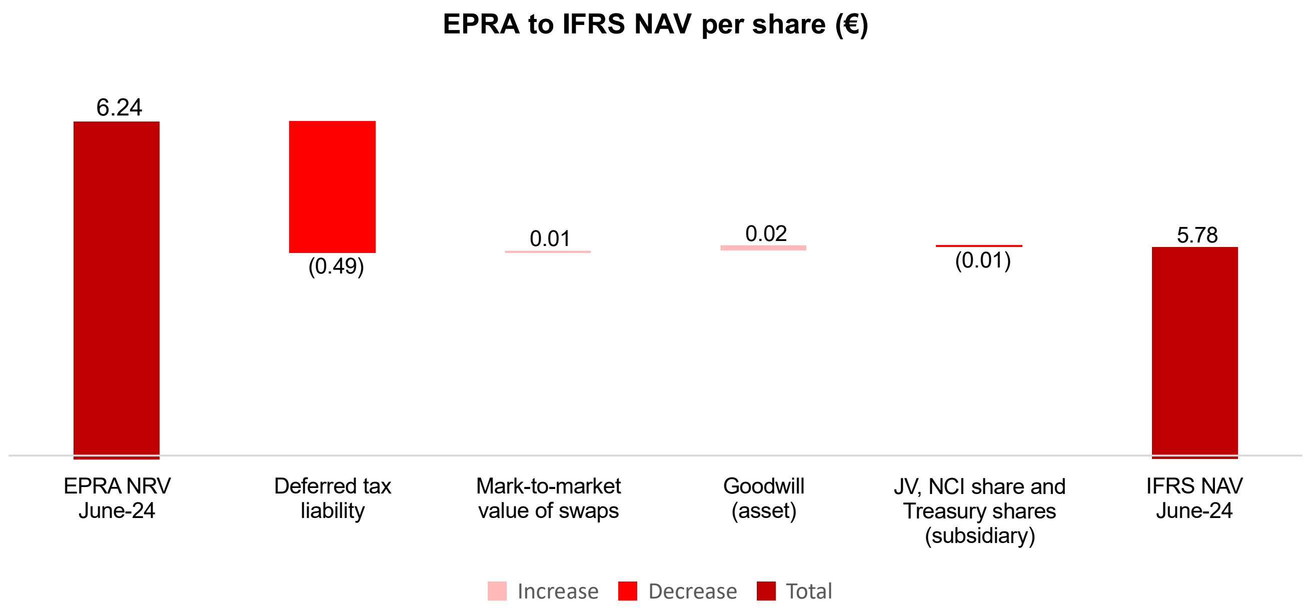
FINANCIAL REVIEW

In the first six months of 2024, we exchanged our 2025 and 2026 Notes with an early repayment of €210 million (€142.9 million from 18/25 Notes and €66.6 million from 20/26 Notes) with five year and six-year Notes maturity in 2029 and 2030 respectively at 6.25% coupon under new terms and conditions of the new issued Notes. Furthermore, subsequently after the disposal of wholly owned logistics properties, we redeemed further Notes for an amount of €65 million at par (24/29 Notes: €45 million and 24/30 Notes: €20 million).

We closed the first half of 2024 with cash position to €210.3 million (€396.3 million at 31 December 2023) with €187 million additional liquidity available from the undrawn facilities.

Total assets at the end of the period were €3,002 million, lower by 12.9% compared to 31 December 2023 (€3,445 million).

EPRA NRV was €1,660.3 million as of 30 June 2024, lower by 5.2% compared to 31 December 2023 (€1,750.6 million). As a result, EPRA NRV per share also decreased to €6.24 per share (31 December 2023: €6.94 per share) by 10.1%. The EPRA NRV decline was driven by €50.5 million negative effect of fair value gains on the portfolio, loss recorded from sale of investment properties, share of loss from joint venture investment and increase in the fully diluted number of shares.



4. Dividends

Globalworth distributes bi-annually at least 90% of its EPRA Earnings to its shareholders. During the first half of 2024, the distributions included the option to a scrip dividend alternative so that qualifying shareholders can elect to receive new ordinary shares in the Company instead of cash in respect of all or part of their entitlement to the dividend. Qualifying shareholders who validly elect to receive the Scrip Dividend Alternative become entitled to a number of Scrip Dividend Shares in respect of their entitlement to the Dividend that is based on a price per Scrip Dividend Share calculated on the basis of a discount of 20% to the average of the middle market quotations for the Company's shares on the five consecutive dealing days from and including the Ex-Dividend Date, the "Reference Price".

The dividend declared for the six-month period ended 31 December 2023 was 11 cents per share. Following the election of scrip dividend 13.9 million new shares were issued in April 2024, while the Group paid in total €0.4 million as cash dividend, resulting in 98.6% shareholders opting to reinvest in the Company.

The results for the period are set out in the consolidated statement of comprehensive income on page 31.

5. Financing and Liquidity Review

Following the recent successful liability management exercise by refinancing of unsecured and secured debt in first half of 2024, the Group's focus shifted toward maintaining liquidity and optimising financing costs. Our key priorities included building cash reserves, managing debt maturities falling due in next twelve months, reduction in weighted average cost of debt and ensuring access to revolving credit facilities for unexpected needs.

We close monitor our cost of debt with strategies like hedging or adjusting the fixed versus floating rate debt mix to protect against rising rates. Additionally, regular compliance checks with debt covenants and exploring opportunities for further cost of debt reduction is crucial to maintaining financial flexibility. To enhance the balance sheet, we are focused on disposing of none core and underperforming assets to improve liquidity, while redeploying funds into higher-yielding projects.

Debt Summary

The total debt of the Group at 30 June 2024 was €1,248 million (31 Dec. 2023: €1,603 million) comprising mainly of medium to long-term debt, denominated entirely in Euro, comprising of €84 million unsecured loans, €573 million New unsecured Notes and €591 million secured loans.

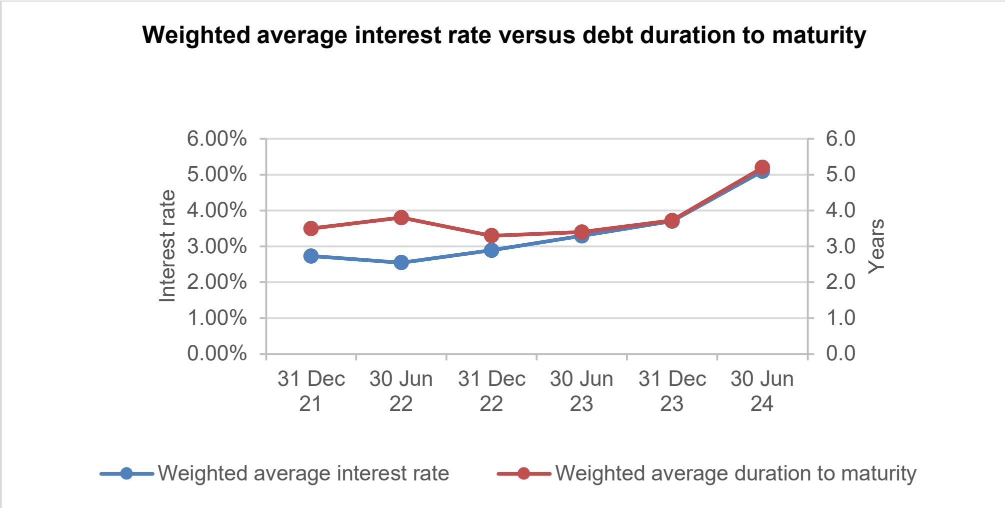
The first half of 2024 had several notable events in terms of financing, that lead to a decrease in total debt, as:
- During the existing Notes exchange exercise, we repaid €142.9 million from 18/25 Notes and €66.6 million from 20/26 Notes;
- Subsequently to the exchange, we redeemed additional €65 million unsecured debt (New 24/29 Notes €45 million and 24/30 New Notes €20 million);
- Derecognized €97.5 million secured loans consequently to the disposal of subsidiaries holding industrial properties.

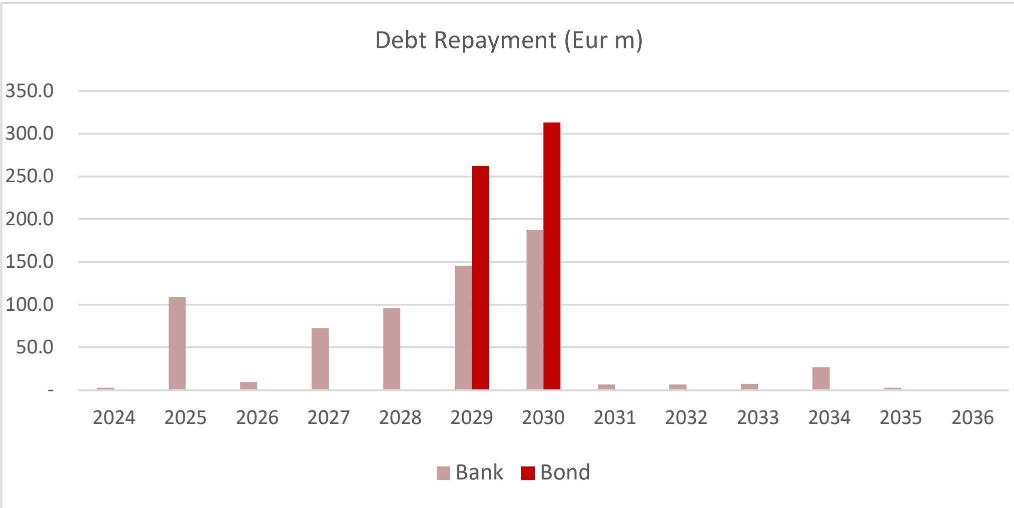
In addition, we performed several events in order to increase the liquidity of the Group:

- We drew €25 million twelve-year term secured debt facility which was signed with Libra Bank.
- We entered into two new seven-year term secured loans agreement with Erste Group partially in May and June for a total amount of €137 million with both facilities available to draw within 6 months from the signing date.

The Group continuously strives to maintain a low weighted average interest rate cost, which as of 30 June 2024 was 5.10% (3.7% as of 31 December 2023), while the average maturity period improved to 5.2 years (3.7 years as of 31 December 2023), as depicted in the chart below. The changes are a consequence of the bond exchange exercise that led to the New Notes being issued under the current market conditions.

In this high inflation and interest rate environment, it is important to note that at the end of the period, Globalworth had a total of c.86% of its debt issued originally in credit facilities carry a fixed interest rates (75.3%) or at floating interest rates which are however it was hedged (10.3%).





Liquidity & Loan to value ratio (LTV")

Managing our financial and operational resources has been a key area of focus for the Group, especially since the COVID-19 pandemic outbreak, and this careful management has carried on throughout this period of higher volatility and uncertainty.

As of 30 June 2024, the Group had cash and cash equivalents of €210.3 million (31 December 2023: € 396.3 million) of which an amount of €18.1 million was restricted due to various conditions imposed by the financing Banks. In addition, the Group had available liquidity from committed undrawn loan facilities of €187million.

The Group's loan to value ratio on 30 June 2024 was 39.9% (42.2% as of 31 December 2023). This is consistent with the Group's strategy to manage its long-term target LTV of around or below 40%.

Debt Structure as at 30 June 2024

Debt Structure - Secured vs. Unsecured Debt

The majority of the Group's debt on 30 June 2024 is unsecured: 52.7% (31 December 2023: 58.4%), with the remainder secured with real estate mortgages, pledges on shares, receivables and loan subordination agreements in favour of the financing parties.

Debt Denomination Currency and Interest Rate Risk

Our loan facilities are entirely Euro denominated and bear interest based either on one month, three months or six months Euribor plus a margin (14.5% of the outstanding balance compared to 18.3% as of 31 December 2023), or at a fixed interest rate (75.3% of the outstanding balance compared to 76.1% as of 31 December 2023).

The high degree of fixed interest rate debt ensures a natural hedging to the Euro, the currency in which the most significant part of our liquid assets (cash and cash equivalents and rental receivables) is originally denominated and the currency for the fair market value of our investment property. Based on the Group's debt balances on 30 June 2024, an increase of 100 basis points in the EURIBOR will result in an increase of interest expense of €1.8 million per annum.

Debt Covenants

As of 30 June 2024, the Group is in compliance with all of its debt covenants.

The Group's financial indebtedness is arranged with standard terms and financial covenants, the most notable as of 30 June 2024 being the following:

Unsecured Eurobonds, Revolving Credit Facility and IFC loan

- the Consolidated Coverage Ratio, with minimum value of 150% (covenant value was aligned for all debt facilities).
- the Consolidated Leverage Ratio, with maximum value of 60%.
- the Consolidated Secured Leverage Ratio with a maximum value of 30%, and
- the Total Unencumbered Assets Ratio, with minimum value of 125% (additional covenant applicable for the Revolving Credit Facility and IFC loan).

Secured Bank Loans

- the debt service cover ratio ('DSCR') / interest cover ratio ('ICR'), with values starting from 120% (be it either historic or projected), and
- the LTV ratio, with contractual values ranging from 45% to 83%.

6. Principal Risks and Uncertainties

The key risks which may have a material impact on the Group's performance, together with the corresponding mitigating actions, are presented on pages 63 to 69 of the Annual Report for the year ended 31 December 2023, which is available at www.globalworth.com.

These risks comprise the following:

- Market conditions and the economic environment, particularly in Romania and Poland
- Changes in the political or regulatory framework in Romania, Poland or the European Union
- Inflation in Romania and Poland
- Execution of investment strategy
- Valuation of the portfolio
- Inability to lease space
- Counterparty credit risk
- Sustainable portfolio risk and response to climate change
- Lack of available financing and refinancing in interest environment
- Breach of loan covenants
- Changes in Interest and Foreign Exchange Rates, and
- Compliance with fire, structural, health and safety, or other regulations

There have been no new risks identified during the six-month period ended 30 June 2024, and the identified risks are expected to continue to remain relevant during the second half of 2024.

7. Going Concern

The Directors have considered the Company's ability to continue to operate as a going concern based on the Management's cash flow projections for the 15 months subsequent to the date of approval of the unaudited interim condensed consolidated financial statements. The Directors believe that the Company would have sufficient cash resources to meet its obligations as they fall due and continue to adopt the going concern basis in preparing the unaudited interim condensed consolidated financial statements as of and for the six months ended 30 June 2024.

GLOBALWORTH REAL ESTATE INVESTMENTS LIMITED

UNAUDITED INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE PERIOD ENDED 30 JUNE 2024

INTERIM CONDENSED CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2024

	Note	30 June 2024 Unaudited €'000	30 June 2023 Unaudited €'000
Revenue	7	**125,034**	119,050
Operating expenses	8	**(52,652)**	(45,306)
Net operating income		**72,382**	73,744
Administrative expenses	9	**(9,287)**	(7,755)
Fair value loss on investment property	3	**(50,527)**	(102,884)
Share-based payment expense	21	**(167)**	(167)
Loss on disposal of subsidiary	24	**(24,111)**	(164)
Depreciation and amortisation expense		**(404)**	(289)
Other expenses		**(1,204)**	(1,182)
Other income		**1,162**	2,215
Foreign exchange loss		**(249)**	(569)
Profit/(Loss) from fair value of financial instruments at fair value through profit or loss		**1,368**	(121)
Loss before net financing cost		**(11,037)**	(37,172)
Finance cost	10	**(48,386)**	(27,945)
Finance income	10.1	**7,528**	18,224
Share of (loss)/ profit of equity-accounted investments in joint ventures	22	**(13,198)**	2,613
Loss before tax		**(65,093)**	(44,280)
Income tax (expense)/ income	11	**(154)**	19,701
Loss for the period		**(65,247)**	(24,579)
Items that will not be reclassified to profit or loss			
Gain on equity instruments designated at fair value through other comprehensive income		**90**	–
Other comprehensive income for the period, net of tax		**90**	–
Total comprehensive income for the period		**(65,157)**	(24,579)
Loss attributable to:		**(65,247)**	(24,579)
– ordinary equity holders of the Company		**(65,292)**	(25,078)
– non-controlling interests		**45**	499
Total comprehensive income attributable to:		**(65,157)**	(24,579)
– ordinary equity holders of the Company		**(65,202)**	(25,078)
– non-controlling interests		**45**	499
			Restated*
Earnings per share			
– Basic	12	**(25)**	(11)
– Diluted	12	**(25)**	(11)

* The IFRS earnings per share as at 30 June 2023 have been restated following the IAS 33 'Earnings per share' requirements regarding accounting for scrip dividend shares issued in the period of 01 January 2023 to 30 June 2024.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
AS AT 30 JUNE 2024

	Note	30 June 2024 Unaudited €'000	31 December 2023 Audited €'000
ASSETS			
Investment property	3	**2,610,785**	2,843,085
Goodwill		**12,039**	12,039
Advances for investment property	5	**6,682**	7,175
Investments in joint ventures	22	**57,096**	70,098
Equity investments		**7,993**	7,844
Other long-term assets		**1,997**	1,780
Other receivables	14.1	**22,479**	21,182
Prepayments		**129**	448
Financial assets at fair value through profit or loss		**3,576**	–
Deferred tax asset	11	**1,736**	1,423
Non-current assets		**2,724,512**	2,965,074
Financial assets at fair value through profit or loss		–	197
Trade and other receivables	14	**21,389**	23,122
Contract assets		**4,801**	6,985
Guarantees retained by tenants		**55**	99
Income tax receivable		**78**	1,084
Prepayments		**5,238**	2,002
Cash and cash equivalents	15	**210,283**	396,259
		241,844	429,748
Investment property held for sale	3.3	**35,500**	50,352
Total current assets		**277,344**	480,100
Total assets		**3,001,856**	3,445,174
EQUITY AND LIABILITIES			
Issued share capital	18	**1,796,809**	1,769,456
Treasury shares	21.1	**(4,773)**	(4,797)
Fair value reserve of financial assets at FVOCI		**(5,379)**	(5,469)
Retained earnings		**(251,098)**	(158,066)
Equity attributable to ordinary equity holders of the Company		**1,535,559**	1,601,124
Non-controlling interests		–	1,411
Total equity		**1,535,559**	1,602,535
Interest-bearing loans and borrowings	13	**1,130,192**	1,574,771
Deferred tax liability	11	**121,921**	139,299
Lease liabilities	3.2	**23,598**	20,482
Deposits from tenants		**3,693**	3,774
Guarantees retained from contractors		**2,664**	2,902
Trade and other payables		**399**	78
Non-current liabilities		**1,282,467**	1,741,306
Interest-bearing loans and borrowings	13	**118,281**	28,609
Guarantees retained from contractors		**4,540**	5,594
Trade and other payables		**35,350**	36,051
Contract liability		**2,352**	3,289
Other current financial liabilities		–	1,311
Current portion of lease liabilities		**2,191**	1,956
Deposits from tenants		**17,746**	18,018
Income tax payable		**242**	807
		180,702	95,635
Liabilities directly associated with the assets held for sale	3.3	**3,128**	5,698
Total current liabilities		**183,830**	101,333
Total equity and liabilities		**3,001,856**	3,445,174

The financial statements were approved by the Board of Directors on 23 September 2024 and were signed on its behalf by:

Andreas Tautscher,
Director

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2024

	Note	Issued share capital €'000	Treasury shares €'000	Share-based payment reserve €'000	Fair value reserve of financial assets at FVOCI €'000	Retained earnings €'000	Total €'000	Non-controlling interests €'000	Total Equity €'000
As at 1 January 2023		**1,704,476**	**(4,859)**	**156**	**(5,469)**	**(37,798)**	**1,656,506**	**862**	**1,657,368**
Interim dividends paid in cash and scrip dividend	18,19	65,134	62	-	-	(66,272)	(1,076)	-	(1,076)
Transaction costs on issuance of shares for cash	18	(154)	-	-	-	-	(154)	-	(154)
Transfer from reserve to retained earnings		-	-	(156)	-	156	-	-	-
Shares issued in subsidiary with non-controlling interest		-	-	-	-	-	-	237	237
Total comprehensive income for the period		-	-	-	-	(54,152)	(54,152)	312	(53,840)
As at 31 December 2023		**1,769,456**	**(4,797)**	**-**	**(5,469)**	**(158,066)**	**1,601,124**	**1,411**	**1,602,535**
Interim dividends paid in cash and scrip dividend	18,19	**27,364**	**24**	**-**	**-**	**(27,740)**	**(352)**	**-**	**(352)**
Transaction costs on issuance of shares for cash	18	**(11)**	**-**	**-**	**-**	**-**	**(11)**	**-**	**(11)**
Settlement of fair value reserve of equity instruments designated at FVOCI in cash		**-**	**-**	**-**	**90**	**-**	**90**	**-**	**90**
Non-controlling interest component of subsidiaries disposed		**-**	**-**	**-**	**-**	**-**	**-**	**(1,456)**	**(1,456)**
Total comprehensive income for the period		**-**	**-**	**-**	**-**	**(65,292)**	**(65,292)**	**45**	**(65,247)**
As at 30 June 2024		**1,796,809**	**(4,773)**	**-**	**(5,379)**	**(251,098)**	**1,535,559**	**-**	**1,535,559**

	Note	Issued share capital €'000	Treasury shares €'000	Share-based payment reserve €'000	Fair value reserve of financial assets at FVOCI €'000	Retained earnings €'000	Total €'000	Non-controlling interests €'000	Total Equity €'000
As at 1 January 2023		**1,704,476**	**(4,859)**	**156**	**(5,469)**	**(37,798)**	**1,656,506**	**862**	**1,657,368**
Interim dividends paid in cash and scrip dividend	18,19	32,617	32	-	-	(33,247)	(598)	-	(598)
Transaction costs on issuance of scrip dividend shares		(138)	-	-	-	-	(138)	-	(138)
Total comprehensive income for the period		-	-	-	-	(25,078)	(25,078)	499	(24,579)
As at 30 June 2023		**1,736,955**	**(4,827)**	**156**	**(5,469)**	**(96,123)**	**1,630,692**	**1,361**	**1,632,053**

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
FOR THE SIX-MONTH PERIOD ENDED 30 JUNE 2024

	Note	30 June 2024 €'000	30 June 2023 €'000
Loss before tax		**(65,093)**	(44,280)
Adjustments to reconcile profit/(loss) before tax to net cash flows			
Fair value loss on investment property	3.4	**50,527**	102,884
Loss on sale of investment property		**756**	97
Share-based payment expense	21	**167**	167
Depreciation and amortisation expense		**404**	289
Net movement in allowance for doubtful debts	16.2	**277**	769
Foreign exchange loss		**83**	569
Loss/(gain) from fair valuation of financial instrument		**(1,368)**	121
Loss on disposal of subsidiary	3.5, 24	**24,111**	164
Share of profit/(loss) of equity-accounted joint ventures	22.4	**13,198**	(2,613)
Net financing costs	10, 10.2	**40,858**	9,721
Operating profit before changes in working capital		**63,920**	67,888
Decrease/(increase) in trade and other receivables		**(3,569)**	4,951
Decrease in trade and other payables		**(3,988)**	(2,346)
Interest paid		**(40,697)**	(24,625)
Interest received		**4,983**	1,168
Income tax paid		**(2,924)**	(3,278)
Interest received from joint ventures		**407**	173
Cash flows from operating activities		**18,132**	43,931
Investing activities			
Expenditure on investment property completed and under development or refurbishment		**(28,927)**	(29,102)
Proceeds from disposal of subsidiary		**68,985**	4,000
Proceeds from sale of investment property		**21,314**	2,278
Proceeds from sale of financial assets through profit and loss		**3,322**	-
Payments for equity investments		**(182)**	(108)
Investment in and loans given to joint ventures	22	**(3,332)**	(8,360)
Proceeds from joint ventures for loans given	22	**3,727**	7,135
Receipt from equity investments held at FVOCI		**123**	-
Payment for purchase of other long-term assets		**(614)**	(232)
Cash flows used in investing activities		**64,416**	(24,389)
Financing activities			
Payment of transaction costs on issuance of scrip dividend shares		**(11)**	(138)
Proceeds from interest-bearing loans and borrowings	13	**25,975**	96,500
Payments of interest-bearing loans and borrowings	13	**(276,953)**	(146,554)
Payment of interim dividend (net of scrip)	18	**(352)**	(598)
Payment for lease liability obligations	3.2	**(1,779)**	(2,079)
Payment of bank loan arrangement fees and other financing costs		**(15,605)**	(1,206)
Cash flows from financing activities		**(268,725)**	(54,075)
Net decrease in cash and cash equivalents		**(186,177)**	(34,533)
Effect of exchange rate fluctuations on cash and bank deposits held		**201**	1,311
Cash and cash equivalents at the beginning of the period	15	**396,259**	163,767
Cash and cash equivalents at the end of the period	15	**210,283**	130,545

1. Basis of Preparation Corporate Information

Globalworth Real Estate Investments Limited ('the Company' or 'Globalworth') is a company with liability limited by shares and incorporated in Guernsey on 14 February 2013, with registered number 56250. The registered office of the Company is at PO Box 336, Fourth Floor, Plaza House, Admiral Park, St Peter Port, Guernsey, GY1 3UQ. Globalworth, being a real estate Company, has had its ordinary shares admitted to trading on AIM (Alternative Investment Market of the London Stock Exchange) under the ticker "GWI" since 2013.

On 23 July 2021 Zakiono Enterprises Limited, a company wholly owned by Tevat Limited, become a controlling shareholder by holding 60.6% share capital of the company through public offer. Tevat Limited is a joint venture between CPI Property Group S.A. and Aroundtown SA.

The Company's Eurobonds have been admitted to trading on the official List of the Irish Stock Exchange in April 2024. The main country of operation of the Company is Guernsey. The Group's principal activities and nature of its operations are mainly investments in real estate properties, through both acquisition and development, as set out in the Strategic Report section of the 2023 Annual Report.

Directors

The Directors of the Company are:

- Dennis Selinas, Executive, Group Chief Executive Officer
- Martin Bartyzal, Independent Non-Executive, Chair of the Board, Member of the Remuneration Committee
- Norbert Sasse, Non-Executive, Member of the Investment Committee
- Richard van Vliet, Independent Non-Executive, Member of the Audit & Risk Committee and Remuneration Committee
- Andreas Tautscher, Senior Independent Non-Executive, Chair of the Audit and Risk Committee, Member of Nomination Committee
- David Maimon, Independent Non-Executive, Member of the Audit & Risk Committee and Investment Committee
- Piotr Olendski, Independent Non-Executive, Chair of the Remuneration Committee, Member of the Investment Committee
- Daniel Malkin, Independent Non-Executive, Chair of the Nomination Committee, Member of the Audit & Risk Committee
- Favieli Stelian, Independent Non-Executive, Chair of the Investment Committee, Member of the Remuneration Committee
- Panico Theocharides, Non-Executive, Member of the Nomination Committee

Basis of Preparation and Compliance

The interim condensed consolidated financial statements of the Group (or 'financial statements' or 'consolidated financial statements') as of and for the six-months period ended 30 June 2024 have been prepared in accordance with International Accounting Standard (IAS) 34 "Interim Financial Reporting". These consolidated financial statements are prepared in Euro ("EUR" or "€"), rounded to the nearest thousand, being the functional currency and presentation currency of the Company.

These financial statements have been prepared on a historical cost basis, except for investment property, financial assets at fair value through profit or loss and financial assets at fair value through other comprehensive income which are measured at fair value.

These financial statements are prepared on a going concern basis. The Directors have considered the Company's ability to continue to operate as a going concern based on the Management's cash flow projections for the 15 months subsequent to the date of approval of the unaudited interim condensed consolidated financial statements. The Directors believe that the Company would have sufficient cash resources to meet its obligations as they fall due and continue to adopt the going concern basis in preparing the unaudited interim condensed consolidated financial statements as of and for the six months ended 30 June 2024.

Accounting policies

These consolidated financial statements apply the same accounting policies, presentation and methods of calculation as those followed in the preparation of the Group's consolidated financial statements for the year ended 31 December 2023, which were prepared in accordance with International Financial Reporting Standards ('IFRS') as adopted by the European Union ('EU') and the Companies (Guernsey) Law 2008, as amended. The interim condensed consolidated financial statements included in this Interim Report do not include all the information and disclosures required in the annual financial statements and should be read in conjunction with the consolidated financial statements for the year ended 31 December 2023.

Basis of Consolidation

These condensed consolidated financial statements comprise the financial statements of the Company and its subsidiaries ('the Group') as of and for the period ended 30 June. Subsidiaries are fully consolidated (refer to note 23) from the date of acquisition, being the date on which the Group obtains control, and continues to be consolidated until the date when such control ceases. The financial statements of the subsidiaries are prepared for the period from the date of obtaining control to 30 June, using consistent accounting policies. All intra-group balances, transactions and unrealised gains and losses resulting from intra-group transactions are eliminated in full. Non-controlling interest represents the portion of profit or loss, other comprehensive income and net assets not held by the Group and is presented separately in the income statement and within equity in the consolidated statement of financial position, separately from net assets and profit and loss attributable to the equity holders of the Company.

Foreign Currency transactions and balances

Foreign currency transactions during the period are initially recorded in the functional currency at the exchange rates approximating those ruling on the date of the transaction. Monetary assets and liabilities denominated in foreign currencies other than functional currency of the Company and its subsidiaries are retranslated at the rates of exchange prevailing on the statement of financial position date. Gains and losses on translation are taken to profit and loss. Non -monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates as at the dates of the initial transactions. Non-monetary items measured at fair value in a foreign currency are translated using the exchange rates at the date when the fair value was determined.

2. Critical Accounting Judgements, Estimates and Assumptions

The preparation of consolidated financial statements in conformity with IFRS requires management to make certain judgements, estimates and assumptions that affect reported amounts of revenue, expenses, assets and liabilities, and the accompanying disclosures and the disclosures of contingent liabilities.

Selection of Functional Currency

The Company and its subsidiaries used their judgment, based on the criteria outlined in IAS 21 "The Effects of Changes in Foreign Exchanges Rates", and determined that the functional currency of all the entities is the EUR. In determining the functional currency consideration is given to the denomination of the major cash flows of the entity e.g., revenues and financing.

As a consequence, the Company uses EURO (€) as the functional currency, rather than the local currency Romanian Lei ("RON") for the subsidiaries incorporated in Romania, Polish Zloty ("PLN") for the subsidiaries in Poland and Pounds Sterling ("GBP") for the Company and the subsidiary incorporated in Guernsey.

Further additional critical accounting judgements, estimates and assumptions are disclosed in the following notes to the financial statements.

- Investment Property, see note 3 and Fair value measurement and related estimates and judgements, see note 4;
- Commitments (operating leases commitments – Group as lessor), see note 6;
- Taxation, see note 11;
- Trade and other receivables, see note 14;
- Share-based payment reserve, see note 21;
- Investment in Joint Ventures, see note 22; and
- Investment in Subsidiaries, see note 23.

This section focuses on the assets on the balance sheet of the Group which form the core of the Group's business activities. This includes investment property (both 100% owned by the Group and by the Joint Ventures), related disclosures on fair valuation inputs, commitments for future property developments and investment property-leasehold and related lease liability recognised for the right of perpetual usufruct of the lands.

Further information about the property portfolio is described in the Management Review section of the Interim Report.

3. Investment Property

		Investment property – *freehold*						
		Completed investment property	Investment property under refurbishment	Investment property under development	Land for further development	Sub-total	Investment property leasehold-Right of usufruct of the land	**TOTAL**
	Note	€'000	€'000	€'000	€'000	€'000	€'000	€'000
1 January 2023		2,699,554	152,381	29,450	40,200	2,921,585	23,875	2,945,460
Land acquired during the period		–	–	435	–	435	–	435
Subsequent expenditure		40,618	8,584	1,569	33	50,804	–	50,804
Net lease incentive movement		4,886	3,035	(43)	–	7,878	–	7,878
Capitalised borrowing costs		6	–	144	–	150	–	150
Transfer to completed investment property		15,740	–	(4,000)	–	11,740	–	11,740
Disposal during the year		(6,792)	–	–	(7,000)	(13,792)	–	(13,792)
Fair value loss on investment property		(155,394)	(1,000)	(385)	(2,233)	(159,012)	(578)	(159,590)
31 December 2023		2,598,618	163,000	27,170	31,000	2,819,788	23,297	2,843,085
Subsequent expenditure		**16,893**	**1,441**	**2,762**	**57**	**21,153**	**–**	**21,153**
Net lease incentive movement		**9,167**	**46**	**59**	**–**	**9,272**	**–**	**9,272**
Capitalised borrowing costs	10	**1**	**–**	**–**	**–**	**1**	**–**	**1**
Disposal during the year	24	**(193,709)**	**–**	**(11,726)**	**(11,016)**	**(216,451)**	**–**	**(216,451)**
Transfer to completed investment property		**50,610**	**(50,610)**	**–**	**–**	**–**	**–**	**–**
Additions of right of usufruct of the land	3.2	**–**	**–**	**–**	**–**	**–**	**3,559**	**3,559**
Fair value gain /(loss) on investment property		**(45,900)**	**(2,917)**	**35**	**(341)**	**(49,123)**	**(711)**	**(49,834)**
30 June 2024		**2,435,680**	**110,960**	**18,300**	**19,700**	**2,584,640**	**26,145**	**2,610,785**

3.1 Investment Property – Freehold

Judgements

Classification of Investment Property

Investment property comprises completed property, property under construction or refurbishment and land bank for further development which are not occupied substantially for use by, or in the operations of, the Group, nor for sale in the ordinary course of business, but are held primarily to earn rental income and for capital appreciation. The Group considers that, when the property is in a condition which will allow the generation of cash flows from its rental, the property is no longer a property under development or refurbishment but an investment property. If the property is kept for sale in the ordinary course of the business, then it is classified as inventory property.

Disposal of Investment Property not in the Ordinary Course of Business

The Group enters into contracts with customers to sell properties that are complete. The sale of completed property is generally expected to be the only performance obligation and the Group has determined that it will be satisfied at the point in time when control transfers. For unconditional exchange of contracts, this is generally expected to be when legal title transfers to the customer. For conditional exchanges, this is expected to be when all significant conditions are satisfied. The recognition and measurement requirements in IFRS 15 are applicable for determining the timing of derecognition and the measurement of consideration (including applying the requirements for variable consideration) when determining any gains or losses on disposal of non-financial assets when that disposal is not in the ordinary course of business.

Other Disclosures Related to Investment Property

Interest-bearing loans and borrowings are secured on investment property freehold, see note 13 for details. Further information about individual properties is disclosed in the asset management review section in the Interim Report.

3.2 Investment property – Leasehold

Right of Perpetual Usufruct of the Land (the "RPU") or "right-of-use assets"

Under IFRS 16, right-of-use assets that meet the definition of investment property are required to be presented in the statement of financial position as investment property. The Group has the right of perpetual usufruct of the land (the "RPU" or "right-of-use assets") contracts for the property portfolio in Poland which meet the definition of investment property under IAS 40. Therefore, the Group has presented its 'Right-of-use assets' in the statement of financial position under the line item "Investment property" along with the investment property – freehold in the statement of financial position. The corresponding lease liabilities are presented under the line item 'Lease liabilities' as non-current and the related short-term portion are presented in the line item "Current portion of lease liability".

3.3 Assets Held for Sale

Judgements and Assumptions Used in the Classification of Investment Properties as Held for Sale

In 2021, the Group entered into a preliminary agreement to sell the properties held by Dolfia sp. z o.o., Ebgaron sp. z o.o., Lamantia sp. z o.o., Nordic Park Offices sp. z o.o. and Warta Tower sp. z o.o., for a total consideration of €125.2 million. In July 2023 Warta Tower sale was concluded and terminated the original SPA for remaining four properties and in March 2024 we sold Bliski, the property held by Ebgaron sp. z o.o. for a total consideration of €12.4 million.

At 30 June 2024, there are two buildings classified as held for sale for which the Group is committed to sell and is actively looking for negotiating with the buyers. The properties classified as held for sale were valued at €35.5 million.

All the assets under the held for sale group are available for immediate sale in their present condition subject only to terms that are usual and customary for sales of such assets. The management has an active disposal programme with appropriate approvals from the Board and is planning to complete the sale in the near future by signing a new SPA with a new buyer(s).

The carrying values of investment properties held for sale at 30 June 2024 are fair valued after taking into account the existing SPA and management's intention to actively market these assets for sale at a price that is reasonable in relation to its current fair value under present market conditions. Therefore, the Group continues to classify the carrying value of these investments under investment property held for sale and disclose separately the liabilities directly associated with the assets held for sale.

	Note	31 December 2023	CAPEX	Fair value loss	Disposal during the year	Movement during the period	30 June 2024
Completed Investment property	3.1	45,900	145	(615)	(12,390)	(12,860)	**33,040**
Investment property - leasehold	3.2	4,452	-	(78)	(1,914)	(1,992)	**2,460**
Investment property held for sale		50,352	145	(693)	(14,304)	(14,852)	**35,500**
Lease liabilities	3.2	4,319	-	-	-	(1,916)	**2,403**
Deferred tax liability	11	1,379	-	-	-	(654)	**725**
Liabilities directly associated with the assets held for sale		5,698	-	-	-	(2,570)	**3,128**
Net assets held for sale		44,654	145	(693)	(14,304)	(12,282)	**32,372**

3.4 Investment property – Fair value gain/(loss)

	Note	**30 June 2024 €'000**	30 June 2023 €'000
Fair value loss on investment property		**(50,527)**	(102,884)
– Related to investment property -freehold	3.1	**(49,834)**	(97,854)
– Related to investment property -held for sale	3.3	**(693)**	(5,030)

3.5 Sale of investments property

In May 2024, the Group successfully closed the sale for part of its logistics portfolio with the properties disposed having a total value of €207 million. The portfolio comprised of five logistics / light-industrial parks with ten facilities in Timisoara, Arad, Oradea and Pitesti as well as a majority stake in two small business units in Bucharest and was sold to CTP INVEST SPOL S.R.O.

For further information please refer to note 24 Disposal of subsidiaries.

4. Fair Value Measurement and Related Estimates and Judgements

Investment Property Measured at Fair Value

The Group's investment property portfolio for Romania was valued by Colliers Valuation and Advisory SRL and Cushman & Wakefield International Real Estate Advisor Ltd and for Poland by Knight Frank Sp. z o.o.. All independent professionally qualified valuers hold a recognised relevant professional qualification and have recent experience in the locations and segments of the investment properties valued using recognised valuation techniques.

Our Property Valuation Approach and Process

The Group's investment department includes a team that reviews twice in a financial year the valuations performed by the independent valuers for financial reporting purposes. For each independent valuation performed, the investment team along with the finance team:

- verifies all major inputs to the independent valuation report.
- assesses property valuation movements when compared to the initial valuation report at acquisition or latest period end valuation report; and
- holds discussions with the independent valuer.

The fair value hierarchy levels are specified in accordance with IFRS 13 Fair Value Measurement. Some of the inputs to the valuations are defined as "unobservable" by IFRS 13 and these are analysed in the tables below. Any change in valuation technique or fair value hierarchy (between level 1, level 2 and level 3) is analysed at each reporting date or as of the date of the event or variation in the circumstances that caused the change. As of 30 June 2024 (2023: same) the values of all investment properties were classified as level 3 fair value hierarchy under IFRS 13 and there were no transfers from or to level 3 from level 1 and level 2.

Valuation Techniques, Key Inputs and Underlying Management's Estimations and Assumptions

Property valuations are inherently subjective as they are made on the basis of assumptions made by the valuer. Valuation techniques comprise the discounted cash flows, the sales comparison approach, and the residual value method.

The Group has based its assumptions and estimates on the parameters available when the unaudited interim condensed consolidated financial statements were prepared, including the amendments or possible amendments of the current lease contracts, delays to non-committed capital expenditure, cost-cutting initiatives and delays in construction activity. The key assumptions concern the future and other key sources of estimation uncertainty at the reporting date, that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next reporting period. However, all such assumptions or estimates are sensitive to change due to the current market environment. The climate-related risks are embedded in the determination of future cash flows that are used for the fair value of investment properties. Further information is disclosed in Operational Review and Strategic Review sections of the 2023 Annual report. Such uncertainty is reflected in the assumptions used for the valuation and the Group disclosed below the sensitivity to different key inputs to overall valuation.

Key information about fair value measurements, valuation technique and significant unobservable inputs (Level 3) used in arriving at the fair value under IFRS 13 are disclosed below:

Class of property	Fair value 30 June 2024 €'000	 31 December 2023 €'000	Valuation Technique	Country	Location	Input	30 June 2024	31 December 2023
Completed Investment property	**501,270**	517,960	DCF	Poland	Warsaw	Rent per sqm	**€11.50 - €22.50**	€11.50 - €22.50
						Discount rate	**5.58%–10.85%**	5.72%–9.10%
						Exit yield	**5.80%–7.90%**	5.70%–7.75%
Completed held for sale	**(33,040)**	(45,900)		Poland	Warsaw			
	653,460	671,060	DCF	Poland	Regional	Rent per sqm	**€12.50 - €15.50**	€11.50 - €15.25
						Discount rate	**6.92%–14.14%**	6.43%–10.07%
						Exit yield	**6.65%–10.00%**	6.50%–7.50%
	164,490	115,670	DCF	Poland	Mixed - used	Rent per sqm	**€13.50 - €24.00**	€14.00 - €24.00
						Discount rate	**5.93%–8.37%**	5.64%–7.12%
						Exit yield	**5.63%–6.92%**	5.47%–6.50%
	1,113,500	1,109,500	DCF	Romania	Office	Rent per sqm	**€2.00 - €35.00**	€2.00 - €35.00
						Discount rate	**8.30% - 9.1%**	8.25% - 9.5%
						Exit yield	**6.75% - 7.65%**	6.5% - 7.65%
	-	183,900	DCF	Romania	Industrial	Rent per sqm	**-**	€2.91 - €9.00
						Discount rate	**-**	8.5% - 9.25%
						Exit yield	**-**	6.75% - 7.25%
	10,200	10,100	DCF	Romania	Residential	Rent per sqm	**€7.72 - €24.20**	€7.72 - €24.20
						Discount rate	**9.75% - 9.75%**	9.75% - 9.75%
						Exit yield	**7.75% - 7.75%**	7.75% - 7.75%
	25,800	36,328	SC	Romania	Residential	Sales value (sqm)	**€ 1,500**	€ 1,500
Sub-total	**2,435,680**	2,598,618						
Investment property under development	**6,200**	15,900	RM	Romania	Office	Rent per sqm	**€13.00 - €15**	€11.50 - €18
						Discount rate	**9.50% - 9.50%**	8.50% - 9.50%
						Exit yield	**7.75% - 7.75%**	6.75% - 7.75%
						Capex (€m)	**€ 0.00**	€ 75.68
	5,000	11,700	DCF	Romania	Industrial	Rent per sqm	**€4.35 - €4.35**	€5.20 - €9.70
						Discount rate	**9.00% - 9.00%**	9.00%
						Exit yield	**7.25% - 7.25%**	7%
	7,100	7,070	DCF	Poland	Mixed - used	Rent per sqm	**€15.00 –€15.00**	€13.50 –€13.50
						Discount rate	**6.96% - 8.26%**	6.87% - 8.25%
						Exit yield	**6.69%-6.69%**	6.61%-6.61%
						Capex (€m)	€ 0.00	€ 0.00
Investment property under refurbishment	**110,960**	163,000	DCF	Poland	Mixed - used	Rent per sqm	**€15.00 –€15.00**	€13.50 –€13.50
						Discount rate	**6.96% - 8.26%**	6.87% - 8.25%
						Exit yield	**6.69%-6.69%**	6.61%-6.61%
						Capex (€m)	**€ 0.00**	€ 0.00
Land bank - for further development	**-**	9,500	SC	Romania	Industrial	Sales value (sqm)	**€27 - €27**	€27
	19,700	14,000	RM	Romania	Industrial	Rent per sqm	**€16.00-€20.00**	€3.25-€20.00
						Exit yield	**6.75% - 7.2%**	7.15% - 8.25%
TOTAL	**2,584,640**	2,819,788						

Income approach: Discounted Cash Flows ('DCF'), Residual Method ('RM')
Market approach: Sales Comparison ('SC')

All classes of property portfolio were categorised as Level 3 under the fair value hierarchy. The fair value movement on investment property recognised, as loss, in the income statement includes an amount of €50.5 million (June 2023: loss of €102.9 million) for fair value measurements as of the statement of financial position date related to investment properties categorised within Level 3 of the fair value hierarchy. In arriving at estimates of market values as at 30 June 2024 and 2023, the independent valuation experts used their market knowledge and professional judgement and did not rely solely on comparable historical transactions. In these circumstances, there was a greater degree of uncertainty in estimating the market values of investment properties than would have existed in a more active market.

Sensitivity Analysis on significant estimates used in the valuation

The assumptions on which the property valuations have been based include, but are not limited to, rent per sqm (per month), discount rate, exit yield, cost to complete, comparable market transactions for land bank for further development, tenant pro file for the rented properties, and the present condition of the properties. These assumptions are market standard and in line with the International Valuation Standards ('IVS'). Generally, a change in the assumption made for the rent per sqm (per month) is accompanied by a similar change in the rent growth per annum and discount rate (and exit yield) and an opposite change in the other inputs.

A quantitative sensitivity analysis, in isolation, of the most sensitive inputs used in the independent valuations performed, as of the statement of financial position date, are set out below:

			€0.5 change in rental value per month, per sqm1		25 bps change in market yield		5% change in Capex		€50 change in sales prices per sqm2		2.5% change in vacancy in Perpetuity3	
Investment property	Year	Country	Increase	Decrease	Increase	Decrease	Increase	Decrease	Increase	Decrease	Increase	Decrease
			€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Completed	**2024**	**Poland**	**34,440**	**(34,420)**	**(54,570)**	**59,100**	**-**	**-**	**n/a**	**n/a**	**(29,500)**	**-**
	2024	**Romania**	**22,400**	**(22,600)**	**(40,200)**	**42,700**	**-**	**-**	**700**	**(800)**	**(11,700)**	**10,100**
	2023	Poland	31,730	(37,030)	(57,730)	57,070	-	-	-	-	(32,150)	-
	2023	Romania	28,200	(27,900)	(46,700)	50,700	-	-	1,100	(1,100)	(12,500)	10,100
Under development	**2024**	**Poland**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
	2024	**Romania**	**1,700**	**(1,700)**	**(1,900)**	**2,000**	**(2,300)**	**2,200**	**-**	**-**	**-**	**-**
	2023	Poland	-	-	-	-	-	-	-	-	-	
	2023	Romania	3,000	(3,000)	(3,600)	3,900	(3,500)	3,500	–	–	(200)	100
Under refurbishment	**2024**	**Poland**	**3,300**	**(3,310)**	**(4,780)**	**5,150**	**-**	**-**	**n/a**	**n/a**	**(2,730)**	**-**
	2023	Poland	3,510	(6,860)	(8,700)	5,910	-	-	-	-	(6,070)	-
Further development	**2024**	**Romania**	**2,100**	**(2,200)**	**(3,200)**	**3,500**	**(3,200)**	**3,200**	**-**	**-**	**-**	**-**
	2023	Romania	2,100	(1,900)	(2,000)	2,300	(2,000)	2,200	400	(500)	-	-

1. The quantitative sensitivity analysis was computed as €0.25 change in rental value per month, per sqm for four industrial properties in 2023.
2. The quantitative sensitivity analysis was computed as €1.5 change in sales price per sqm for industrial properties portfolio in 2023.
3. The vacancy in perpetuity sensitivity analysis is not followed for the Polish properties portfolio as this factor is considered in the valuation methodology as part of yields and not a variable in isolation.

4.1 Investment properties owned by Joint Ventures

	Note	Completed investment property €'000	Investment property under development €'000	Land for further development €'000	TOTAL €'000
1 January 2023		73,700	8,400	36,900	119,000
Subsequent expenditure		7,037	–	382	7,419
Net lease incentive movement		251	–	–	251
Transfer to completed investment property		8,400	(8,400)	–	–
Fair value gain/(loss) on investment property		2,412	–	(35)	2,377
31 December 2023		91,800	–	37,247	129,047
Subsequent expenditure		**1,897**	**–**	**10**	**1,907**
Net lease incentive movement		**446**	**–**	**1**	**447**
Transfer to completed investment property		**–**	**–**	**–**	**–**
Fair value gain/(loss) on investment property	22.3	**(4,595)**	**–**	**(9,966)**	**(14,561)**
30 June 2024	22.2	**89,548**	**–**	**27,292**	**116,840**

Sensitivity analysis on significant estimates used in the valuation of investment properties owned by the joint venture

As disclosed in note 22, the Group also has investments in three joint ventures where investment properties were valued at fair value under the similar Group accounting policies by Colliers Valuation and Advisory SRL.

The table below describes key information about the fair value measurements, valuation technique and significant unobservable inputs (Level 3) used in arriving at the fair value under IFRS 13.

	Carrying value					Range	
Class of Joint Venture property	**30 June 2024 €'000**	31 December 2023 €'000	**Valuation technique**	**Country**	**Input**	**30 June 2024**	31 December 2023
Completed Investment property	**89,548**	91,800	DCF	Romania	Rent per sqm Discount rate Exit yield	**€2.00 - €10.00** **8.50% - 9.00%** **7.00% -7.25%**	€2.00 - €10.00 4.28% - 4.52% 7.00% - 7.25%
Land bank – for further development	**27,292**	37,247	SC	Romania	Sales value sqm	**€30.00 - €70.00**	€30.00 - €70.00
TOTAL	**116,840**	129,047					

Income approach: DCF: Discounted Cash Flows, Market approach: SC: Sales Comparison

A quantitative sensitivity analysis (for properties owned by joint ventures), in isolation, of the most sensitive inputs used in the independent valuations performed, as of the statement of financial position date, are set out below. Generally, a change in the assumption made for the estimated rental value is accompanied by a directionally similar change in the rent growth per annum and the discount rate (and exit yield), and an opposite change in the long-term vacancy rate.

			€0.25 change in rental value per month, per sqm		25 bps change in market yield		5% change in capex		€1.5 change in sales prices per sqm		2.5% change in vacancy in perpetuity	
Joint ventures			Increase	Decrease	Increase	Decrease	Increase	Decrease	Increase	Decrease	Increase	Decrease
Investment Property	**Year**	**Country**	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
– Completed	**2024**	**Romania**	**3,000**	**(2,900)**	**(2,900)**	**3,200**	**-**	**-**	**-**	**-**	**(1,200)**	**1,100**
	2023	Romania	2,400	(2,400)	(3,300)	3,200					(1,400)	1,000
– Further	**2024**	**Romania**	**-**	**-**	**-**	**-**	**-**	**-**	**2,200**	**(2,200)**	-	-
development	2023	Romania	-	-	-	-	-	-	1,400	(1,400)	-	-

The Group is committed to responding to the effects of climate change and its Sustainability Policy covers the impact of the Group's operations and processes, the long-term environmental performance of the properties owned and developed, as well as the reduction of energy consumption and greenhouse gas emissions. The Group, therefore, actively invests in properties which are either certified as environmentally friendly or have the potential to be classified as such following our own initiatives.

The Company conducted a climate change transition and physical risks and opportunities assessment, across its value chain, in alignment with TCFD recommendations (i.e. Task Force on Climate-Related Financial Disclosures). Climate analysis indicates that the probability of floods to occur is very likely across RCPs climate scenarios (2.6, 4.5 and 8.5 W/m 2) for several locations in Poland and likely in Romania, where construction operations are in progress. As Globalworth considers that extreme precipitation and flood events will increase and that direct operations might be compromised, it is investing in solutions that will provide business continuity. Already, we are implementing procedures and flood protection has been purchased for the majority of the properties, as we consider flooding to be one of the main natural hazards occurring in Poland and Romania, which, in certain circumstances, may take the form of a disaster.

5. Advances for investment Property

	30 June 2024 €'000	31 December 2023 €'000
Advances for land and other property acquisitions	**2,000**	2,000
Advances to contractors for investment properties under development	**4,682**	5,175
	6,682	7,175

6. Commitments

Commitments for Investment Property

As at 30 June 2024 the Group had agreed the construction contracts with third parties and is consequently committed to future capital expenditure in respect of completed investment property of €11.1 million (2023: €8.2 million) and had committed with tenants to incur incentives (such as fit-out works and other lease incentives) of €16.9 million (2023: €11.8 million).

Judgements Made for Properties Under Operating Leases, being the lessor

The Group has determined, based on an evaluation of the terms and conditions of the arrangements, that it retains all the significant risks and rewards of ownership of the investment properties leased to third parties and, therefore, being the lessor accounts for these leases as operating leases.

The duration of these leases is one year or more (2023: one year or more) and rentals are subject to annual upward revisions based on the consumer price index. The future aggregate minimum rentals receivable under non-cancellable operating leases for investment properties – freehold are as follows:

	30 June 2024 €'000	31 December 2023 €'000
Not later than 1 year	**179,460**	181,839
Later than 1 year and not later than 5 years	**488,130**	507,919
Later than 5 years	**140,477**	175,006
	808,067	864,764

This section quantifies the financial impact of the operations for the period; further analysis on operations is presented in the Financial Review section of the Interim Report. This section includes the results and performance of the Group, including earnings per share and EPRA Earnings. This section also includes details about the Group's tax position in the period and deferred tax assets and liabilities held at the period end.

7. Revenue

Revenue from asset management fees, marketing and other income are recognised at the time the service is provided.

	30 June 2024 €'000	30 June 2023 €'000
Contracted rent	**96,554**	95,286
Adjustment for lease incentives	**(17,625)**	(14,759)
Rental income	**78,929**	80,527
Revenue from contracts with customers		
Service charge income	**37,254**	36,870
Fit-out services income	**8,297**	1,187
Income from other services rendered	**100**	-
Asset management fees	**77**	58
Marketing and other income	**377**	408
	46,105	38,523
	125,034	119,050

The total contingent rents and surrender premia recognised as rental income during the period amount to €0.9 million (30 June 2023: €1.4 million) and €1.2 million (30 June 2023: €0.3 million), respectively.

8. Operating Expenses

	30 June 2024 €'000	30 June 2023 €'000
Property management, utilities and insurance	**42,900**	42,933
Property maintenance costs and other non-recoverable costs	**1,616**	958
Expenses relates to other services rendered	**188**	-
Property expenses arising from investment property that generate rental income	**44,704**	43,891
Property expenses arising from investment property that did not generate rental income	**23**	11
Fit-out services costs	**7,925**	1,404
	52,652	45,306

9. Administrative expenses

	30 June 2024 €'000	30 June 2023 €'000
Directors' emoluments	**574**	366
Salary and remuneration costs	**4,752**	4,240
Accounting, secretarial and administration costs	**231**	302
Legal and other advisory services	**664**	842
Audit and non-audit services	**587**	491
Corporate social responsibility	**111**	64
Travel and accommodation	**123**	130
Marketing and advertising services	**920**	739
Post, telecommunication, and office supplies	**353**	292
Stock exchange expenses	**482**	270
Exceptional and non-recurring expenses	**490**	19
	9,287	7,755

10. Finance Cost

	Note	**30 June 2024 €'000**	30 June 2023 €'000
Interest on secured loans		**14,147**	6,300
Interest on unsecured credit facilities		**2,473**	2,432
Interest on fixed rate unsecured Notes		**14,666**	14,034
Debt cost amortisation and other finance costs	10.1	**3,098**	4,075
Debt Close-out costs	10.2	**12,810**	-
Interest on lease liabilities	3.2	**1,054**	965
Bank charges		**138**	139
Finance cost expensed during the period		**48,386**	27,945
Borrowing costs capitalised on investment property		**-**	144
Gross finance cost		**48,386**	28,089

10.1 Debt cost amortisation and other finance costs

	30 June 2024 €'000	30 June 2023 €'000
Debt issue cost amortisation – secured bank loans	**779**	338
Debt issue cost amortisation – unsecured facility	**505**	755
Debt issue cost amortisation – fixed rate Notes	**1,814**	2,982
	3,098	4,075

The average capitalisation rate used to determine the borrowings eligible for capitalisation was 5.1% (30 June 2023: 3.29%).

10.2 Debt close-out

Following the bond exchange exercise, the Company expensed total one-off costs of €12.8 million, being unamortised part of debt issue costs related to the Notes exchanged and costs incurred in the exchange exercise.

10.3 Finance income

	Note	**30 June 2024 €'000**	30 June 2023 €'000
Gain on Bond buyback		**-**	15,809
Income from bank deposits		**4,983**	1,168
Interest income from loans to joint ventures	22	**998**	1,013
Interest income on deferred sale consideration for subsidiary disposal		**1,296**	71
Other finance income		**251**	163
		7,528	18,224

11. Taxation

	30 June 2024 €'000	30 June 2023 €'000
Current income tax expense	**3,450**	3,781
– Related to current period	**3,844**	4,360
– Related to prior period	**(394)**	(579)
Deferred tax income	**(3,296)**	(23,482)
	154	(19,701)

Current income tax expense

The Company is tax resident in Guernsey and subject to Guernsey tax rules and does not fall in the scope of the Pillar Two model rules. The subsidiaries in Romania, Poland and Cyprus are subject to tax on local sources of income. The current income tax expense of €3.5 million (June 2023: €3.7 million income) represents the profit tax for the Group. The taxable income arising in each jurisdiction is subject to the following standard corporate income tax rates: Poland at 19% (however small entities with revenue up to €2 million in the given tax year and entities starting a new business for their first tax year of operation, under certain conditions, are charged a reduced rate of 9%), Romania at 16% and Cyprus at 12.5%.

The Group's subsidiaries in Poland are subject to the minimum tax, which is applied to income from ownership of certain high-value fixed assets having an initial value of the asset exceeding PLN 10 million at a rate of 0.035% per month. From 2019, the taxpayer has a right to apply for the refund of previously paid minimum tax which was not deducted from the advance corporate income tax. This minimum tax can be set-off against CIT if CIT is higher. The tax is applied only to leased buildings while no tax applies on vacant buildings or on vacant space in partially occupied buildings.

Starting 1 January 2024, there is a minimum tax on turnover introduced in Romania and it applies to entities which have a turnover over certain limit. Therefore, the Romanian entities which are part of the tax unity will be captured by this new rule and they will be paying the higher amount of tax between corporate income tax or a minimum tax on turnover. The minimum tax on turnover is 1% applicable on certain adjusted elements of income.

The Group's subsidiaries registered in Cyprus need to comply with the National tax regulations; the most significant future sources of income of the Group subsidiaries registered in Cyprus are dividend and interest income. Dividend income is tax exempt under certain conditions and interest income, however, is subject to corporate income tax at the rate of 12.5% in Cyprus.

Judgements and Assumptions Used in the Computation of Current Income Tax Liability

There are uncertainties in Romania and Poland where the Group has significant operations and this is due to the interpretation of complex tax regulations, changes in tax laws, and the amount and timing of future taxable income. Differences arising between the actual results and the assumptions made, or future changes to such assumptions, could necessitate future adjustments to tax income and expense already recorded. Such differences of interpretation may arise on a wide variety of issues depending on the conditions prevailing in the respective company's domicile. In Romania and Poland, the tax position is open to further verification for five years and no subsidiary in Romania has had a corporate income tax audit in the last five years, while in Poland some entities are currently under tax audit with respect to the corporate income tax and withholding tax settlements for the fiscal years 2018, 2019, 2020 and 2021.

Deferred tax (asset)/liabilities

	Note	**30 June 2024 €'000**	31 December 2023 €'000
Deferred tax asset		**(1,736)**	(1,423)
Deferred tax liabilities directly associated with the assets held for sale	3.3	**725**	1,379
Deferred tax liabilities		**121,921**	139,299
		120,910	139,255

Deferred income tax expense

	Consolidated statement of financial position		Consolidated statement of comprehensive income	
	30 June 2024	31 December 2023	**30 June 2024**	30 June 2023
Net Deferred Tax	**€'000**	€'000	**€'000**	€'000
Valuation of investment property at fair value	**131,047**	152,280	**(5,919)**	(25,991)
Deductible temporary differences	**(2,248)**	(2,397)	**135**	(703)
Interest expense and foreign exchange loss on intra-group loans	**(6,058)**	(8,803)	**2,411**	3,420
Discounting of tenant deposits and long-term deferred costs	**105**	118	**(10)**	(1)
Share issue cost recognised in equity	**(7)**	(7)	**-**	–
Valuation of financial instruments at fair value	**(458)**	48	**(511)**	(22)
Recognised unused tax losses	**(1,471)**	(2,069)	**598**	(183)
	120,910	139,170	**(3,296)**	(23,480)
Derecognised on subsidiary disposal	–	85	**(15,049)**	–
	120,910	139,255	**(18,345)**	(23,480)

As at 30 June 2024, the Group has unused assessed tax losses carried forward of €24.0 million (June 2023: €56.7 million) in Romania and €19.6 million (June 2023: €18.4 million) in Poland that are available for offsetting against future taxable profits of the entity which has the tax losses. The tax losses recorded by Romania subsidiaries before 1st January 2024 can be carried forward for seven years from the year of generation. However, starting 2024, tax losses can be used up to the 70% of the taxable income computed by the entity. Also, the tax losses incurred starting with 1st January 2024 can be carried forward only for five consecutive years and within the 70% limit mentioned above.

The tax losses in Poland can be carried forward for a period of five consecutive tax years from the year of origination. In Poland, in any particular tax year, the taxpayer may not deduct more than 50% of the loss incurred in the year for which it was reported. Additionally, starting from 2020, the taxpayer may utilise one-time tax losses generated after 31 December 2018 in the amount of greater than PLN 5 million or 50% of tax loss of a given fiscal year in the following five fiscal years.

As of the statement of financial position date the Group had recognised deferred tax assets of €1.5 million (2023: €1.9 million) in Romania and Poland for which deferred tax asset recognition criteria were met under IAS 12, out of the total available deferred tax assets of €7.6 million (2023: €8.0 million), calculated at the corporate income tax rates of 16% in Romania and 19% (9% for small entities) in Poland. Therefore, the available deferred tax assets, €6.1 million (2023: €6.0 million) deferred tax asset was not recognised (Romania and Poland) in the income statement of the Group as the amount could not be utilised from the future taxable income as per the criteria under IAS 12.

Expiry year	2024	2025	2026	2027	2028	2029	2030	2031	**Total**
Total available deferred tax assets (€m)	2.6	0.7	1.6	0.7	1.1	0.8	0.0	0.0	**7.6**

Temporary non-deductible interest expenses and net foreign exchange

There are also temporary non-deductible interest expenses and net foreign exchange losses of €216.2 million, €38.9 million in Romania and €177.3 million in Poland (2023: €215.6 million, €41.2 million in Romania and €174.4 million in Poland) related to intercompany and bank loans. Each year an amount up to 30% of tax EBITDA (plus PLN 3 million in Poland based on the recent Supreme Court sentence for the periods 2019-2021) and for 2022 not less than PLN 3 million would become tax deductible, for which €6.0 million (€0.2 Romania and €5.8 million in Poland) deferred tax asset was recorded (2023: €8.8 million, €1.1 million in Romania and €7.7 million in Poland).

In Romania such temporary non-deductible interest expenses can be carried forward indefinitely until they are tax deductible as per EBITDA threshold. Nevertheless, starting 1 January 2024, the threshold for deductibility of interest expense which will be subject to 30% of tax EBIDTA is decreased from €1 million to €500,000. On the other hand, in Poland the interest expense which was already paid prior to the financial position date (and corresponding net foreign exchange loss on such interest expense) can only be utilised over five consecutive tax years from the year of origination and unpaid interest expense (and corresponding net foreign exchange loss on such interest expense) is available for utilisation indefinitely.

As of 30 June 2024, out of the total €5.5 million (2023: €7.7 million) deferred tax asset on interest expense and foreign exchange loss recognised in Poland, €1.1 million (2023: €2.2 million) is available for utilisation in five years from the origination.

Judgements, Estimates and Assumptions Used for Assessed Tax Losses and Related Deferred Tax Assets

At each statement of financial position date, the Group assesses whether the realisation of future tax benefits is sufficiently probable to recognise deferred tax assets. This assessment requires the exercise of judgement on the part of management with respect to, among other things, benefits that could be realised from available tax strategies and future taxable income, as well as other positive and negative factors. Based on the above assessment, the Group recognised deferred tax expense related to deferred tax asset for fiscal losses carried forward for an amount of €1.5 million (June 2023: €2.2 million) representing derecognition of deferred tax assets of €0.8 million (2023: nil) in Romania, due to improved actual tax results and transition of some subsidiaries to a taxable profit position, and recognition of deferred tax assets of €0.2 million (2023: derecognition of €0.2 million) in Poland, due to improved actual tax results.

The recorded amount of total deferred tax assets could be reduced if estimates of projected future taxable income or if changes in current tax regulations are enacted that impose restrictions on the timing or extent of the Group's ability to utilise future tax benefits.

12. Earnings Per Share

The following table reflects the data used in the calculation of basic and diluted earnings per share per IFRS and EPRA guidelines:

Date	Event	Note	Number of shares issued ('000)	% Of the Period	Weighted average ('000)
1 Jan 2023	**At the beginning of the year**		**227,486**		**227,486**
1 Jan 2023	New shares issued for scrip dividend		2,792	100%	2,792
4 Apr 2023	New shares issued for scrip dividend		11,445	48%	5,532
Jan- Jun 2023	Effect of dilutive shares		241,722		235,809
30 June 2023	**Shares in issue at period-end (basic)**		241,722		235,809
Jan- Jun 2023	Share letters given to employees in Romania		150		124
30 June 2023	**Shares in issue at year-end (diluted)**		**241,872**		**235,933**
1 Jan 2024	**At the beginning of the year**		**254,729**		**254,729**
10 Apr 2024	New shares issued for scrip dividend	18	11,169	45%	4,998
Jan– Jun 2024	Share letters given to employees in Romania		41		106
30 June 2024	**Shares in issue at year-end (diluted)**		**265,939**		**259,834**

	30 June 2024 €'000	30 June 2023 €'000
Loss attributable to equity holders of the Company for the basic and diluted earnings per share	**(65,292)**	**(25,078)**
		Restated*
IFRS earnings per share	**Cents**	Cents
– Basic	**(25)**	(11)
– Diluted	**(25)**	(11)

* The IFRS earnings per share as of 30 June 2023 have been restated following the IAS 33 "Earnings per share" requirements regarding accounting for scrip dividend issued in 2024, the number of Scrip Dividend Share being calculated based on a discount of 20%.

EPRA Earnings Per Share

The following table reflects the reconciliation between IFRS earnings as per the statement of comprehensive income and EPRA earnings (non-IFRS measure):

	Note	**30 June 2024 €'000**	30 June 2023 €'000
Earnings per IFRS income statement		**(65,292)**	(25,078)
Changes in value of investment property	3.4	**50,527**	102,884
Changes in value of ROFO		**(1,368)**	121
Losses/(income) on disposal of investment properties		**1,286**	(67)
Losses on disposal of subsidiaries	24	**24,111**	-
Loan close-out costs	10.1	**12,810**	(15,809)
Changes in fair value of financial instruments and associated close-out costs		**-**	(163)
Acquisition costs on share deals		**-**	-
Deferred tax charge in respect of above		**(6,430)**	(26,013)
Non-controlling interests share of above		**(2)**	356
Adjustments in respect of joint ventures for above items		**14,130**	(2,045)
EPRA earnings attributable to equity holders of the Company		**29,772**	34,186
EPRA earnings per share		**Cents**	Restated* Cents
– Basic		**11**	14
– Diluted		**11**	14

* EPRA earnings per share as of 30 June 2023 have been calculated based on weighted average of the diluted number of shares following the IFRS requirements.

This section focuses on financial instruments, together with the working capital position of the Group and financial risk management of the risks that the Group is exposed to at period end.

13. Interest-Bearing Loans and Borrowings

This note describes information on the material contractual terms of the Group's interest-bearing loans and borrowings. For more information about the Group's exposure to market risk, currency risk and liquidity risks, see note 16.

	30 June 2024 €'000	31 December 2023 €'000
Current		
Secured loans and accrued interest	**112,024**	13,086
Unsecured loans and accrued interest	**6,257**	15,523
Sub-total	**118,281**	28,609
Non-current		
Secured loans	**470,408**	650,460
Unsecured fixed rate Bonds and unsecured credit facilities	**659,784**	924,311
Sub-total	**1,130,192**	1,574,771
TOTAL	**1,248,473**	1,603,380

13.1 Key terms and conditions of outstanding debt

			30 June 2024		31 December 2023	
Facility	Nominal interest rate	Maturity date	**Face value €'000**	**Carrying value €'000**	Face value €'000	Carrying value €'000
Loan 16	EURIBOR 3 month + margin	March 2031	**10,384**	**10,331**	11,000	10,999
Loan 37	Fixed rate Bond	March 2025	**-**	**-**	460,247	458,649
Loan 381	Fixed/Floating rate + margin EURIBOR 3 month + margin	May 2025	**100,104**	**100,061**	100,121	100,083
Loan 41	EURIBOR 3 month + margin	March 2029	**85,148**	**84,696**	85,991	85,503
Loan 44/45	Fixed rate	February 2027	**62,293**	**62,147**	62,295	62,122
Loan 46	Fixed rate	November 2029	**65,043**	**64,580**	65,043	64,542
Loan 48	Fixed rate Bond	July 2026	**-**	**-**	405,011	396,120
Loan 49	Fixed rate	March 2029	**-**	**-**	272	272
Loan 50	Fixed rate	March 2029	**-**	**-**	380	380
Loan 51	EURIBOR 6 month + margin	May 2028	**85,170**	**84,381**	85,217	84,413
Loan 53	EURIBOR 3 month + margin	December 2032	**-**	**-**	94,860	93,663
Loan 54	EURIBOR 3 month + margin	September 2034	**-**	**-**	3,206	3,151
Loan 55	EURIBOR 3 month + margin	October 2030	**145,285**	**143,839**	145,351	143,811
Loan 56	EURIBOR 3 month + margin	December 2030	**44,595**	**44,362**	45,033	44,741
Loan 57	EURIBOR 3 month + margin	June 2034	**56,810**	**56,488**	55,155	54,931
Loan 58	EURIBOR 6 month + margin	February 2036	**24,827**	**24,527**	-	-
Loan 59	Fixed rate Bond	March 2029	**264,655**	**261,230**	-	-
Loan 60	Fixed rate Bond	March 2030	**316,891**	**311,831**	-	-
			1,261,205	**1,248,473**	1,619,182	1,603,380

1 Loan 38 was drawn down in two tranches – 95% of the facility carries a fixed interest rate and 5% carries a floating EURIBOR 3-month rate.

Unsecured corporate Bonds

In April 2024, the Company successfully completed a bond exchange exercise thus €142.9 million nominal value of 18/25 Notes was repaid and thus €66.6 million nominal value of 20/26 Notes was repaid. The remaining nominal value of €307.1 million and €333.4 million were exchange into two new 6.25% Senior Notes due in March 2029 and in March 2030.

In accordance with the terms and conditions of the bonds, following the disposal of the logistic properties in May 2024 (see note 3.5), in June 2024 the Company used part of the net proceeds received from the sale to redeem at par €45 million of the Notes due 2029 and €20 million of the Notes due 2030.

Financial covenants for unsecured corporate Bonds

Financial covenants on unsecured fixed rate bonds are calculated on a semi -annual basis at 30 June and 31 December each year and include the Consolidated Coverage Ratio, with minimum value of 150%, the Consolidated Leverage Ratio, with maximum value of 60%, and the Consolidated Secured Leverage Ratio with a maximum value of 30%.

Unsecured Revolving Credit Facility

As of 30 June 2024, we hold €50 million available until December 2025. Previously, the RCF €215 million available until March 2024, was voluntarily cancelled in February 2024.

Secured facilities

New facilities

- In February 2024 the Group entered a €25 million twelve-year term secured debt facility which was signed with Libra Bank. The facility was drawn in full on 21 February 2024.

- During the first half of 2024, the Group entered into two new seven-year term loans agreement for €42 million in May and €95 million in June with Erste Group Bank AG and Banca Comerciala Romana SA secured with office buildings of the Group. Both loans are available to use for a period of 6 months.

Financial covenants

Financial covenants on secured loans are calculated based on the individual financial statements of the respective subsidiaries and subject to the following ratios:

- gross loan-to-value ratio ("LTV") with maximum values ranging from 45%–83% (2023: 45%–83%). LTV is calculated as the loan value divided by the market value of the relevant property (for a calculation date).

- the debt service cover ratio ("DSCR") minimum values of 120% (2023: 120%). DSCR is calculated for each respective credit facility separately at a pre-determined date under each facility, on the preceding 12-months historical ratio or projected future 12-months period ratio; and

- minimum interest cover ratio ("ICR") projected with minimum values from 140% (2023: 250%), which was applicable to two properties as at 30 June 2024 (31 December 2023: two). Historic ICR is calculated as Actual Net Rental Income as a percentage of the Actual Interest Costs for the 12 preceding months period from the calculation date. Projected ICR is calculated as Projected Net Rental Income as a percentage of the Projected Interest Costs for the 12-month period commencing immediately after the date of the calculation; and

- debt yield ratio ("DYR") with minimum values of 5%. DYR is calculated as the 12-month projected Net Operating Income divided by the loan outstanding value at a relevant calculation date.

Secured bank loans are secured by investment properties which were recognised in the statement of financial position at fair value of €1,278.5 million at 30 June 2024 (2023: € 1,427 million) and also carry pledges on rent and other receivable balances of €6.4 million (2023: €8.5 million), VAT receivable balances of €0.2 million (2023: €0.4 million) and a movable charge on the respective bank accounts (refer to note 15).

The Group is in compliance with all financial covenants and there were no payment defaults during the period ended 30 June 2024 (2023: same). As of 30 June 2024, the Group had undrawn borrowing facilities of €187 million (2023: €272 million) out of this €50 million RCF available until December 2025.

13.2 Loan from non-controlling interest holders to a subsidiary

Following the disposal of subsidiaries with non-controlling interest (note 24), the Company derecognized loans received from minority shareholders for an amount of €0.3 million and €0.4 million respectively (loan 49 and loan 50).

14. Trade and Other receivables

	30 June 2024 €'000	31 December 2023 €'000
Rent and service charges receivable	13,672	15,909
VAT and other taxes receivable	3,296	169
Consideration receivable for subsidiary disposal	1,986	3,084
Consideration receivable for ROFO	-	3,322
Advances to suppliers for services	2,219	472
Sundry debtors	216	166
	21,389	23,122

Rent and Service Charges receivable

Rent and service charges receivable are presented in the above table net of an allowance for bad or doubtful debts of €6.2 million (2023: €6 million). Rent and service charges receivable are non-interest-bearing and are typically due within 30-90 days (see more information on credit risk and currency profile in note 16.2). For the terms and conditions for related party receivables, see note 26.

14.1 Other receivable, non-current

The non-current other receivable consists of consideration receivable for Warta disposal in 2023 of €20 million, which will be received in October 2025. The receivable carries an interest of 13% p.a., total interest receivables as of 30 June 2024 was €22.5 million (2023: €21.2 million).

15. Cash and Cash Equivalents

	30 June 2024 €'000	31 December 2023 €'000
Cash at bank and in hand	141,704	171,596
Short-term deposits	68,579	224,663
Cash and cash equivalents at period end	210,283	396,259

Cash at bank and in hand includes restricted cash balances of €3.6 million (2023: €5.7 million) and short-term deposits include restricted deposits of €14.5 million (2023: €14.9 million). The restricted cash balance can be used to repay the outstanding debts and repayment of deposits to tenants.

Details of cash and cash equivalents denominated in foreign currencies are disclosed in note 16.1.

Short-term deposits are made for varying periods depending on the immediate cash requirements of the Group and earn interest at rates on Euro deposits ranging from minus 0.22% to positive 3.88% (2023: minus 0.6% to positive 3.90%) per annum, for RON deposits from 4.00% to 5.55% (2023: 5.3% to 5.8%) per annum and for PLN deposits from nil% to 3.91% (2023: 1.83% to 4.70%) per annum. For RON deposits the highest interest rate was earned on overnight deposits.

16. Financial Risk Management – Objective and Policies

The Group is exposed to the following risks from its use of financial instruments:

- Market risk (including currency risk, interest rate risk).
- Credit risk.
- Liquidity risk.

Refer to the Principal Risks & Uncertainties section on the Annual Report, pages 63 to 69, for further details on the Group's Risk Management Framework, covering Business Environment Risks, Property Portfolio Risks, Financial, Financing & Liquidity Risks and Regulatory Risks.

16.1 Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices.

The Group's market risks arise from open positions in: (a) foreign currencies; (b) interest-bearing assets and liabilities, (c) investments in equity instruments and (d) fair value of investment property — refer to note 4, to the extent that these are exposed to general and specific market movements.

16.1 a) Foreign currency risk

The Group has entities registered in several EU countries, with the majority of the operating transactions arising from its activities in Romania and Poland.

Therefore, the Group is exposed to foreign exchange risk, primarily with respect to the Romanian Lei (RON) and Polish Zloty (PLN). Foreign exchange risk arises in respect of those recognised monetary financial assets and liabilities that are not in the functional currency of the Group.

The Group's exposure to foreign currency risk was as follows (based on nominal amounts):

	30 June 2024				31 December 2023			
	Denominated in				Denominated in			
Amounts in €'000 equivalent value	**RON**	**PLN**	**GBP**	**USD**	RON	PLN	GBP	USD
ASSETS								
Cash and cash equivalents	**24,502**	**22,249**	**97**	**3**	14,869	18,413	56	11
Trade and other receivables	**11,928**	**7,437**	**-**	**-**	8,680	9,641	–	–
Contract assets	**4,279**	**1,403**	**-**	**-**	4,866	3,004	–	–
Income tax receivable	**-**	**78**	**-**	**-**	1	1,085	–	–
Total	**40,709**	**31,167**	**97**	**3**	28,416	32,143	56	11
LIABILITIES								
Trade and other payables	**18,224**	**14,358**	**-**	**-**	13,868	17,731	–	–
Lease liability	**-**	**28,192**	**-**	**-**	–	26,757	–	–
Income tax payable	**-**	**242**	**-**	**-**	681	126	–	–
Guarantees from subcontractors	**796**	**3,501**	**-**	**-**	825	4,986	–	–
Deposits from tenants	**1,608**	**6,721**	**-**	**-**	4,100	6,857	–	–
Total	**20,628**	**53,014**	**-**	**-**	19,474	56,458	–	–
Net exposure	**20,081**	**(21,847)**	**97**	**3**	8,942	(24,315)	56	11

Foreign Currency Sensitivity Analysis

As of the statement of financial position date, the Group is mainly exposed to foreign exchange risk in respect of the exchange rate fluctuations of the RON and PLN. The following table details the Group's sensitivity (impact on income statement before tax and equity) to a 5% devaluation in RON, PLN and GBP exchange rates against the Euro, on the basis that all other variables remain constant.

The 5% sensitivity rate represents management's assessment of the reasonably possible change in foreign exchange rates. The sensitivity analysis includes only outstanding foreign currency denominated monetary items and adjusts their translation at the reporting date for a 5% appreciation in the Euro against other currencies.

	30 June 2024		31 December 2023	
All amounts in €'000	**Profit or (loss)**	**Equity**	Profit or (loss)	Equity
RON	**(1,004)**	**(1,004)**	(447)	(447)
PLN	**1,092**	**1,092**	1,216	1,216
USD	**-**	**-**	(1)	(1)
GBP	**(5)**	**(5)**	(3)	(3)

A 5% devaluation of the Euro against the above currencies would have had an equal but opposite impact on the above currencies to the amounts shown above, on the basis that all other variables remain constant.

16.1 b) Interest Rate Risk

Interest rate price risk is the risk that the value of a financial instrument will fluctuate due to changes in market interest rates relative to the interest rate that applies to the financial instrument. Interest rate cash flows risk is the risk that the interest cost will fluctuate over time.

The Group's interest rate risk principally arises from interest-bearing loans and borrowings. As at 30 June 2024, the total outstanding balance of interest-bearing loans and borrowing 77.6% (2023:76.1%) carry fixed rate interest, as a consequence, the Group is exposed to fair value interest rate risk, which has been disclosed under IFRS. As of 30 June 2024, the fair value of such fixed rate debt was lower with €20.5 million (2023: lower with €98.7 million) than the carrying value as disclosed in the fair value hierarchy table.

Furthermore, as at 30 June 2024, from the total outstanding interest-bearing loans and borrowing balance 24.4% (2023: 23.9%) carry variable interest rate, which range from EURIBOR 1-month to EURIBOR 6-month rates, see note 13 for details on each individual loan. These loans expose the Group to cash flow interest rate risk and in order to minimise this risk, the Group hedged 42.2% (2023: 23.7%) of such variable interest rate exposure with fixed-variable interest rate swap instruments having ranges from minimum 1.5% to 3%.

Based on the Group's debt balances at 30 June 2024, an increase or decrease of 100 basis points in the EURIBOR will result in an increase or decrease (net of tax) of interest expense by €1.8 million per annum (2023: €2.9 million per annum), with a corresponding impact on equity for the same amount, respectively.

16.2 Credit Risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group's policy is to trade with recognised and creditworthy third parties. The Group's exposure is continuously monitored and spread amongst approved counterparties. The Group's maximum exposure to credit risk, by class of financial asset, is equal to their carrying values at the statement of financial position date.

	Note	**30 June 2024 €'000**	31 December 2023 €'000
Financial assets measured at fair value through profit or loss		**-**	3,322
Loan receivable from joint venture	22	**45,928**	45,732
Other receivables – non-current	14.1	**22,479**	21,182
Trade receivables – net of provision	14	**13,672**	15,909
Contract assets	14	**4,801**	6,985
Other receivables		**216**	166
Guarantees retained by tenants		**55**	99
VAT and other taxes receivable	14	**3,296**	169
Income tax receivable		**78**	1,084
Cash and cash equivalents	15	**210,283**	396,259
		300,808	490,907

Financial assets at fair value through profit or loss and other comprehensive income

The Group places funds in financial instruments issued by reputable real estate companies with high credit worthiness.

Contract assets and Trade Receivables

A trade receivable is recognised if an amount of consideration that is unconditional is due from the customer (only the passage of time is required before payment of the consideration is due).

There is no significant concentration of credit risk with respect to contract assets and trade receivables, as the Group has a large number of tenants, most of which are part of multinational groups, internationally dispersed, as disclosed in the Interim Report. For related parties, including the joint ventures, it is assessed that there is no significant risk of non-recovery.

Estimates and assumptions used for impairment of trade receivables and contract assets

The Group's trade receivables do not contain any financing component and mainly represent lease receivables. Therefore, the Group applied the simplified approach under IFRS 9 and measured the loss allowance based on a provision matrix that is based on historical collection and default experience adjusted for forward looking factors (such as macroeconomic forecasts of unemployment, economic sentiment indicator, real GDP growth, inflation rate) in order to estimate the provision on initial recognition and throughout the life of the receivables at an amount equal to lifetime ECL (Expected Credit Losses). The assessment is performed on a six-month basis and any change in original allowance will be recorded as gain or loss in the income statement.

The movements in the provision for impairment of receivables during the respective periods were as follows:

	30 June 2024 €'000	31 December 2023 €'000
Opening balance	**6,026**	4,112
Specific allowance for expected credit losses	**642**	2,741
Reversal of provision for doubtful debts	**(116)**	(489)
Foreign currency translation income	**(359)**	(338)
Closing balance	**6,193**	6,026

The analysis by credit quality of financial assets, cumulated for rent, service charge and property management, is as follows:

30 June 2024 (€'000)	**Current**	**Days past due**				
		<90 days	**<120 days**	**<365 days**	**>365 days**	**TOTAL**
Trade and other receivables – gross	**8,632**	**3,829**	**479**	**2,420**	**4,505**	**19,865**
Less: Specific provision	**-**	**316**	**118**	**893**	**4,505**	**5,832**
Less: Expected credit loss	**4**	**198**	**7**	**152**	**-**	**361**
Carrying amount	**8,628**	**3,315**	**354**	**1,375**	**-**	**13,672**
Expected credit loss rate	**0.0%**	**6.0%**	**2.0%**	**11.1%**	**-**	

31 December 2023 (€'000)	Current	Days past due				
		<90 days	<120 days	<365 days	>365 days	TOTAL
Trade and other receivables – gross	9,642	5,725	374	2,102	4,092	21,935
Less: Specific provision	50	378	91	1,054	4,092	5,665
Less: Expected credit loss	4	198	7	152	–	361
Carrying amount	9,588	5,148	276	896	-	15,909
Expected credit loss rate	0.0%	3.8%	2.5%	17.0%	-	

The Group considers that a default on a trade receivable occurs when the counterparty fails to make contractual payments within 90 days of when they fall due. The customer balances which were overdue but for which no specific loss allowance was recorded are due to the fact that the related customers committed and started to pay the outstanding balances subsequent to the year-end. Further deposits payable to tenants may be withheld by the Group in part or in whole if receivables due from the tenant are not settled or in case of other breaches of contractual terms.

VAT and other taxes receivable

This balance relates to corporate income tax paid in advance, VAT and other taxes receivable from the tax authorities in Romania and Poland. The balances are not considered to be subject to significant credit risk as all the amounts receivable from Government authorities are secured under sovereign warranty.

Cash and cash equivalents

The credit risk on cash and cash equivalents is very small, since the cash and cash equivalents are held at reputable banks in different countries. The most significant part of the cash and cash equivalents balance is kept at the company level with international banks having credit rating profile (assigned by S&P, Moody's or Fitch) in upper medium grade range (i.e. A+ to A- for long-term and P-2, F1, F2 for short-term) for 72% (2023: 68%) of the cash and cash equivalents balance of the Group, in lower medium grade range (BBBs) for 26% (2023: 32%) of the cash and cash equivalents balance of the Group and insignificant amounts (2023: same) in non-investment grade. Surplus funds from operating activities are deposited only for short-term periods, which are highly liquid with reputable institutions.

Loans receivable from joint ventures

The outstanding loan balance is neither past due nor impaired. Loans receivable from joint ventures are considered to be low credit risk where they have a low risk of default and the issuer has a strong capacity to meet its contractual cash flow obligations.

Financial instruments for which Fair values are disclosed

Set out below is a comparison by class of the carrying amounts and fair values of the Group's financial instruments, other than those with carrying amounts that are reasonable approximations of their fair values.

			Fair value hierarchy			
		Carrying amount	Level 1	Level 2	Level 3	Total
	Year	€000	€000	€000	€000	€000
Interest-bearing loans and borrowings (Note 13)	**2024**	**1,248,473**	**546,495**	–	**681,499**	**1,227,994**
	2023	1,603,380	740,761	–	763,869	1,504,630
Other current financial liabilities	**2024**	**–**	**–**	**–**	**–**	**–**
	2023	1,311	–	1,311	–	1,311
Financial asset at fair value through profit or loss	**2024**	**3,576**	**–**	**–**	**3,576**	**3,576**
	2023	197	–	197	-	197
Lease liabilities (note 3)	**2024**	**25,789**	**–**	**–**	**25,789**	**25,789**
	2023	22,438	–	–	22,438	22,438

The fair value of financial liabilities is included at the amount at which the instrument could be exchanged in a current transaction between willing parties, other than in a forced or liquidation sale. When determining the fair values of interest - bearing loans and borrowings and lease liabilities the Group used the DCF method with inputs such as discount rate that reflects the issuer 's borrowing rate as at the statement financial position date. Specifically, for the Eurobonds, their fair value is calculated on the basis of their quoted market price. The own non-performance risk at the statement of financial position date was assessed to be insignificant.

16.3 Liquidity Risk

The Group's policy on liquidity is to maintain sufficient liquid resources to meet its obligations as they fall due. Ultimate responsibility for liquidity risk management rests with management. The Group manages liquidity risk by maintaining adequate cash reserves and planning and close monitoring of cash flows. The Group expects to meet its financial liabilities through the various available liquidity sources, including a secure rental income profile, further equity raises and in the medium term, debt refinancing. The table below summarizes the maturity profile of the Group's financial liabilities based on contractual undiscounted payments.

The table below presents the undiscounted cash flows of financial liabilities based on the earliest date on which the Group can be required to pay and includes both interest and principal cash flows. As the amount of contractual undiscounted cash flows related to bank borrowings is based on variable rather than fixed interest rates, the amount disclosed is determined by reference to the conditions existing at the year end, that is, the actual spot interest rates effective at the end of the year are used for determining the related undiscounted cash flows.

	Contractual payment term						
All amounts in €'000 30 June 2024	**<3 months**	**3 months-1 year**	**1-5 years**	**>5 years**	**Total**	**Difference from carrying amount**	**Carrying amount**
Interest-bearing loans and borrowings	**13,685**	**144,848**	**766,601**	**669,441**	**1,594,575**	**(346,102)**	**1,248,473**
Lease liability	**–**	**2,278**	**11,042**	**127,059**	**140,379**	**(112,187)**	**28,192**
Trade payables and guarantee retained from contracts (excluding advances from customers)	**20,503**	**12,958**	**2,647**	**49**	**36,157**	**–**	**36,157**
Other payables	**–**	**–**	**–**	**–**	**–**	**–**	**–**
Deposits from tenants	**17,664**	**82**	**3,699**	**1,185**	**22,630**	**(1,191)**	**21,439**
Total	**51,852**	**160,166**	**783,989**	**797,734**	**1,793,741**	**(459,480)**	**1,334,261**

	Contractual payment term						
All amounts in €'000 31 December 2023	<3 months	3 months-1 year	1-5 years	>5 years	Total	Difference from carrying amount	Carrying amount
Interest-bearing loans and borrowings	20,968	48,373	1,297,168	494,362	1,860,871	(257,491)	1,603,380
Lease liability	–	1,771	8,775	100,590	111,136	(84,379)	26,757
Trade payables and guarantee retained from contracts (excluding advances from customers)	24,429	8,374	2,994	70	35,866	1,164	37,030
Other payables	16	–	–	–	16	–	16
Deposits from tenants	17,702	399	2,789	1,573	22,463	(671)	21,792
Total	63,115	58,917	1,311,726	596,595	2,030,352	(341,377)	1,688,975

Other current financial liabilities

Other current financial liabilities represent the mark-to-market value of CAP instruments for covering the increase of 3-month EURIBOR above strikes of 3% and 4% interest rate caps, obtained from the counterparty financial institution and were valued at nil on 30 June 2024 (2023: €1.3 million).

17. Capital Management

The Company has no legal capital regulatory requirement. The Group's policy is to maintain a strong equity capital base so as to maintain investor, creditor and market confidence and to sustain the continuous development of its business. The Board considers from time to time whether it may be appropriate to raise new capital by a further issue of shares. The Group monitors capital primarily using an LTV ratio and manages its gearing strategy to a long-term target LTV of less than 40%.

The LTV is calculated as the amount of outstanding debt (Group's debt balance plus 50% of joint ventures' debt balance), less cash and cash equivalents (Group cash balance plus 50% of joint ventures' cash balance), divided by the open market value of its investment property portfolio (Group's investment property- freehold portfolio plus 50% of joint ventures' investment property – freehold value) as certified by external valuers. The future share capital raise or debit issuance are influenced, in addition to other factors, by the prevailing LTV ratio.

	Note	**30 June 2024 €'000**	31 December 2023 €'000
Interest-bearing loans and borrowings (face value)	13	**1,261,205**	1,619,182
Less:			
Cash and cash equivalents	15	**210,283**	396,259
Group Interest-bearing loans and borrowings (net of cash)		**1,050,922**	1,222,923
Add:			
50% Share of Joint Ventures interest-bearing loans and borrowings		**19,074**	17,513
50% Share of Joint Ventures cash and cash equivalents		**(2,289)**	(2,506)
Combined Interest-bearing loans and borrowings (net of cash)		**1,067,707**	1,237,931
Group open market value as of financial position date		**2,617,680**	2,865,688
Add:			
50% Share of Joint Ventures open market value as of financial position date	22	**58,420**	64,524
Open market value as of financial position date		**2,676,100**	2,930,212
Loan-to-value ratio ("LTV")		**39.9%**	42.2%

Since the carrying value of the lease liability closely matches the fair value of the investment property – leasehold at 30 June 2024 under the applicable accounting policy as per IFRS 16, both asset and liability, related to the right of perpetual usufruct of the lands, are excluded from the above calculation

The disclosures in this section focus on dividend distributions, the share schemes in operation and the associated share-based payment charge to profit or loss. Other mandatory disclosures, such as details of capital management, are also disclosed in this section.

18. Issued share capital

	30 June 2024		31 December 2023	
	€'000	**Number**	€'000	Number
Opening balance	**1,769,456**	**252,990**	1,704,476	222,427
Share issued for scrip dividends	**27,364**	**13,961**	65,134	30,563
Transaction costs on issuance of shares in cash	**(11)**	**-**	(154)	–
Closing balance	**1,796,809**	**266,951**	1,769,456	252,990

At an extraordinary general meeting of the Company held on 8 March 2023, a resolution was passed to grant the Board of Directors the authority to offer a scrip dividend alternative to shareholders, so that Qualifying Shareholders can elect to receive new ordinary shares in the Company (the "Scrip Dividend Shares") instead of cash in respect of all or part of their entitlement to the Interim Dividend.

On 12 March 2024, the Company offered a scrip dividend alternative to the interim dividend so that qualifying shareholders can elect to receive new ordinary shares at a reference price of €1.96 per scrip dividend share instead of cash dividend of €0.11 per share. The reference price was determined on the basis of a discount of 20% to the average of the middle market quotations on the five consecutive dealing days from and including the Ex-Dividend Date.

Approximately 98.6% of the qualifying shareholders (excluding shares held in treasury), elected to receive scrip dividend shares in respect of their entitlement to the interim dividend resulting in the issuance of 13,961,334 new shares on 11 April 2024 to qualifying shareholders.

19. Dividends

	30 June 2024 €'000	31 December 2023 €'000
Distributed during the period	**27,740**	66,272

On 8 March 2023, the Board of Directors of the Company approved the distribution of an interim dividend in respect of the six-month financial period ended 31 December 2022 of €0.15 per ordinary share.
On 30 August 2023, the Board of Directors of the Company approved the distribution of an interim dividend in respect of the six-month financial period ended 30 June 2023 of €0.14 per ordinary share.
On 12 March 2024, the Board of Directors of the Company approved the distribution of an interim dividend in respect of the six-month financial period ended 31 December 2023 of €0.11 per ordinary share.

20. Financial Position Key Performance Measures

The net assets value ("NAV"), EPRA Net Reinstatement Value ("EPRA NRV") and the numbers of shares used for the calculation of each key performance measure on the financial position of the Group and the reconciliation between IFRS and EPRA measures are shown below.

	Note	30 June 2024 €'000	31 December 2023 €'000
Net assets attributable to equity holders of the Company		**1,535,559**	1,601,124
Number of ordinary shares used for the calculation of:		**Number ('000)**	Number ('000)
– NAV per share	12	**265,898**	251,937
– Diluted NAV and EPRA NRV per share	12	**265,939**	252,087
		€	€
NAV per share		**5.77**	6.36
Diluted NAV per share		**5.77**	6.35

EPRA Net Reinstatement Value ("EPRA NRV") Per Share*	Note	30 June 2024 €'000	31 December 2023 €'000
Net assets attributable to equity holders of the Company		**1,535,559**	1,601,124
Exclude:			
V) 50% of deferred tax in relation to fair value gains of IP	11	**131,047**	152,280
VI) Fair value of financial instruments		**(3,576)**	1,114
VII) Goodwill as a result of deferred tax		**(5,387)**	(5,387)
IX) Adjustment in respect of Joint venture and NCI for above items		**2,617**	1,455
EPRA NRV attributable to equity holders of the Company		**1,660,260**	1,750,586
		€	€
EPRA NRV per share		**6.24**	6.94

* Not an IFRS requirement

21. Share-Based Payment Reserve

Share-based payments expense	30 June 2024 €'000	30 June 2023 €'000
Expense during the period	**167**	167

21.1 Treasury shares

	30 June 2024		31 December 2023	
	Amount €'000	**Number ('000)**	Amount €'000	Number ('000)
Opening balance	**(4,797)**	**(1,053)**	(4,859)	(1,053)
Dividend on treasury shares held by a subsidiary	**24**	**-**	62	-
Closing balance	**(4,773)**	**1,053**	(4,797)	(1,053)

This section includes details about Globalworth's subsidiaries, if any new business and /or new properties acquired, investment in joint ventures and related impact on the statement of comprehensive income and cash flows.

22. Investment in Joint ventures

Investments	Note	30 June 2024 €'000	31 December 2023 €'000
Opening balance		**24,366**	20,643
Investments in the joint ventures (including acquisition costs)		**-**	1,660
Loss on valuation of investment	22.1	**(7,882)**	-
Share of (loss)/profit during the period	22.4	**(5,316)**	2,063
Sub-total		**11,168**	24,366
Loans receivable from joint ventures			
Opening balance		**45,732**	47,324
Loan provided to the joint ventures		**3,332**	10,840
Loan repayments from the joint ventures		**(3,727)**	(13,893)
Interest repayment from the joint ventures		**(407)**	(614)
Interest income on the loans to joint ventures		**998**	2,075
Sub-total	29	**45,928**	45,732
TOTAL	29	**57,096**	70,098

22.1 Investments in the Joint Ventures

In April 2019, the Group's subsidiary, Globalworth Holdings Cyprus Limited, entered into a joint venture agreement with Bucharest Logistic Park SRL, through which it acquired a 50% shareholding interest (€0.09 million investment) in Global Logistics Chitila SRL ("Chitila Logistics Hub"), an unlisted company in Romania, owning land for further development, at the acquisition date, in Chitila, Romania.

In June 2019, the Group's subsidiary, Globalworth Holdings Cyprus Limited, entered into a joint venture agreement with Mr. Sorin Preda through which it acquired a 50% shareholding interest (€6.36 million investment) in Black Sea Vision SRL ("Constanta Business Park"), an unlisted company in Romania, owning land for further development, at acquisition date, in Constanta, Romania.

In September 2022, the Group's subsidiary, Globalworth Holdings Cyprus Limited, entered into a joint venture agreement with Global Vision Business Development SRL through which it acquired a 50% shareholding interest (€0.07 million investment) in Targu Mures Logistics Hub SRL ("Targu Mures Logistics Hub"), an unlisted company in Romania, owning land for further development, at acquisition date, in Mures, Romania. During the first half of 2023, the development of Targu Mures Logistics Hub was completed.

As at 30 June 2024 and 31 December 2023 the investment properties owned by the joint ventures entities was classified as an industrial segment for the Group.

In accordance with IFRS 5, on 30 June 2024 the Group recognized an impairment loss on the joint venture investment, of €7.9 million related to disposal of these associates in July 2024 in order to record the investment in joint ventures at lower of carrying value or consideration receivable under the Sale-purchase agreement for the disposal of entire shares held in joint venture.

Judgements and assumptions used for Joint Ventures

At the time of acquisition, the Group considered whether the acquisition represented an acquisition of a business or an acquisition of an asset. In the absence of an integrated set of activities required for a business other than the property, the Group concluded the acquisition of the joint venture does not represent a business therefore accounted for it as an acquisition of a group of assets and liabilities. The cost to acquire the entity is allocated between the identifiable assets and liabilities of the entity based upon their relative fair values at the acquisition date and no goodwill or deferred tax is recognised.

Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control. The considerations made in determining significant influence or joint control are similar to those necessary to determine control over subsidiaries. Following such assessment, the Group's investment was classified as a joint venture. Until the disposal date, the carrying amount of the investment in the joint venture was recorded at cost plus the change in the Group's share of net assets of the joint venture until the disposal date.

22.2 Summarised Statements of Financial Position of the Joint Ventures as at reporting date

The summarised statements of financial position of the joint ventures are disclosed below, which represents the assets and liabilities recognised in the financial statements of each joint venture without adjusting of the balance payable to or receivable from the Group. Transactions and balances receivable or payable between the Group and the individual joint ventures are disclosed in note 29.

	30 June 2024 €'000 Constanta Business Park	30 June 2024 €'000 Chitila Logistics Hub	30 June 2024 €'000 Targu Mures	30 June 2024 €'000 Combined	31 December 2023 €'000 Constanta Business Park	31 December 2023 €'000 Chitila Logistics Hub	31 December 2023 €'000 Targu Mures	31 December 2023 €'000 Combined
Investment property	**54,907**	**45,314**	**16,619**	**116,840**	64,747	48,800	15,500	129,047
Other non-current assets	**62**	**518**	**-**	**580**	34	158	704	896
Total non-current assets	**54,969**	**45,832**	**16,619**	**117,420**	64,781	48,958.00	16,204.00	129,943
Other current assets	**828**	**486**	**1,516**	**2,830**	565	294	1,258	2,117
Cash and cash equivalents	**2,600**	**1,262**	**716**	**4,578**	2,400	2,069	542	5,011
Total assets	**58,397**	**47,580**	**18,851**	**124,828**	67,746	51,321	18,004	137,071
Loans payable to the Group	**12,257**	**23,374**	**10,297**	**45,928**	11,346	26,383	8,003	45,732
Bank loans (face value)	**12,855**	**18,221**	**6,804**	**37,880**	13,115	14,869	6,804	34,788
Bank loans (amortised cost)	**(147)**	**(151)**	**(54)**	**(352)**	(152)	(106)	(57)	(315)
Loan from Joint venture partner	**184**	**2,117**	**328**	**2,629**	181	2,085	317	2,583
Deferred tax liability	**4,375**	**602**	**256**	**5,233**	5,951	1,116	242	7,309
Other non-current liabilities	**176**	**105**	**8**	**289**	175	290	-	465
Total non-current liabilities	**29,700**	**44,268**	**17,639**	**91,607**	30,616	44,637	15,309	90,562
Loan from Joint venture partner	**-**	**-**	**-**	**-**	-	-	-	-
Other current liabilities	**579**	**452**	**143**	**1,174**	661	765	1,390	2,816
Current portion of bank loans	**151**	**117**	**67**	**335**	155	83	67	305
Total liabilities	**30,430**	**44,837**	**17,849**	**93,116**	31,432	45,485	16,766	93,683
Net assets	**27,967**	**2,743**	**1,002**	**31,712**	36,314	5,836	1,238	43,388

The Group has signed loan facilities amounting to €82.7 million (2023: €80.3 million) with Chitila Logistics Hub, Constanta Business Park and Targu Mures Logistics Hub joint ventures to fund the development costs of the projects, out of which € 41.3 million was available for future drawdown as of 30 June 2024 (2023: €38.6 million). Further details about the fair valuation of investment property owned by the Joint Ventures are disclosed in note 4.1.

Subsequently to 30 June 2024, The Group collected the entire amounts outstanding from the loan facilities, granted to the joint ventures companies, following the disposal of the investment, for more details please refer to note 29 Subsequent events.

22.3 Summarised Statements of Financial Performance of the Joint Ventures

The table below includes individual and combined income statements of the joint venture extracted from the individual financial statements of each joint venture without adjusting for the transactions with the Group.

	30 June 2024 €'000 Constanta Business Park	30 June 2024 €'000 Chitila Logistics Hub	30 June 2024 €'000 Targu Mures	30 June 2024 €'000 Combined	30 June 2023 €'000 Constanta Business Park	30 June 2023 €'000 Chitila Logistics Hub	30 June 2023 €'000 Targu Mures	30 June 2023 €'000 Combined
Revenue	1,621	1,997	973	**4,591**	1,383	1,820	286	3,489
Operating expenses	(442)	(834)	(283)	**(1,559)**	(428)	(951)	(135)	(1,514)
Administrative expenses	(47)	(39)	(106)	**(192)**	(47)	(62)	(49)	(158)
Fair value gain/(loss) on investment property	(10,554)	(3,760)	(247)	**(14,561)**	(353)	2,170	2,867	4,684
Foreign exchange loss	(26)	20	(13)	**(19)**	(5)	(6)	(17)	(28)
Profit/(loss) before net financing cost	**(9,448)**	**(2,616)**	**324**	**(11,740)**	550	2,971	2,952	6,473
Finance expense	(503)	(998)	(547)	**(2,048)**	(593)	(842)	(332)	(1,767)
Finance income	39	7	-	**46**	27	3	-	30
Income tax (expense)/income	1,565	514	(13)	**2,066**	5	(398)	(201)	(594)
Total comprehensive income for the period	**(8,347)**	**(3,093)**	**(236)**	**(11,676)**	(11)	1,734	2,419	4,142

Income tax expense mainly represents deferred tax (expense)/income on the valuation of investment property.

22.4 Share of profit/(loss) of equity-accounted investments in joint ventures

The following table presents a reconciliation between the profit/(loss) for the period ended 30 June 2024 and 30 June 2023 recorded in the individual financial statements of the joint ventures with the Share of profit recognised in the Group's financial statements under the equity method.

	30 June 2024 €'000	30 June 2024 €'000	30 June 2024 €'000	30 June 2024 €'000	30 June 2023 €'000	30 June 2023 €'000	30 June 2023 €'000	30 June 2023 €'000
	Constanta Business Park	**Chitila Logistics Hub**	**Targu Mures**	**Combined**	Constanta Business Park	Chitila Logistics Hub	Targu Mures	Combined
Profit/(loss) for the period	**(8,347)**	**(3,093)**	**(236)**	**(11,676)**	(11)	1,734	2,419	4,142
Group 50% share of profit/(loss) for the period	**(4,174)**	**(1,547)**	**(118)**	**(5,839)**	(6)	867	1,210	2,071
Adjustments for transactions with the Group	**130**	**226**	**167**	**524**	142	236	164	542
Share of profit/(loss) of equity-accounted investments in joint ventures	**(4,044)**	**(1,321)**	**49**	**(5,316)**	136	1,103	1,374	2,613

23. Investment in Subsidiaries

Details on all direct and indirect subsidiaries of the Company, over which the Group has control and consolidated as of 30 June 2024 and 31 December 2023, are disclosed in the table below. The Group did not have any restrictions (statutory, contractual or regulatory) on its ability to transfer cash or other assets (or settle liabilities) between the entities within the Group.

As of 30 June 2024, the Group consolidated the following subsidiaries, being holding companies as principal activities.

Subsidiary	Note	**30 June 2024 Shareholding interest (%)**	31 December 2023 Shareholding interest (%)	Place of incorporation
Globalworth Investment Advisers Limited		**100**	100	Guernsey, Channel Islands
Globalworth Holdings Cyprus Limited Zaggatti Holdings Limited Tisarra Holdings Limited Ramoro Limited Vaniasa Holdings Limited Serana Holdings Limited Kusanda Holdings Limited Kifeni Investments Limited Casalia Holdings Limited Pieranu Enterprises Limited Oystermouth Holding Limited Minory Investments Limited Globalworth Tech Limited		**100**	100	Cyprus
IB 14 Fundusz Inwestycyjny Zamkniety Aktywow Niepublicznych Lima Sp. z o.o.		**100**	100	Poland

As of 30 June 2024, the Group consolidated the following subsidiaries, which own real estate assets in Romania and Poland, being asset holding companies as their principal activities, except for Globalworth Building Management SRL, GPRE Property Management Sp. z o.o. and GPRE Management Sp. z o.o. with building management activities in Romania and Poland, and Fundatia Globalworth in Romania and Fundacja Globalworth in Poland, non-profit organisations with corporate social responsibility activities.

Subsidiary	Note	**30 June 2024 Shareholding interest (%)**	31 December 2023 Shareholding interest (%)	Place of incorporation
Aserat Properties SRL BOB Development SRL BOC Real Property SRL Corinthian Five SRL Corinthian Tower SRL Corinthian Twin Tower SRL Elgan Offices SRL Fundatia Globalworth Globalworth Asset Managers SRL Globalworth Building Management SRL Globalworth Expo SRL SPC Beta Property Development Company SRL SPC Epsilon Property Development Company SRL SPC Gamma Property Development Company SRL Netron Investment SRL Otopeni Logistics Hub SRL Tower Center International SRL Upground Estates SRL West Logistics Hub SRL		**100**	100	Romania
Black Sea Business Park SRL	23.2	**100**	-	Romania
Elgan Automotive SRL	24	**-**	100	Romania
See Exclusive Development SRL	24	**-**	100	Romania
Industrial Park West SRL	24	**-**	100	Romania
North Logistics Hub SRL	24	**-**	75	Romania
Logistics Hub Chitila SRL	24	**-**	75	Romania
DH Supersam Katowice Sp. z o.o. Hala Koszyki Sp. z o.o. Dolfia Sp. z o.o. Ebgaron Sp. z o.o. Bakalion Sp. z o.o. Centren Sp. z o.o. Tryton Business Park Sp. z o.o. GPRE Property Management Sp. z o.o. GPRE Management Sp. z o.o. A4 Business Park Sp. z o.o. West Link Sp. z o.o. Lamantia Sp. z o.o. Dom Handlowy Renoma Sp. z o.o. Nordic Park Offices Sp. z o.o. Warta Tower Sp. z o.o. Quattro Business Park Sp. z o.o. West Gate Sp. z o.o. Gold Project Sp. z o.o. Spektrum Tower Sp. z o.o. Warsaw Trade Tower 2 Sp. z o.o. Artigo Sp. z o.o. Ingadi Sp. z o.o. Imbali Sp. z o.o. Kusini Sp. z o.o. Podium Park Sp. z o.o. Fundacja Globalworth GW Tech sp. z o.o.		**100**	100	Poland
GW Flex sp. z o.o.	23.2	**100**	-	Poland

Changes in group structure

23.1 Subsidiaries under liquidation process

The following companies are dormant and have applied for voluntary liquation during 2020: Zaggatti Holdings Limited, Kifeni Investments Limited, Casalia Holdings Limited, Oystermouth Holding Limited, Pieranu Enterprises Limited, Ramoro Limited and Vaniasa Holdings Limited.

Fundacja Globalworth was liquidated on 2 November 2023 and subsequently was struck off from the Registrar of Companies in Poland on 12 February 2024.

23.2 New Subsidiaries

Black Sea Business Park SRL was incorporated in May 2024 with 100% effective interest. Subsequently, in July 2024, the Group disposed 50% shareholding in July 2024, to a joint venture partner, and bought under the new joint venture company a plot of land from Black Sea Vision SRL (former joint venture company of the Group, see note 24) for an amount of €7 million, 50% of consideration being financed by the Group under a shareholder loan facility.

In February 2024 Belfield sp. z o.o an empty SPV was bought for €3,000 as a new service company, following the acquisition the SPV was renamed GW Flex sp. z o.o.

24. Disposal of Subsidiaries

Policy

When the Group ceases to have control over a subsidiary, it derecognises the related assets (including goodwill), liabilities, non-controlling interest and other components of equity while any resultant gain / loss is recognised in the income statement.

On 27 May 2024 the Group disposed its full shareholding in See Exclusive Development SRL (100%), Industrial Park West SRL (100%), Elgan Automotive SRL (100%), North Logistics Hub SRL (75%) and Logistic Hub Chitila SRL (75%) for total consideration of €90,551 thousand, in cash, and ceases to have control on the entities by transferring the title of the shares to the buyer. Following table presents the amount of the assets and liabilities in the disposed subsidiaries on the disposal date, summarised by each major category.

	27 May 2024 €'000
Completed investment property	184,565
Investment property under development	11,726
Land bank for further development	11,016
Other non-current assets	51
Total non-current assets	**207,358**
Other current assets	3,628
Cash and cash equivalents	19,566
Total assets	**230,552**
Loans payable to the Group	11,778
Interest-bearing loans and borrowings	91,403
Deferred tax liability	14,964
Other non-current liabilities	361
Total non-current liabilities	**118,506**
Other current liabilities	2,116
Interest-bearing loans and borrowings - current	4,404
Total liabilities	**125,026**
Non- controlling interests	1,456
Net assets	**104,070**

	€'000
Net assets of the subsidiaries on disposal date	104,070
Loan payable to the Group	11,778
Total assets disposed	**115,848**
Disposal consideration	91,737
Loss on sale of subsidiary	**24,111**

Cash flows from the disposal:	
Cash received	91,737
Cash balance of the subsidiaries at disposal date	(19,566)
Net cash inflows from the disposal	**72,171**

From the consideration received, €1.2 million was received as advance in 2023 and remaining €2.0 million is consideration receivables as of 30 June 2024

This section includes segmental disclosures highlighting the core areas of Globalworth's operations in the Office, Mixed -use, residential, and other (industrial and corporate segments). There were no significant transactions between segments except for management services provided by the offices segment to the residential, mixed-use and other (industrial) segments. This section also includes the transactions with related parties, new standards and amendments, contingencies that existed at the period end and details on significant events which occurred subsequent to the period end.

25. Segmental Information

The Board of Directors is of the opinion that the Group is engaged mainly in real estate business, comprising offices, mixed - use, industrial and residential investment properties segments and property management services, in two geographical areas, Romania and Poland. Operating segments are reported in a manner consistent with the internal reporting provided to the chief operating decision-makers. The chief operating decision-makers who are responsible for allocating resources and assessing the performance of the operating segments have been identified as the Executive Directors.

The Group earns revenue and holds non-current assets (investment properties) in Romania and Poland, the geographical area of its operations. For investment property, discrete financial information is provided on a property-by-property basis (including those under construction or refurbishment) to members of Executive Management, which collectively comprise the Executive Directors of the Group. The information provided is Net Operating Income ("NOI", i.e. gross rental income less property expenses) on a quarterly basis and valuation gains/losses from property valuation at each semi -annual basis. The individual properties are aggregated into office, mixed-use, industrial and residential segments.

The industrial property segment and head office segments are presented on a collective basis as Others in the table on the next page since their individual assets, revenue and absolute profit (or loss) are below 10% of all combined total asset, tot al revenue and total absolute profit (or loss) of all segments. All other segments are disclosed separately as these meet the quantitative threshold of IFRS 8.

Consequently, the Group is considered to have four reportable operating segments: the offices segment (acquires, develops, leases and manages offices and spaces), the residential segment (builds, acquires, develops and leases apartments), mixed-use and the other segment (acquires, develops, leases and manages industrial spaces and corporate office).

Share-based payments expense is not allocated to individual segments as underlying instruments are managed at the Group level. Segment assets and liabilities reported to Executive Management on a segmental basis are set out below:

30 June 2024	Office	Mixed-use	Residential	Other	Inter - segment eliminations	Total
	€'000	€'000	€'000	€'000	€'000	€'000
Rental income – Total	**66,034**	**6,777**	**684**	**5,660**	**(226)**	**78,929**
Romania	36,294	-	684	5,660	(217)	**42,421**
Poland	29,740	6,777	-	-	(9)	**36,508**
Revenue from contract with customers - Total	**42,297**	**4,242**	**315**	**1,729**	**(2,478)**	**46,105**
Romania	24,513	-	315	1,729	(797)	**25,760**
Poland	17,784	4,242	-	-	(1,681)	**20,345**
Revenue-total	**108,331**	**11,019**	**999**	**7,389**	**(2,704)**	**125,034**
Operating expenses	(45,028)	(5,591)	(369)	(2,356)	692	**(52,652)**
Segment NOI	**63,303**	**5,428**	**630**	**5,033**	**(2,012)**	**72,382**
NOI – Romania	35,690	-	630	5,033	(741)	**40,612**
NOI – Poland	27,613	5,428	-	-	(1,271)	**31,770**
Administrative expenses	(6,583)	(241)	(19)	(2,444)	-	**(9,287)**
Fair value (loss)/gain on investment property	(44,474)	(4,778)	(1,688)	413	-	**(50,527)**
Depreciation and amortisation expense	(374)	-	(6)	(24)	-	**(404)**
Other expenses	(1,142)	(59)	(3)	-	-	**(1,204)**
Other income	8	1,162	-	-	(8)	**1,162**
Loss on disposal of subsidiary	-	-	-	(24,111)	-	**(24,111)**
Foreign exchange loss	(511)	(108)	(6)	376	-	**(249)**
Segment result	**10,227**	**1,404**	**(1,092)**	**(20,757)**	**(2,020)**	**(12,238)**
Finance cost	(11,910)	(1,773)	-	(34,703)	-	**(48,386)**
Finance income	2,508	85	95	4,840	-	**7,528**
Share-based payment expense	-	-	-	(167)	-	**(167)**
Gain from fair value of financial instruments	803	-	-	565	-	**1,368**
Share of profit of equity–accounted investments in joint ventures	-	-	-	(13,198)	-	**(13,198)**
Profit/(loss) before tax	**1,628**	**(284)**	**(997)**	**(63,420)**	**(2,020)**	**(65,093)**

30 June 2023	Office	Mixed-use	Residential	Other	Inter-segment eliminations	Total
	€'000	€'000	€'000	€'000	€'000	€'000
Rental income – Total	67,822	5,904	802	6,233	(234)	80,527
Romania	33,492	-	802	6,233	(147)	40,380
Poland	34,330	5,904	-	-	(87)	40,147
Revenue from contract with customers - Total	32,509	3,660	480	3,755	(1,881)	38,523
Romania	17,102	-	480	3,755	(436)	20,901
Poland	15,407	3,660	-	-	(1,445)	17,622
Revenue-total	100,331	9,564	1,282	9,988	(2,115)	119,050
Operating expenses	(36,479)	(4,774)	(480)	(4,022)	449	(45,306)
Segment NOI	63,852	4,790	802	5,966	(1,666)	73,744
NOI – Romania	31,793	-	802	5,966	(509)	38,052
NOI – Poland	32,059	4,790	-	-	(1,157)	35,692
Administrative expenses	(5,206)	(217)	(54)	(2,278)	-	(7,755)
Fair value (loss)/gain on investment property	(111,236)	2,489	21	5,842	-	(102,884)
Depreciation and amortisation expense	(268)	-	(8)	(13)	-	(289)
Other expenses	(940)	(145)	(97)	-	-	(1,182)
Other income	266	1,948	12	5	(16)	2,215
Loss on disposal of subsidiary	-	-	-	(164)		(164)
Foreign exchange loss	(309)	(224)	(12)	(24)		(569)
Segment result	(53,841)	8,641	664	9,334	(1,682)	(36,884)
Finance cost	(6,189)	(251)	-	(21,505)	-	(27,945)
Finance income	853	45	34	17,292	-	18,224
Share-based payment expense	(167)	-	-	-	-	(167)
Gain from fair value of financial instruments	(121)	-	-	-	-	(121)
Share of profit of equity–accounted investments in joint ventures	-	-	-	2,613	-	2,613
Profit/(loss) before tax	(59,465)	8,435	698	7,734	(1,682)	(44,280)

Revenues are derived from a large number of tenants and no tenant contributes more than 10% of the Group's rental revenues for the period ended 30 June 2024.

30 June 2024	**Office**	**Mixed-use**	**Residential**	**Other**	**Inter segment eliminations**	**Total**
Segments	**€'000**	**€'000**	**€'000**	**€'000**	**€'000**	**€'000**
Segment non-current assets	**2,284,514**	**287,517**	**36,072**	**5,858**	**(3,176)**	**2,610,785**
Romania	**1,139,400**	**-**	**36,072**	**5,858**	**(930)**	**1,180,400**
Poland	**1,145,114**	**287,517**	**-**	**-**	**(2,246)**	**1,430,385**
Assets held for sale	**35,500**	**-**	**-**	**-**	**-**	**35,500**
Total assets	**2,658,978**	**298,129**	**46,078**	**2,391**	**(3,720)**	**3,001,856**
Total liabilities	**726,076**	**79,142**	**2,932**	**658,799**	**(652)**	**1,466,297**
Additions to non-current assets						
– Romania	**19,911**	**-**	**404**	**3,499**	**-**	**23,814**
– Poland	**4,865**	**1,747**	**-**	**-**	**-**	**6,612**

31 December 2023	Office	Mixed-use	Residential	Other	Inter segment elimination s	Total
Segments	€'000	€'000	€'000	€'000	€'000	€'000
Segment non-current assets	2,301,312	288,822	46,493	208,974	(2,516)	2,843,085
Romania	1,136,100	–	46,493	208,974	(639)	1,390,928
Poland	1,165,212	288,822	–	–	(1,877)	1,452,157
Assets held for sale	50,352	–	–	–	–	50,352
Total assets	2,874,424	299,917	47,935	226,045	(3,147)	3,445,174
Total liabilities	705,685	79,421	3,793	1,054,244	(504)	1,842,639
Additions to non-current assets						
– Romania	17,898	–	(23)	5,396	–	23,271
– Poland	23,911	12,085	–	–	–	35,996

None of the Group's non-current assets are located in Guernsey except for goodwill (there are no employment benefit plan assets, deferred tax assets or rights arising under insurance contracts) recognised on business combination.

26. Transactions with Related Parties

The Group's immediate parent is Zakiono Enterprises Limited (2023: 60.8%), a wholly owned subsidiary of Tevat Limited. Tevat Limited is jointly owned by Aroundtown SA (indirectly) and CPI Property Group S.A.

The Group's related parties are Aroundtown SA and CPI Property Group S.A, the Company's joint venturers, the Company's Executive and Non -Executive Directors, other key Executives, as well as all the companies controlled by them or under their joint control, or under significant influence. The related party transactions are set out in the table below:

		Income statement		Statement of financial position	
		Income/(expense)		Amounts owing (to)/from	
Name	Nature of transaction/balances Amounts	30 June 2024 €'000	30 June 2023 €'000	30 June 2024 €'000	31 December 2023 €'000
Global Logistics Chitila SRL (50% Joint Venture)	Shareholder loan receivable		-	23,374	26,383
	Trade and other receivables		-	-	-
	Finance income	447	439	-	-
	Office rent	6	6	-	-
	Asset management fees	29	28	-	-
Black Sea Vision SRL (50% Joint Venture)	Shareholder loan receivable		-	12,257	11,346
	Trade and other receivables		-	-	-
	Finance income	251	252	-	-
	Office rent	6	6	-	-
	Asset management fees	31	27	-	-
Targu Mures Logistics Hub SRL (50% Joint Venture)	Shareholder loan receivable		-	10,297	8,004
	Trade and other receivables		-	-	-
	Finance income	333	212	-	-
	Office rent	3	6	-	-
	Asset management fees	16	11	-	-

27. New and Amended Standards

Starting from 1 January 2024 the Group adopted the following amended standards and interpretations. The new amendments had no significant impact on the Group's financial position and performance.

Narrow scope amendments and new Standards	Effective Date (EU endorsement)
Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures: Supplier Finance Arrangements (issued on 25 May 2023)	Jan-24
Amendments to IAS 1 Presentation of Financial Statements: • Classification of Liabilities as Current or Non-current (issued on 23 January 2020); • Classification of Liabilities as Current or Non-current - Deferral of Effective Date (issued on 15 July 2020); • Non-current Liabilities with Covenants (issued on 31 October 2022)	Jan-24
Amendments to IFRS 16 Leases: Lease Liability in a Sale and Leaseback (issued on 22 September 2022)	Jan-24

28. Contingencies

Taxation

All amounts due to State authorities for taxes have been paid or accrued at the balance sheet date. There might be inconsistent interpretations of the tax law and frequent changes of tax law which creates unpredictability and may trigger the risk of additional taxes and penalties. Where the State authorities have findings from tax audits relating to misinterpretation of tax laws, and related regulations, these may result in confiscation of the amounts in case; additional tax liabilities are payable; fines and penalties (that are applied on the total outstanding amount). As a result, the fiscal penalties resulting from misinterpretation of the legal provisions may result in a significant amount payable to the State. The Group believes that it has paid in due time and in full all applicable taxes, penalties and penalty interests in the applicable extent.

Transfer Pricing

According to applicable relevant tax legislation in Cyprus, Romania and Poland, the tax assessment of related party transactions is based on the concept of market value for the respective transfers. Following this concept, the prices applicable for intra-group transactions reflect the market value that would have been set between unrelated companies acting independently (i.e. based on the “arm’s length principle”). It is likely that transfer pricing reviews will be undertaken in the future to assess whether the transfer pricing policy observes the “arm’s length principle”.

Legal Proceedings

In recent years the Romanian State Authorities have initiated reviews of real estate restitution processes and in some cases commenced legal procedures where it has considered that the restitution was not performed in accordance with applicable legislation. The Group is involved in one such case, which is currently at a very early stage and may take a very long time to be concluded, and management believes that the risk of any significant loss occurring in future is remote.

29. Subsequent events

Dividends

On 30 August 2024 the Company announced that its Board of Directors has approved the payment of an interim dividend in respect of the six-month ended 30 June 2024 of €0.10 per ordinary share (which will be paid on 18 October 2024) and offers a scrip dividend alternative to the Interim Dividend so that qualifying shareholders can elect to receive new ordinary shares in the Company instead of cash in respect of all or part of their entitlement to the Interim Dividend. Qualifying shareholders who validly elect to receive the Scrip Dividend Alternative will become entitled to a number of Scrip Dividend Shares in respect of their entitlement to the Interim Dividend that is based on a price per Scrip Dividend Share calculated on the basis of a discount of 20% to the average of the middle market quotations for the Company’s shares as derived from the Daily Official List (or any other publication of a recognised investment exchange showing quotations for the Company’s shares) on the five consecutive dealing days from and including the Ex-Dividend Date, the “Reference Price”.

Bond buy back

On 11 July 2024 the Company launched a tender offer addressed to the holders of its Notes due 2029 and Notes due 2030 under which the Notes holders were invited to tender their Notes for purchase by the Company for cash. On 18 July 2024, based on the tender results, the Company accepted to purchase a total principal amount of €83.2 million of the Notes by paying a total price of €80.3 million plus the accrued interest under the purchased Notes.

Sale of investment in joint venture

On 18 July 2024 the Company disposed of its 50% interests in logistics assets in Romania owned via a joint venture (the "JV Portfolio") for a total net consideration to the Company of €56.0 million. The JV Portfolio is not consolidated in the Company's financial statements.

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30. EPRA NAV Metrics

	EPRA NRV 30-Jun-24 €'000	EPRA NRV 31-Dec-23 €'000	**EPRA NTA 30-Jun-24 €'000**	EPRA NTA 31-Dec-23 €'000	**EPRA NDV 30-Jun-24 €'000**	EPRA NDV 31-Dec-23 €'000
Net assets attributable to equity holders of the parent	**1,535,559**	1,601,124	**1,535,559**	1,601,124	**1,535,559**	1,601,124
Include / exclude						
I) Hybrid instruments	**–**	–	**–**	–	**–**	–
Diluted NAV	**1,535,559**	1,601,124	**1,535,559**	1,601,124	**1,535,559**	1,601,124
Include:						
II. a) Revaluation of IP (if IAS 40 cost option is used)	**–**	–	**–**	–	**–**	–
II. b) Revaluation of IPUC (if IAS 40 cost option is used)	**–**	–	**–**	–	**–**	–
II. c) Revaluation of other non-current investments	**–**	–	**–**	–	**–**	–
III.) Revaluation of tenant leases held as finance leases	**–**	–	**–**	–	**–**	–
IV.) Revaluation of trading properties	**–**	–	**–**	–	**–**	–
Diluted NAV at fair value	**1,535,559**	1,601,124	**1,535,559**	1,601,124	**1,535,559**	1,601,124
Exclude:						
V) Deferred tax in relation to fair value gains of IP	**131,047**	152,280	**65,542**	76,140	**n/a**	n/a
VI) Fair value of financial instruments	**(3,576)**	1,114	**(3,576)**	1,114	**(3,576)**	1,114
VII) Goodwill as a result of deferred tax	**(5,387)**	(5,387)	**(5,387)**	(5,387)	**(5,387)**	(5,387)
VIII. a) Goodwill as per the IFRS balance sheet	**n/a**	n/a	**(6,652)**	(6,652)	**(6,652)**	(6,652)
VIII. b) Intangibles as per the IFRS balance sheet	**n/a**	n/a	**(43)**	(35)	**(43)**	(35)
IX) Adjustment in respect of joint venture and NCI share for above items	**2,617**	1,455	**2,617**	1,455	**n/a**	n/a
Include:						
IX) Fair value of fixed interest rate debt	**n/a**	n/a	**n/a**	n/a	**20,479**	98,751
X) Revaluation of intangibles to fair value	**n/a**	n/a	**n/a**	n/a	**n/a**	n/a
XI) Real estate transfer tax / acquisition costs	**–**	–	**–**	–	**n/a**	n/a
NAV	**1,660,260**	1,750,586	**1,588,041**	1,667,759	**1,540,380**	1,688,915
Fully diluted number of shares	**265,939**	252,087	**265,939**	252,087	**265,939**	252,087
NAV per share (EUR)	**6.24**	6.94	**5.97**	6.62	**5.79**	6.70

31. EPRA LTV Metric

	30 June 2024				31 December 2023			
	Proportionate Consolidation				Proportionate Consolidation			
	Group (as reported)	Share of Joint Ventures	Non-controlling Interests	Combined	Group (as reported)	Share of Joint Ventures	Non-controlling Interests	Combined
	€'000	€'000	€'000	€'000	€'000	€'000	€'000	€'000
Include:								
Borrowings from Financial Institutions	679,616	19,108	-	698,724	753,924	17,547	(1,973)	769,498
Commercial paper	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Hybrids (incl. convertibles, pref. shares, debt, options, perpetuals)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Bond loans	581,546	n/a	n/a	581,546	865,258	n/a	n/a	865,258
Foreign currency derivatives	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Net payables	14,822	631	-	15,453	10,489	1,874	-	12,363
Owner-occupied property (debt)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Current accounts (equity characteristic)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Exclude:								
Cash and cash equivalents	210,283	2,289	-	212,572	396,259	2,506	(130)	398,635
Net Debt (a)	1,065,701	17,450	-	1,083,151	1,233,412	16,915	(1,843)	1,248,484
Include:								
Owner-occupied property	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Investment properties at fair value	2,481,525	44,774	-	2,526,299	2,652,915	64,350	(2,875)	2,714,390
Properties held for sale	35,500	-	-	35,500	50,352	-	-	50,352
Properties under development	129,260	13,646	-	142,906	190,170	174	(2,925)	187,419
Intangibles	43	-	-	43	35	-	-	35
Net receivables	-	-	-	-	-	-	-	-
Financial assets	45,928	-	-	45,928	45,732	-	-	45,732
Total Property Value (b)	2,692,256	58,420	-	2,750,676	2,939,204	64,524	(5,800)	2,997,928
LTV (a/b)	39.6%	29.9%	-	39.4%	42.0%	26.2%	31.8%	41.6%

32. EPRA Cost Ratios

		30-Jun-24 €'000	30-Jun-23 €'000
Include:			
Administrative/operating expense line per IFRS income statement		(9,287)	(7,755)
Net service charge costs/fees		(5,694)	(5,993)
Management fees less actual/estimated profit element		77	58
Other operating income/recharges intended to cover overhead expenses less any related profits		1,091	1,538
Share of Joint Ventures expenses		(876)	(836)
Exclude (if part of the above):			
Investment property depreciation		n/a	n/a
Ground rent costs		10	10
Service charge costs recovered through rents but not separately invoiced		-	-
EPRA Costs (including direct vacancy costs)	**(A)**	**(14,679)**	**(12,978)**
Direct vacancy costs		5,646	(5,646)
EPRA Costs (excluding direct vacancy costs)	**(B)**	**(9,033)**	**(18,624)**
Gross Rental Income less ground rents – per IFRS		78,929	80,527
Less: service fee and service charge costs components of Gross Rental Income (if relevant)		-	-
Add: share of Joint Ventures (Gross Rental Income less ground rents)		2,296	1,745
Gross Rental Income	**(C)**	**81,225**	**82,272**
EPRA Cost Ratio (including direct vacancy costs)	**(A/C)**	**18%**	16%
EPRA Cost Ratio (excluding direct vacancy costs)	**(B/C)**	**11%**	23%

STANDING PORTFOLIO - BREAKDOWN BY LOCATION & TYPE

(data as of 30 June 2024)

	Number of		Value	Area	Occupancy Rate	Rent			Contracted Headline Rent / Sqm or Unit		
	Investments (#)	Properties (#)	GAV (€m)	GLA (k sqm)	by GLA (%)	Contracted Rent (€m)	WALL Years	100% Rent (€m)	Office (€/sqm/m)	Commercial (€/sqm/m)	Industrial (€/sqm/m)
Office & Mixed-Use Portfolio											
Bucharest New CBD	8	12	844.3	343.3	94.7%	66.1	4.9	69.3	15.3	15.3	--
Bucharest Other	4	6	269.2	118.2	96.1%	21.3	5.9	22.6	14.7	14.5	--
Romania: Office	**12**	**18**	**1,113.5**	**461.5**	**95.0%**	**87.4**	**5.2**	**91.9**	**15.1**	**15.0**	**--**
Warsaw	7	12	615.2	172.3	89.0%	41.6	3.7	46.0	20.1	20.4	--
Krakow	4	12	287.7	150.2	60.4%	17.4	4.4	27.7	14.5	14.6	--
Wroclaw	2	3	137.4	56.7	96.0%	10.9	4.5	11.3	15.2	15.2	--
Lodz	1	2	60.3	35.5	67.5%	4.1	3.0	5.9	13.4	13.6	--
Katowice	3	6	165.5	89.9	70.6%	12.1	3.9	16.4	14.6	14.2	--
Gdansk	1	1	53.2	25.6	68.5%	3.4	5.1	4.8	14.8	14.5	--
Poland: Office & Mixed-Use	**18**	**36**	**1,319.2**	**530.2**	**76.1%**	**89.5**	**4.0**	**112.2**	**16.8**	**16.8**	**--**
Total Office & Mixed-Use Portfolio	**30**	**54**	**2,432.7**	**991.7**	**84.9%**	**176.9**	**4.6**	**204.1**	**15.9**	**15.9**	**--**
Logistics / Light-Industrial											
Bucharest	1	1	47.6	77.0	90.9%	3.8	6.3	4.1	8.2	4.2	3.9
Constanta	1	2	27.7	41.1	99.8%	2.7	4.4	2.7	8.3	4.3	4.0
Targu. Mures	1	1	17.2	18.3	100.0%	1.5	9.7	1.5	8.9	6.2	5.6
Total Industrial Portfolio	**3**	**4**	**92.5**	**136.4**	**94.8%**	**8.0**	**6.3**	**8.4**	**8.4**	**4.5**	**4.2**
Other Portfolio											
Bucharest New CBD Upground Complex - Residential	1	1	25.8	12.6	nm	0.4	1.6	0.4	--	--	--
Bucharest New CBD Upground Complex - Commercial	--	--	10.2	5.8	90.7%	0.8	8.7	0.9	--	11.3	--
Total Other Portfolio			**36.0**	**18.4**	**nm**	**1.2**	**6.3**	**1.3**	**--**	**11.3**	**--**
Total Standing Commercial Portfolio	**33**	**58**	**2,535.4**	**1,133.9**	**86.1%**	**185.8**	**4.6**	**213.4**	**15.8**	**14.3**	**4.2**
Of which Romania	*15*	*22*	*1,216.2*	*603.7*	*94.9%*	*96.2*	*5.3*	*101.2*	*14.9*	*12.6*	*4.2*
Of which Poland	*18*	*36*	*1,319.2*	*530.2*	*76.1%*	*89.5*	*4.0*	*112.2*	*16.8*	*16.8*	*--*

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GLOSSARY

Adjusted EBITDA (normalised)

Earnings before finance cost, tax, depreciation, amortisation of other non-current assets, purchase gain on acquisition of subsidiaries, fair value movement, and other non-operational and/or non-recurring income and expense items.

Asset or Property

Represent the individual land plot or building under development or standing building which forms part or the entirety of an investment.

Bargain Purchase Gain

Any excess between the fair value of net assets acquired and consideration paid, in accordance with IFRS 3 “Business Combination”.

BREEAM

Building Research Establishment Assessment Method, which assesses the sustainability of the buildings against a range of criteria. CAPEX

Represents the estimated Capital Expenditure to be incurred for the completion of the development projects.

Capitalisation Rates

Based on actual location, size and quality of the properties and considering market data at the valuation date. CBD

Central Business District CEE

Central and Eastern Europe CIT

Corporate income tax

Commercial Properties

Comprises the office, light-industrial and retail properties, or areas of the portfolio. Combined

Portfolio

Includes the Group’s property investments consolidated on the balance sheet under Investment Property- Freehold, plus those properties held as Joint Ventures (currently the lands relating to Chitila Logistics Hub and Constanta Business Park projects) presented at 100%.

Completed Investment Property

Completed developments consist of those properties that are in a condition which will allow the generation of cash flows from its rental.

Completion Dates

The date when the properties under development will be completed and ready to generate rental income after obtaining all necessary permits and approvals.

Consolidated Coverage Ratio

Calculated as the aggregate amount of Adjusted EBITDA for the period of the most recent two consecutive semi-annual periods ending on such Measurement Date divided by the Consolidated Interest Expense for such two semi-annual periods.

Consolidated Interest Expense

All charges, interest, commission, fees, discounts, premiums, and other finance costs in respect of Indebtedness (but excluding such interest on Subordinated Shareholder Debt) incurred by the Group.

Consolidated Leverage Ratio

Calculated as the Consolidated Total Indebtedness divided by Consolidated Total Assets

Consolidated Secured Leverage Ratio

Calculated as the Secured Consolidated Total Indebtedness divided by Consolidated Total Assets at that date

Consolidated Total Assets

Total assets (excluding intangible assets) of the Group. Consolidated

Total Indebtedness

Total Indebtedness of the Group (excluding deferred tax liabilities and income and deposits from tenants

Contracted Rent

The annualised headline rent that is contracted on leases (including pre-leases) before any customary tenant incentive packages.

Debt Service Cover Ratio (“DSCR”)

It is calculated as net operating income for the year as defined in specific loan agreements with the respective lenders, divided by the principal plus interest due over the same year or period.

Discount Rates

The discount rate is the interest rate used to discount a stream of future cash flows to their present value.

Discounted Cash Flow Analysis (“DCF”)

Valuation method that implies income projections of the property for a discrete period, usually between 5-10 years. The DCF method involves the projection of a series of periodic cash flows either to an operating property or a development property. Discounted cash flow projections based on significant unobservable inputs considering the costs to complete and completion date.

Earnings Per Share (“EPS”)

Profit after tax divided by the basic/diluted weighted average number of shares in issue during the year or period.

EDGE

Excellence in Design for Greater Efficiencies (“EDGE”). An innovation of the International Finance Corporation (“IFC”), member of the World Bank Group, EDGE is a green building standard and a certification system for more than 160 countries.

EPRA

The European Public Real Estate Association is a non-profit association representing Europe’s publicly listed property companies. EPRA Earnings profit after tax attributable to the equity holders of the Company, excluding investment property revaluation, gains, losses on investment property disposals and related tax adjustment for losses on disposals, bargain purchase gain on acquisition of subsidiaries, acquisition costs, changes in the fair value of financial instruments and associated closeout costs and the related deferred tax impact of adjustments made to profit after tax.

EPRA Earnings Per Share

EPRA Earnings divided by the basic or diluted number of shares outstanding at the year or period end.

EPRA Net Disposal Value (“EPRA NDV”)

The EPRA Net Disposal Value provides the reader with a scenario where deferred tax, financial instruments, and certain other adjustments are calculated as to the full extent of their liability, including tax exposure not reflected in the Balance Sheet, net of any resulting tax. This measure should not be viewed as a “liquidation NAV” because, in many cases, fair values do not represent liquidation values.

EPRA Net Reinstatement Value (“EPRA NRV”)

The objective of the EPRA Net Reinstatement Value measure is to highlight the value of net assets on a long-term basis. Assets and liabilities that are not expected to crystallise in normal circumstances such as the fair value movements on financial derivatives and deferred taxes on property valuation surpluses are therefore excluded. Since the aim of the metric is to also reflect what would be needed to recreate the Company through the investment markets based on its current capital and financing structure, related costs such as real estate transfer taxes are included, as applicable.

EPRA Net Tangible Assets (“EPRA NTA”)

The underlying assumption behind the EPRA Net Tangible Assets calculation assumes entities buy and sell assets, thereby crystallising certain levels of deferred tax liability.

EPRA NAV, EPRA NRV, EPRA NTA, EPRA NDV Per Share

EPRA NAV, or EPRA NRV, or EPRA NTA, or EPRA NDV divided by the diluted number of shares outstanding at the year or period end.

Estimated Rental Value (“ERV”)

ERV is the external valuers’ opinion as to the open market rent which, on the date of valuations, could reasonably be expected to be obtained on a new letting or rent review of a property.

Estimated Vacancy Rates

Represent vacancy rates computed based on current and expected future market conditions after expiry of any current lease.

EURIBOR

The Euro Interbank Offered Rate: the interest rate charged by one bank to another for lending money, often used as a reference rate in bank facilities.

Financial Year

Period from 1 January to 31 December. FFO

Free funds from operations, estimated as the EPRA Earnings for the relevant period. GLA

Gross leasable area. IFRS

International Financial Reporting Standards as adopted by the European Union.

IFRS Earnings

Result (Profit or Loss) after tax as per the statement of comprehensive income.

IFRS Earnings per share

Result (Profit or Loss) after tax as per the statement of comprehensive income divided by

the weighted average number of shares in issue during the year.

Interest Cover Ratio ("ICR")

Calculated as net operating income divided by the debt service / interest.

Investment

Represent a location in which the Company owns / has interests in. Land

Bank for Further Development

Land bought for further development but for which the Group did not obtain all the legal documentations and authorisation permits in order to start the development process.

Leadership in Energy & Environmental Design ("LEED")

LEED, a green building certification programme that recognises best-in-class building strategies and practices.

Loan-to-Cost Ratio ("LTC")

Calculated by dividing the value of loan drawdowns by the total project cost. Loan to

Value ("LTV")

Calculated as the total outstanding debt excluding amortised cost, less cash and cash equivalents as of financial position date, divided by the appraised value of owned assets as of the financial position date. both outstanding debt and the

appraised value of owned assets includes our share of these figures for joint ventures, which are accounted for in the consolidated financial statements under the equity method.

Maintenance Costs

Including necessary investments to maintain functionality of the property for its expected useful life. Master

Lease

Master lease includes various rental guarantees, which range between 3 and 5 years, covering certain vacant spaces in certain properties owned in Poland.

MSCI

MSCI is an international finance company headquartered in New York City and listed on New York Stock Exchange and serves as a global provider of equity, fixed income, hedge fund stock market indexes, multi-asset portfolio analysis tools and ESG products. An MSCI ESG Rating is designed to measure a company's resilience to long-term, industry material environmental, social and governance (ESG) risks.

NBP

National bank of Poland. Net

Assets Value (“NAV”)

Equity attributable to shareholders of the Company and/or net assets value.

Net Asset Value (“NAV”) Per Share

Equity attributable to owners of the Company divided by the number of Ordinary shares in issue at the period end. Net

Operating Income (“NOI”)

Net operating income (being the gross operating income less operating expenses that are not paid by or rechargeable to tenants, excluding funding costs, depreciation and capital expenditure).

Occupancy Rate

The estimated let sqm (GLA) as a percentage of the total estimated total sqm (GLA) of the portfolio, excluding development properties and in certain cases (where applicable) spaces subject to asset management (where they have been taken back for refurbishment and are not available to let as of the financial position date).

Open Market Value (“OMV” or “GAV”)

Open market value means the fair value of the Group’s investment properties and the joint ventures (where the Group owns 50%) determined by Colliers Valuation and Advisory SRL (“Colliers”), Cushman & Wakefield LLP (C&W) and Knight Frank Sp. z o.o. (“Knight Frank”) independent professionally qualified valuers who hold a recognised relevant professional qualification and have recent experience in the locations and segments of the investment properties valued, using recognised valuation techniques.

Passing Rent

It is the gross rent, less any ground rent payable under the head leases. Property

Under Development

Properties that are in development process that do not meet all the requirements to be transferred to completed investment property. RCF

Revolving Credit Facility.

Residual Value Method

Valuation method that estimated the difference between the market value of the building upon completion that can be built on the plot of land and all the building’s construction costs, as well as the developer’s profit. This method relies on the contribution concept by estimating from the future income of the building, the amount that can be distributed to the land.

ROBOR

Romanian Interbank Offer Rate. Sales

Comparison Approach

Valuation method that compares the subject property with quoted prices of similar properties in the same or similar location. Secured

Consolidated Total Indebtedness Consolidated

Total Indebtedness that is secured by any Security granted by any member of the Group. SPA

Share sale purchase agreement. SQM

Square metres.

The Company or the Group

Globalworth Real Estate Investments Limited and its subsidiaries. The

Investment Adviser

Globalworth Investment Advisers Limited, a wholly owned holding subsidiary incorporated in Guernsey. Total

Total Accounting Return

Total accounting return is the growth in EPRA NRV per share plus dividends paid, expressed as a percentage of EPRA NRV per share at the beginning of the year

Total Unencumbered Assets Ratio

Calculated as the Unsecured Consolidated Total Assets divided by Unsecured Consolidated Total Indebtedness.

Unsecured Consolidated Total Assets

Means such amount of Consolidated Total Assets that is not subject to any Security granted by any subsidiary of the Group.

Unsecured Consolidated Total Indebtedness

Means the Consolidated Total Indebtedness less Secured Consolidated Total Indebtedness.

WALL

Represents the remaining weighted average lease length of the contracted leases as of the financial position date, until the lease contracts full expiration.

Weighted Average Interest Rate

The average of the interest rate charged on the Group's loans, weighted by the relative outstanding balance of each loan at the year or period end.

WIBOR

Warsaw Interbank Offered Rate.

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