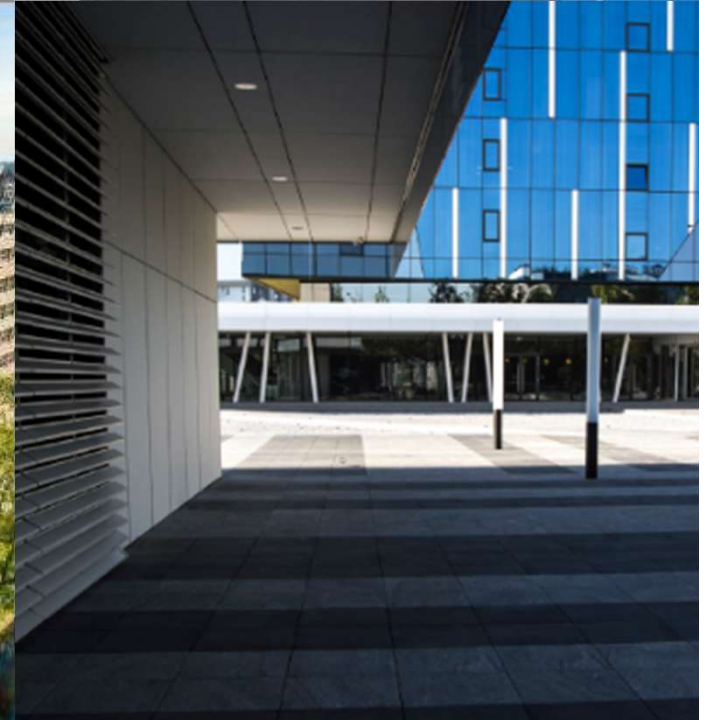


GLOBALWORTH.

A LEADING CEE OFFICE LANDLORD

2026 INTERIM RESULTS PRESENTATION

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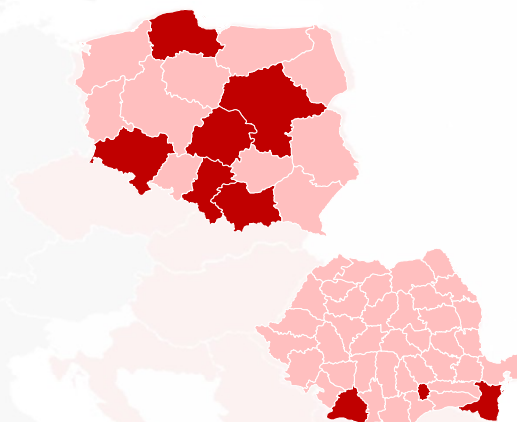
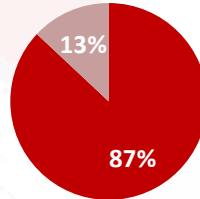
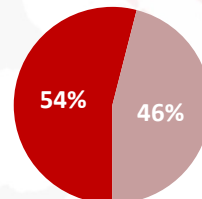
OVERVIEW.

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Globalworth Tower, Bucharest, Romania

GLOBALWORTH SNAPSHOT

Snapshot	Portfolio	Select metrics														
- Leading real estate Investor with a primary focus on Poland and Romania - We acquire, develop and manage commercial real estate assets, primarily in the office sector ✓ Prime locations in key cities ✓ Modern assets with excellent ESG credentials ✓ Established, blue chip and mostly international tenants ✓ Primarily long term, Euro-denominated, triple-net and inflation-linked leases - Internal and multi-disciplinary management platform - Over 250 professionals mainly located in Warsaw and Bucharest - Dividend policy of 90% of EPRA Earnings as per Articles of Association, cash dividend subject to bond covenants - Strong and supportive shareholder base including the controlling consortium of CPI Property Group and Aroundtown (60.9%), and Growthpoint Properties (29.6%)	- Present in 9 of the largest and most liquid sub-markets in Poland and Romania - Principally focus on class “A” office and select other high-quality investments - Strong and diversified tenant base  	Operating figures: <table><tr><td>€2.6bn GAV</td><td>56 Standing Properties</td></tr><tr><td>1,049.5k Standing GLA</td><td>€2.5bn Green GAV</td></tr><tr><td>86.6%³ Occupancy</td><td>€195.5m² An. Contracted Rent</td></tr><tr><td>17.2k Dev't GLA</td><td>4.3yrs WALL</td></tr></table> Key financial figures: <table><tr><td>36.7% LTV</td><td>BBB–/BB Credit Rating (stable)¹</td></tr><tr><td>4.68% Avg. debt cost</td><td>€367m in 2 Eurobonds</td></tr><tr><td>4.1yrs Avg. debt maturities</td><td>€0.85 bn Unencumbered GAV</td></tr></table>	€2.6bn GAV	56 Standing Properties	1,049.5k Standing GLA	€2.5bn Green GAV	86.6%³ Occupancy	€195.5m² An. Contracted Rent	17.2k Dev't GLA	4.3yrs WALL	36.7% LTV	BBB–/BB Credit Rating (stable) ¹	4.68% Avg. debt cost	€367m in 2 Eurobonds	4.1yrs Avg. debt maturities	€0.85 bn Unencumbered GAV
€2.6bn GAV	56 Standing Properties															
1,049.5k Standing GLA	€2.5bn Green GAV															
86.6%³ Occupancy	€195.5m² An. Contracted Rent															
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36.7% LTV	BBB–/BB Credit Rating (stable) ¹															
4.68% Avg. debt cost	€367m in 2 Eurobonds															
4.1yrs Avg. debt maturities	€0.85 bn Unencumbered GAV															

(1) Fitch / S&P

(2) Includes €2.7m pre-let rent for property under development

(3) 86.1% adjusted with CSR lease commitments and GW FLEX vacancy

OUR BUSINESS MODEL

Our Resources & Relationships

Skilled Team

In-house team of professionals with strong functional and local knowledge of their markets.

Financial Strength

Conservative financing policy, with simple debt structure and Euro-denominated assets, liabilities and revenues, and a supportive shareholder base.

Scale and Reputation

Trusted brand and scale creating new opportunities and business efficiencies.

Valued relationships

Longstanding partnerships with leading real estate industry specialists and reputable financial institutions.

Proven Investment Model

Locations

Prime locations in fast-growing regions of Poland and Romania

9

Cities

Sector

Primarily office properties, with mixed-use and industrial a secondary focus

87%

Office GAV

Properties

Modern high-quality standing properties with environmental certification, or with potential to gain it

99.0%

of standing commercial GAV is green certified

Tenants

Diversified base of large or established national and multinational corporations

c. 71%

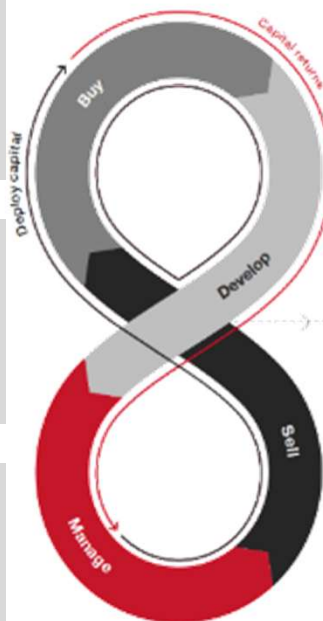
of contracted rent from multinational tenants

Lease terms

Revenue streams backed by long-term, Euro-denominated, triple net, inflation-linked leases

c. 80%

contracted GLA secured with triple net contracts



Our Core Activities

Invest in real estate opportunities

- Acquire standing properties and land
- Develop (or refurbish) new properties
- Allocate capital to deliver growth and risk-adjusted returns

Manage Our Portfolio

- Offer best-in-class asset and property management services
- Enhance the attractiveness and performance of our properties and satisfy our partners' requirements
- Create sustainable and efficient properties reflecting what matters to both our occupiers and the people who work in and use our premises

Create Communities

- Create an environment which people want to work in and be associated with
- Connect with the local communities
- Improve quality of life, interaction and communication, and promote, simplify and advance business

Creating Sustainable Long-term Value

Financial

Generate long-term sustainable and attractive, risk-adjusted returns through yield and capital appreciation, allowing us to create the capacity to distribute dividends for our shareholders.

- Rental growth
- Portfolio value appreciation
- EPRA NRV growth
- Sustainable and recurring dividend

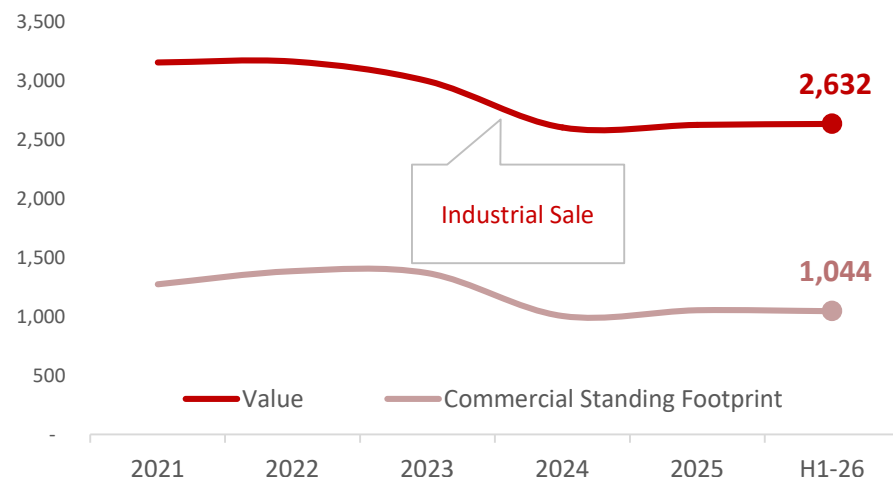
Non-Financial

Create a Group and an environment in which people want to work, do business, and be associated with.

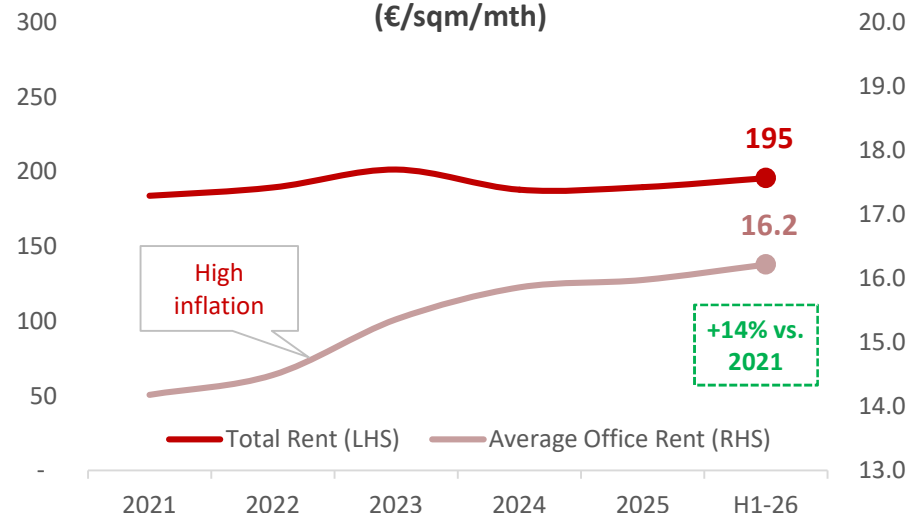
- Invest in sustainable and environmentally friendly buildings which help businesses grow.
- Create safe and healthy spaces where people want to work and be associated with.
- Assist and improve the communities we are part of by creating opportunities and making a positive contribution

OUR STORY SINCE 2021

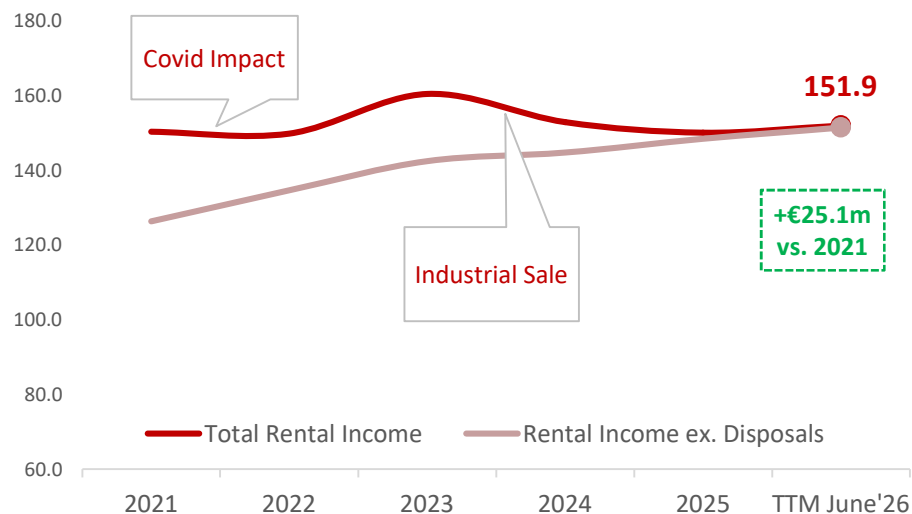
Portfolio Value (€m) and Footprint (k sqm)



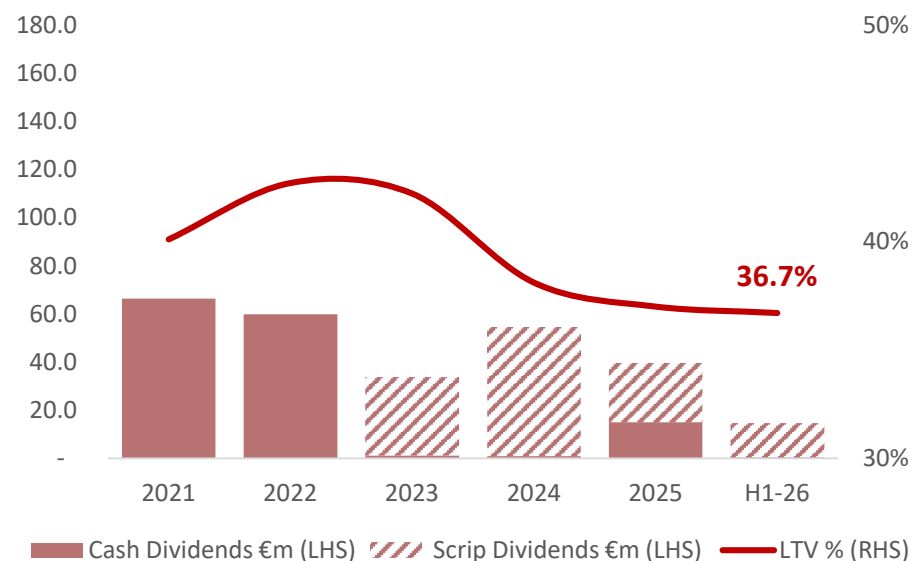
Total Contracted Rent (€m) and Average Office Rent (€/sqm/mth)



Rental Income (€m): Total and Excluding Disposals



Conservative LTV and Cash Enhancing Strategy



FOCUSED ON OPERATIONAL EXCELLENCE & SUSTAINABLE GROWTH. ■

Effectively Asset and Property Managing our Real Estate



- Signed 133 tenant contracts for 106.1k sqm of commercial space at an average WALL of 4.3 years
- Standing commercial occupancy at 86.6% compared to 85.4% as of December 2025 with Warsaw and Regional Polish cities leading the growth.
- Total annualized contracted rent of €195.5m, 3.2% higher compared to December 2025, sustained by indexation, positive leasing activity and new development

Preserved and/or Protected Operational Efficiency



- Most of our contracted rent from standing office and mixed-use (98.0% of annualised contracted rent) and 96.2% in active leases
- Internalised property management, with 96.7% of office and mixed-use standing properties by value managed in-house

Flexible Capital Structure



- 30 June 2026: **€273.4 million** Cash balance **covering 22.1% of the outstanding debt**
- Both Fitch and S&P rating agencies have maintained their credit ratings with stable outlook
- **Fitch reaffirming BBB- (stable) and S&P BB (stable)**

Resilient Operating Performance



- **2.0% increase in like-for-like** rental income (or €1.5m)
- Dividend paid to shareholders of €0.05 per share in April 2026. Shareholders representing more than 98% of total issued capital have elected Scrip Dividend Alternative

Investment in Sustainable Environment & Communities



- 51 green standing certified properties (valued €2.5 billion), accounting for 99.0% of our standing commercial portfolio by value
- All our standing office properties in Romania have a WELL Health-Safety rating, further demonstrating the quality of our portfolio

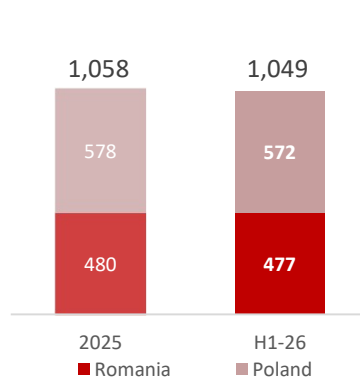
2026 OPERATING PERFORMANCE UPDATE

RENOMA BIURA

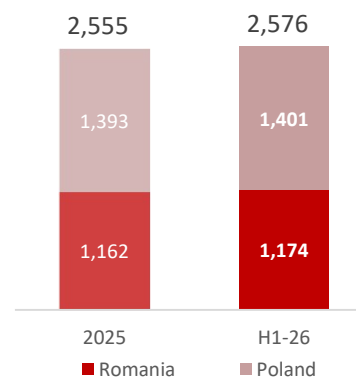
STANDING PORTFOLIO

- **32 investments with 56 standing properties offering c. 1.0 million sqm**
 - The footprint of our standing portfolio slightly decreased by 0.8% to 1.0 million sqm following the disposals made during H1-2026, being valued at €2.6 billion as of 30 June 2026.
- **Occupancy increasing by 1.2 percentage points during H1-26:**
 - Standing Commercial occupancy reaching 86.6% as of June 2026, 1.2 percentage points higher than December 2025 (85.4%)
 - Like-for-Like occupancy increased by 1.1 percentage points during the first six months of 2026
 - Occupancy increased in all our submarkets with Polish assets leading the growth, recording an occupancy increase of 1.9% to 79.9% as of Jun'26 from 78.0% as of Dec'25
- **Sale of Philips House during the first six months:**
 - In May we have successfully finalised the sale of Philips House, a 6.2k sqm office building from Warsaw, which we deemed a non-core asset due to its smaller size.
- **Standing portfolio: €2.6bn**
 - Overall standing portfolio at €2.6 billion, 0.2% higher compared to Dec'25,
 - Like-for-like appraised value of our standing commercial properties increased by 0.8% at Jun'26 compared to Dec'25

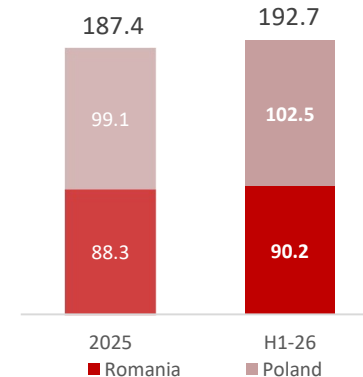
Standing GLA¹ (k sqm)



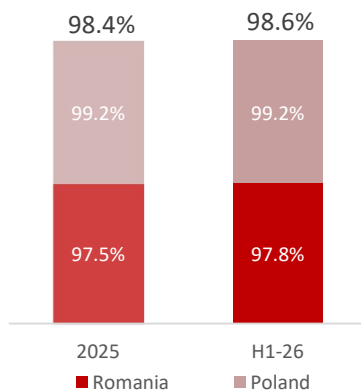
LfL Standing GAV² (€ m)



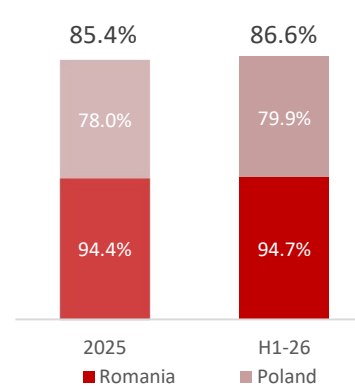
LfL Contracted Rent² (€ m)



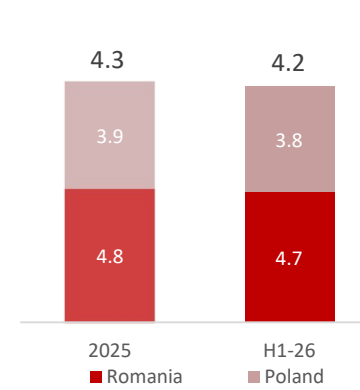
Green Portfolio (%)
from Standing GAV)



Occupancy GLA (%)²



WALL (years)²



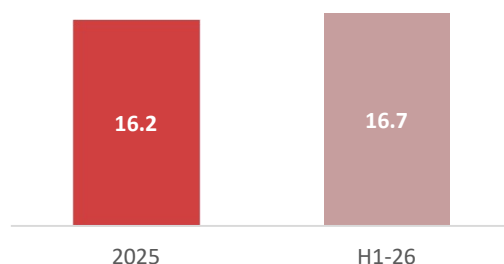
1) Includes c.7.0k sqm and c.5.0k sqm of residential space on 31 December 2025 and 30 June 2026, respectively.

2) Refers to commercial.

LEASING REVIEW

- Leasing transactions of 106.1k sqm were taken up or extended in H1-26
 - 63.6% of leasing involving renewals, take-up accounting for the difference
 - Average WALL of 4.3 years
 - New leases signed in the period will generate a future rental income of c. €100.5 million

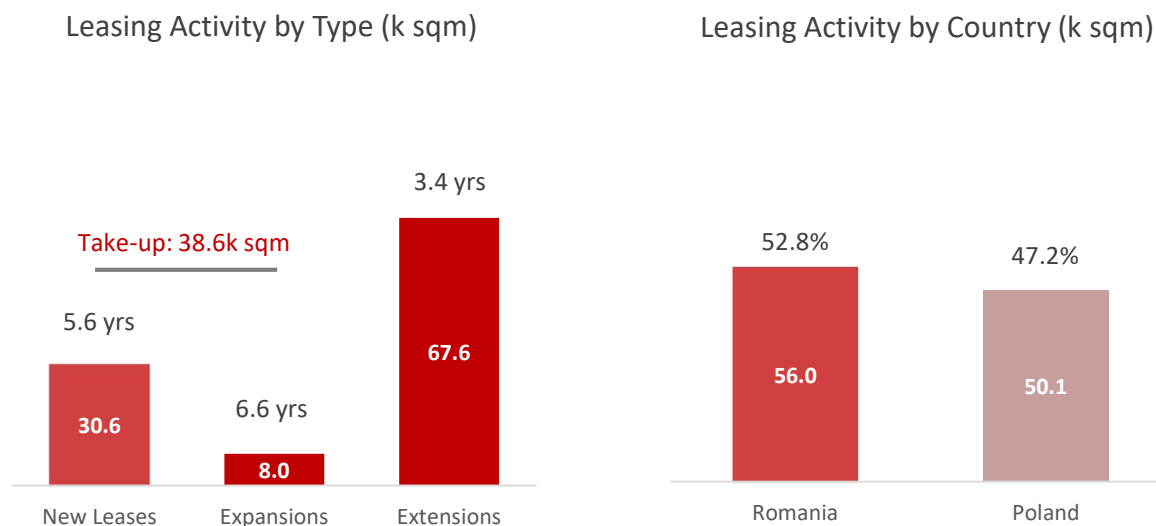
- Headline market rental levels keeping a resilient upward trend
 - Average commercial GLA agreed at €16.7 /sqm/mth, 2.9% higher compared to the level of FY2025



- Avg office rent of €16.7/sqm/mth
- Avg retail space rent of €18.8/sqm/mth

- Effective rent vs headline
 - The difference between headline (base) and effective rents in H1-26 was on average c. 23.3% (average of c. 21.4% for FY2025)

Leasing Activity (k sqm)



Selected Properties with High Leasing Activity during H1-2026

Renewals			Take-up		
Property	City	GLA (k sqm)	Property	City	GLA (ksqm)
Green Court A	Bucharest	17,2k	Green Court D	Bucharest	6,0k (pre-lease)
Globalworth Square	Bucharest	9,2k	Globalworth Plaza	Bucharest	3.9k
Silesia Star	Katowice	7,1k	Quattro Business Park	Krakow	3,4k
Spektrum Tower	Warsaw	5,5k	Silesia Star	Katowice	3,0k
Nordic Park	Warsaw	4,8k	Warsaw Trade Tower	Warsaw	2,9k

ASSET MANAGEMENT / SUSTAINABLE RENTAL INCOME.

Total contracted rent of €195.5 million as of Jun'26

- 98.0% from standing office and mixed-use properties
- 1.4% contracted rent from pre-leases signed in Green Court D, our latest office development from Bucharest, Romania
- 0.6% from leases in our retail, industrial and residential properties

Total commercial contracted GLA: c. 0.9 million sqm

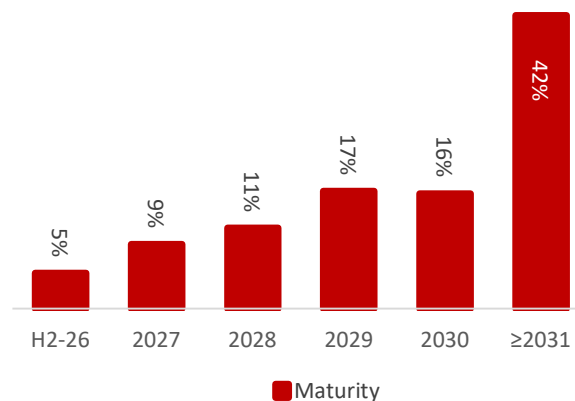
More than 650 tenants in our portfolio

- Most of the portfolio let to national and multinational corporates that are well-recognized names in their respective markets

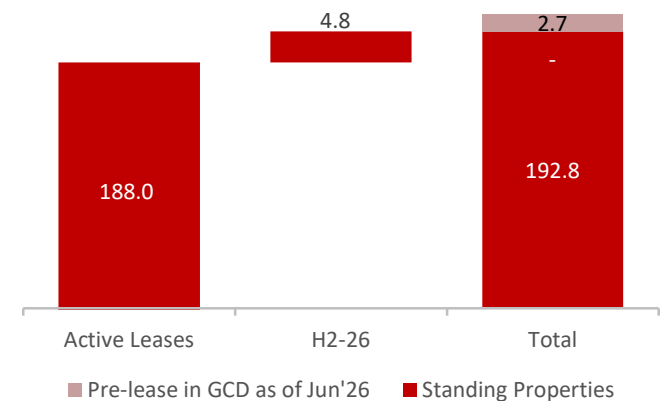
WAULT: 4.2 years

Circa 80% of contracted GLA is secured with triple net lease contracts

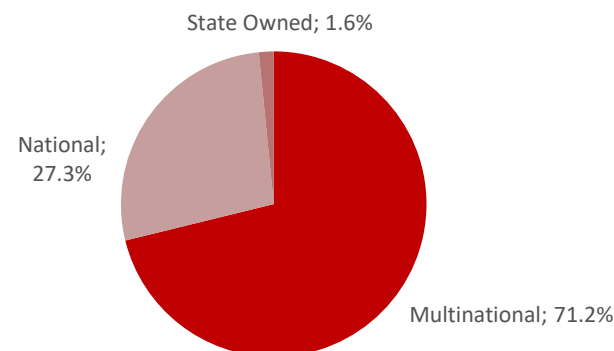
Commercial rent: lease expiration profile (€m)



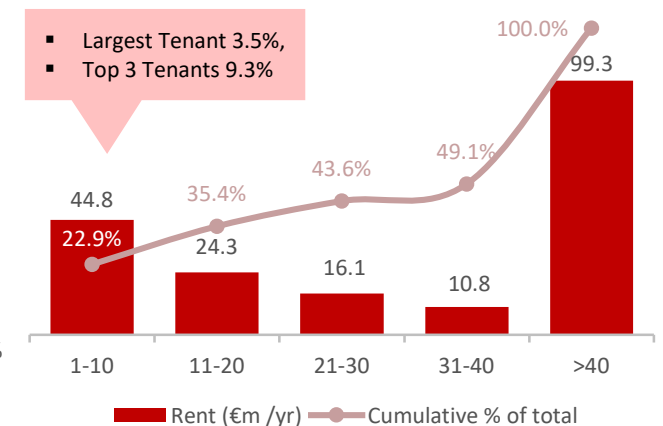
Total rent by commencement period (€m)



Commercial rent: tenant origin (€m)



Commercial rent: tenant concentration



REAL ESTATE ACTIVITY

Green Court D: our latest office project, progressing as planned

- Part of our wider Green Court Complex, located in one of Bucharest's most vibrant areas, which, on completion, will add a further 17.2k sqm to our portfolio
- As of June 2026, Green Court D was 61.8% pre-leased to leading companies in CEE.

Sale of Philips House in Warsaw

- In May we have successfully finalised the sale of Philips House, a 6.2k sqm office building in Warsaw, which we deemed a non-core asset due to its smaller size.

Land bank potential:

- 0.3m sqm of land bank available for future developments accounting for 1.2% of Group's combined GAV
- When fully developed, these land plots have the potential to add a total of over 200k sqm of high-quality GLA to our standing portfolio footprint

Property Under Development

Green Court D

Location	Bucharest New CBD
Expected Delivery	2027E
GLA – on Completion (k sqm)	17.2
CAPEX to 30 Jun 26 (€ m)	9.6
GAV (€ m)	13.9
Estimated CAPEX to Go (€ m)	31.4
ERV at 100% Occupancy (€ m)	4.4
Estimated Yield on Development Cost (%)	10.8%

Property Sold in H1-26

Philips House

Location	Warsaw
Year of Acquisition	2017
GLA (k sqm)	6.2
GAV as of Dec'25 (€ m)	10.8

OUR PORTFOLIO SNAPSHOT.

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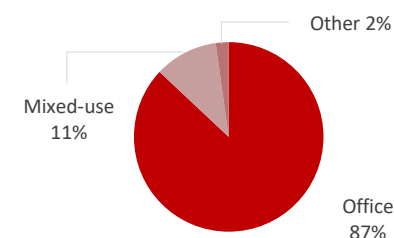
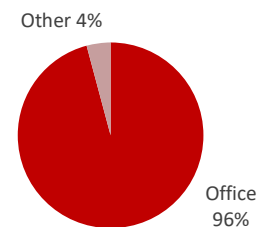
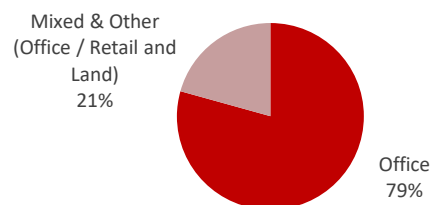


Skylight and Lumen, Warsaw

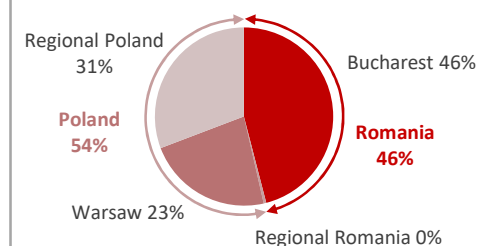
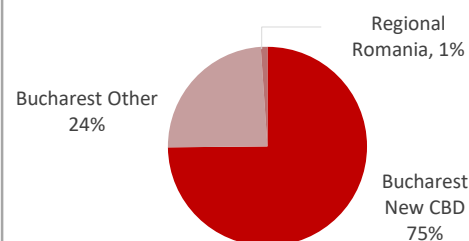
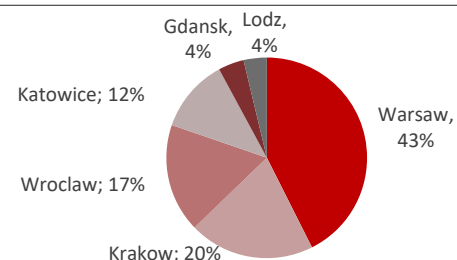
COMBINED* PORTFOLIO SNAPSHOT

As of June 30 th , 2026	Globalworth Poland 			Globalworth Romania 			Globalworth Group 		
Standing Investments ⁽¹⁾	Warsaw, 6	Regional, 12	18	Office, 12	Others**, 2	14	Office & Mixed Use, 30	Others, 2	32
Standing Buildings	Warsaw, 11	Regional, 25	36	Office, 18	Others**, 2	20	Office & Mixed Use, 54	Others, 2	56
Standing GLA (k sqm) ⁽²⁾	166.2	405.7	572.0	461.3	16.2	477.5	1,033.3	16.2	1,049.5
Commercial Occupancy (%) ⁽³⁾	92.3%	74.8%	79.9%	94.6%	97.9%	94.7%	86.5%	97.9%	86.6%
Contracted Rent (€m) ⁽⁴⁾	42.1	60.4	102.5	91.7	1.3	93.0	194.2	1.3	195.5
WALL (years)	3.6	4.0	3.8	4.7	10.6	4.7	4.2	10.6	4.3
GAV (€m) ⁽⁵⁾	599.1	809.3	1,408.4	1,172.7	50.8	1,223.5	2,574.2	57.7	2,631.9

GAV Split by Asset Use⁽¹⁾



GAV Split by City⁽¹⁾



*Assets owned under JV are presented at 100% (e.g. Constanta Business Park lands)

**Includes one industrial project in Craiova and one mixed retail-residential project in Bucharest (Residential units not considered into the calculation of standing commercial occupancy at group and country level)

- Standing Investments representing income producing properties, 1 investment can comprise multiple buildings. e.g. Quattro Business Park comprises 5 buildings or 1 investment.
- Including 5.0k sqm of residential units in Romania, not considered in commercial occupancy calculation
- Adjusted standing commercial occupancies as of Jun'26 are as follows:
- 79.3% for Globalworth Poland, adjusted with the available areas of spaces leased to GW Flex
 - 94.3% for Globalworth Romania, adjusted with social commitment lease (DGASMB in BOC)
 - 86.1% for the full Group portfolio, considering above-mentioned adjustments
- Total contracted rent as of 30 June 2026 comprises:
 - Rent from commercial and residential standing properties (€192.7m & €0.1m respectively);
 - Pre-let rent in assets under development of €2.7m (Green Court D in Bucharest);
- Includes all property assets, land and development projects on 30 June 2026 valuations

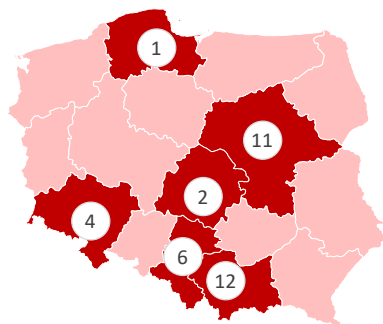
“CLASS A”, MODERN OFFICE PORTFOLIO IN PRIME CBD LOCATIONS AND SELECT REGIONAL HUBS ...

Standing Portfolio as of June 2026: >€2.5bn with c. 1.0m sqm GLA in Poland and Romania and more than 98% Green Certified

Poland

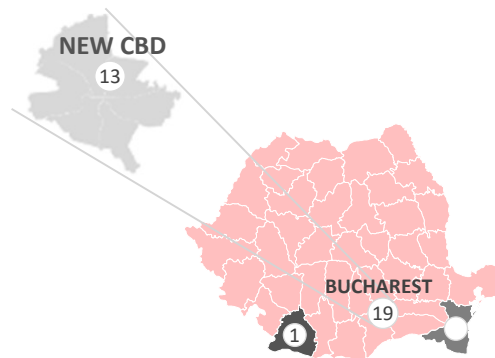
Regional Poland

Warsaw



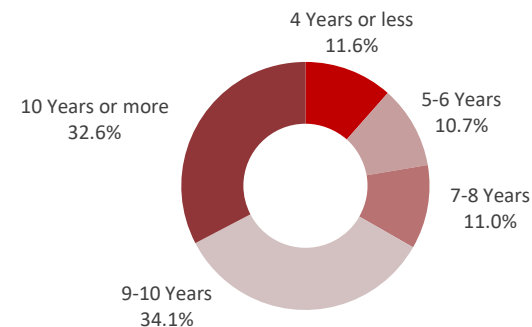
Romania

Bucharest

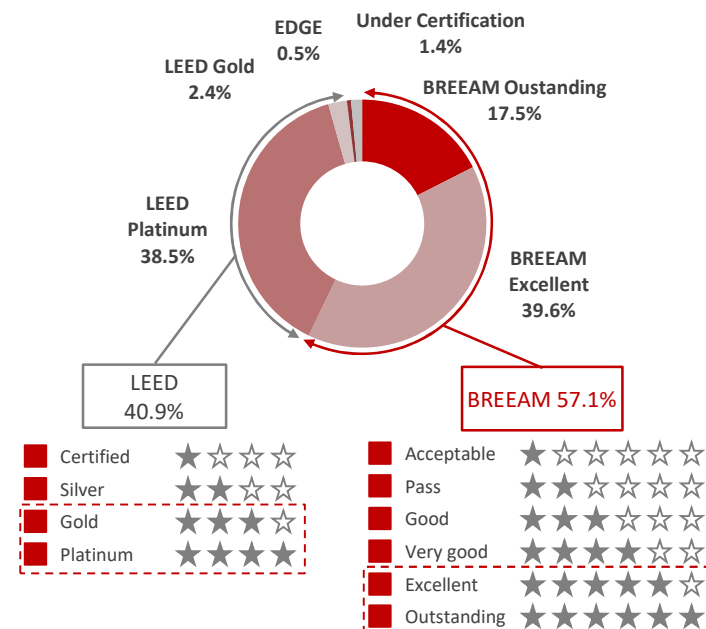


*In ○ are the number of standing properties in each region / city

Standing Modern Portfolio as of 30 June 2026: Breakdown by Year of Last Refurbishment (€m)

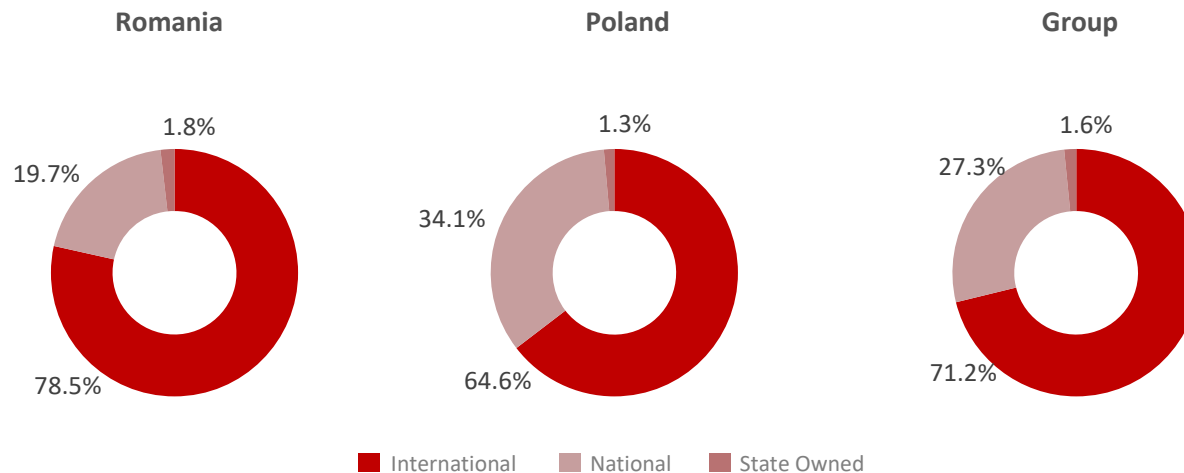


Green Portfolio as of 30 June 2026: Breakdown by Level of Certification (€m)



... LEASED TO INTERNATIONAL BLUE-CHIP TENANTS WITH STRONG DEFENSIVE LEASES.

Diversified base of tenants with 71.2% of contracted rent from multinationals and high dispersion with the largest tenant being 3.5% of contracted rent



- Globalworth's **multi-tenant / campus leasing model** reduces exposure to any tenant
- With more than 650 tenants, the **largest accounting for 3.5% of contracted rent**, while the 10 largest tenants account for 22.9%
- Strong defensive leases - focus on quality revenue streams, backed by long-term, **euro-denominated, triple net, inflation linked leases**



BEST IN CLASS OFFICE & MIX-USE ASSETS IN POLAND...



Warsaw

GAV	€599.1m
Standing Properties	11
Standing GLA	166.2k sqm
Standing Occupancy	92.3%
Standing Contracted Rent:	€42.1m
Standing 100% Potential Rent	€45.3m

Regional Poland

57.5% of our Polish portfolio by value is in 5 regional cities

GAV	€809.3m
Standing Properties	25
Standing GLA	405.7k sqm
Standing Occupancy	74.8%
Standing Contracted Rent:	€60.4m
Standing 100% Potential Rent	€78.2m



Tryton Business House (Gdansk)



Nokia Campus (Wroclaw)



Quattro Business Park (Krakow)

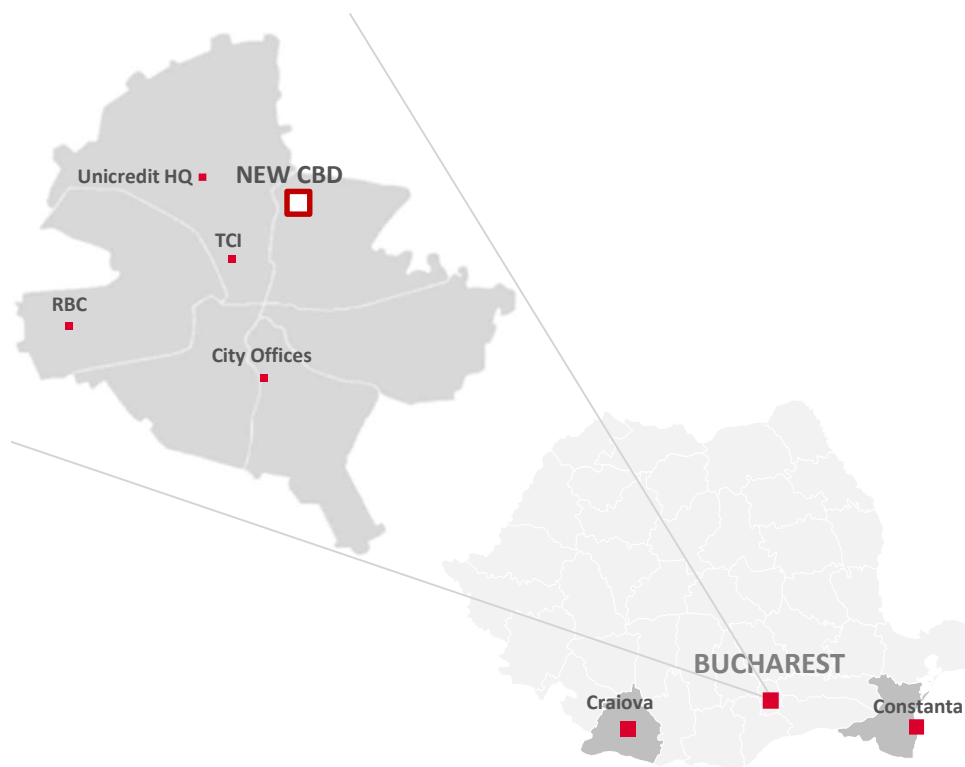


Skylight & Lumen (Warsaw)



Hala Koszyki (Warsaw)

...AND BEST IN CLASS PORTFOLIO IN ROMANIA.



Bucharest NEW CBD

GAV	€919.8m
Standing Properties	13
Standing GLA	353.4k sqm
Standing Occupancy	94.3%
Standing Contracted Rent	€68.4m
Standing 100% Potential Rent	€71.9m
GLA under development	17.2k sqm
ERV of Development Project	€4.4m

Other Bucharest and Regional Romania

GAV	€ 303.7m
Standing Properties	7
Standing GLA	124.1k sqm
Standing Occupancy	94.0%
Standing Contracted Rent	€21.9m
Standing 100% Potential Rent	€23.6m



GW Tower, Green Court &
GW Plaza (Bucharest)



Globalworth Campus (Bucharest)



Unicredit Tower (Bucharest)



Renault Bucharest Connected
(Bucharest)



GW Square, Green Court (Bucharest)

2026 CAPITAL MARKETS PERFORMANCE ■

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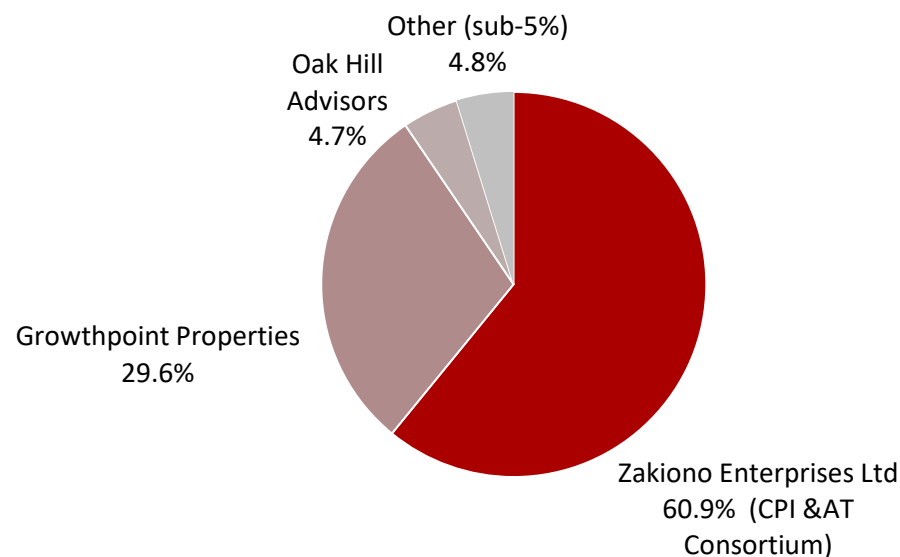
Globalworth Campus C, Bucharest

CAPITAL MARKETS: EQUITY PERFORMANCE. ■

No significant change in shareholder structure since 2021; Share price mainly impacted by limited free float and trading

- During first part of 2026 CEE's capital markets have been defined by a shift towards domestic capital, growth divergence and cautious optimism.
- Zakiono Enterprises Ltd, which is jointly and equally owned by CPI Property Group S.A. ("CPI") and Aroundtown SA ("Aroundtown"), holds 60.9% of the share capital of the Group, followed by Growthpoint Properties Ltd with 29.6%
- A broader picture of the economic landscape in which we are active, can be depicted by global real estate indexes, with the FTSE EPRA Developed Europe and the FTSE EPRA Global indices recording a performance of -2.8% and +11.7%, respectively, for the six months starting on 1 January 2026,.
- During the first half of 2026, as in recent previous years, our share price has been trading consistently below its latest reported 31 Dec'25 NRV level of €5.62 / share.
- Globalworth's share price evolution in recent years has been impacted by its limited free float and low liquidity, and in our opinion does not reflect the Company's strong fundamentals, operational performance, and long-term value creation potential

Shareholding Structure as of 30 June 2026

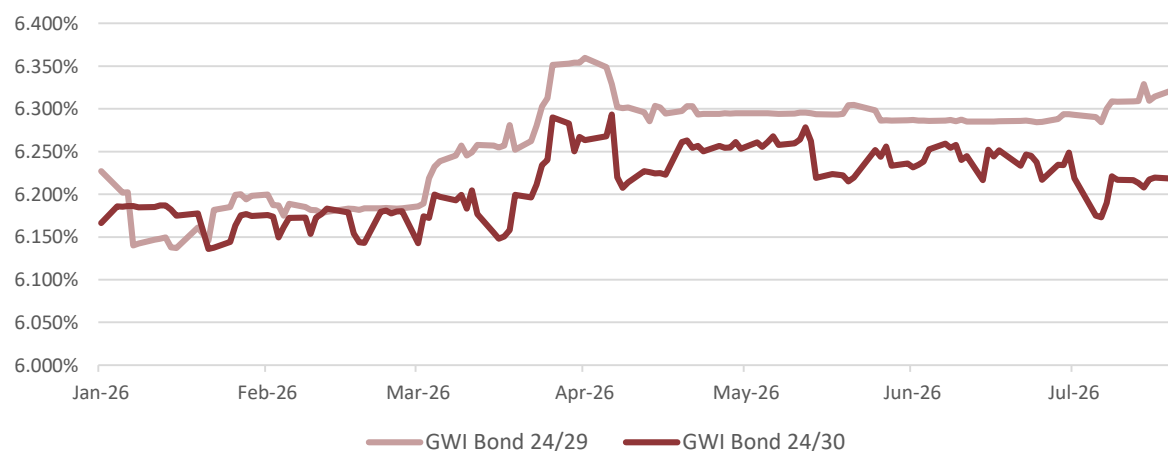


CAPITAL MARKETS: BOND PERFORMANCE

Further deleveraged by redeeming, during Jan-Feb'26, €125m from the 2029 Notes, anticipating a positive impact on our financing costs

- Following the bond refinancing back in 2024 and subsequent redemption and buyback we have reached, as of 30 June 2026, a total debt of €1.2 billion out of which our two bonds and the IFC unsecured loan made up €0.5 billion
- Having in mind the relatively high financing costs of our senior unsecured notes, at 6.25% coupon, we have successfully completed the redemption of €125 million of our Notes due in 2029 during the first half of the year, using existing cash resources
- During last year, our bonds' performance has been stable, on average, our 24/29 and 24/30 bonds being traded close to the 102% redemption price stipulated in the trust deeds of the two Notes.
- Both Fitch and S&P rating agencies have maintained their credit ratings during the first six months of 2026, with Fitch reaffirming our investment grade rating of BBB- with a stable outlook following their annual review, while S&P maintained the group's corporate credit rating at BB with a stable outlook

H1-26 Eurobond Performance



Selected Metrics

Performance of the Globalworth Bonds

	H1-2026	H1-2025
GWI bond 24/29		
31 December closing price	101.55	101.77
Yield to maturity at 31 December	6.3%	6.2%
GWI bond 24/30		
31 December closing price	101.61	101.85
Yield to maturity at 31 December	6.2%	6.2%

FINANCIAL RESULTS PRESENTATION.

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BOC, Bucharest

FINANCIAL HIGHLIGHTS H1 2026

2.0% like for like rental income growth on standing properties

- Consolidated Revenue of €119.9m for H1 2026, up by 3.6%
- On a like-for-like basis our rental income increased €1.5m (or 2.0%)
- Total rental income increased by €1.3m or 1.7% from annual indexation on active contracts
- NOI generated in H1 2026 of €68.4m (Like-for-like NOI €68.3m)
- LTV ratio improved following the debt reduction and Notes redemption from existing liquidities
- Healthy liquidity position at 30 June 2026 with €273.4m in cash and cash equivalents
- Gain from investment property revaluations of €7.7m (versus loss of €1.7m recorded in H1 2025)

Portfolio Value ¹ €2.62bn Vs 2025YE: 0.4%	Rental Income <i>Like-for-like</i> €76.0m vs H1 2025: 2.0%	NOI <i>Like-for-like</i> €68.3m vs H1 2025: 0.1%
EPRA NRV €1.66bn vs 2025YE: 1.7%	IFRS Earnings before tax €32.0m H1 2025: €21.2m	Adj. Normalised EBITDA <i>Like for-like</i> ² €58.4m vs H1 2025: €58.4m
EPRA NRV / share €5.52 vs 2025YE: (1.8)%	IFRS Earnings €20.2m H1 2025: €8.0m	IFRS EPS 7 cents H1 2025: 3 cents ⁵
LTV 36.7% vs 2025YE: 37.0%	EPRA Earnings ⁴ €24.0m vs H1 2025: €17.7m	EPRA EPS 8 cents vs H1 2025: 6 cents ⁵
Av. Debt Interest Rate 4.68% vs 2025YE: 4.81%	Dividend ³ €14.5m H1 2025: €25.0m	Dividend / Share ³ 5 cents H1 2025: 9 cents

(1) Combined real estate portfolio includes the Group's Investment Property - Freehold as at 30 June 2026, plus investment properties held as Joint Ventures presented at 100%.

(2) Earnings before Interest (finance cost), tax, depreciation, amortisation of other non-current assets, fair value movement on investment property, and other exceptional and/or non-recurring income and expense items.

(3) Dividend paid in first 6 months of 2026 and 2025 respectively.

(4) Profit after tax attributable to the equity holders of the Company, excluding investment property revaluation, gains or losses on investment property disposals, 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 any adjustments made to profit after tax to arrive at EPRA earnings

(5) Restated following IAS 33 "Earning per Share" requirements regarding accounting for scrip dividend shares issued in 2026

FINANCIAL HIGHLIGHTS:

H1 2026 Earnings – Key Drivers

Profit improved to €20.2m in H1 2026 from €8.0m in H1 2025, driven by substantial gain in property revaluation and gain on valuation of financial instruments and lower income tax expenses

All amounts in €'m	Actual	Actual	Change	
Description	Jun-26	Jun-25	Δ'm	%
Rental Income	76.2	74.9	1.3	1.7%
Net operating cost	(8.2)	(8.4)	0.2	(2.2%)
Other net income	0.5	0.5	(0.1)	(11.4%)
Total NOI	68.4	67.0	1.4	2.1%
Administrative Expenses	(9.9)	(9.8)	(0.1)	1.4%
Adjusted Normalised EBITDA	58.5	57.3	1.2	2.2%
Finance Cost ¹	(32.8)	(34.7)	1.9	(5.4%)
Finance Income	2.6	5.5	(2.9)	(53.2%)
Current Income tax	(2.0)	(7.6)	5.6	(74.1%)
Other Net Costs	(2.3)	(2.8)	0.5	(16.7%)
EPRA Earnings	24.0	17.7	6.3	35.4%
Fair value gain/(loss) on IP	7.7	(1.7)	9.4	(563%)
Fair value gain/(loss) on financial instruments	1.5	(2.0)	3.5	(174%)
Debt close-out costs ¹	(2.9)	-	(2.9)	100%
Loss on share of JV	(0.1)	(0.0)	(0.1)	368%
Other Expenses (inc. Deferred Tax) ²	(10.0)	(6.0)	(4.0)	67.0%
Net profit of the Company	20.2	8.0	12.1	151.2%

Totals may not add up due to rounding

¹Debt close-out cost of €2.9m excluded from EPRA earnings and included in Finance cost as per IFRS

²Deferred tax related to fair valuation of investment properties, financial instruments and related JV adjustments are excluded from EPRA earnings and included under Income tax expense line as per IFRS

- ✓ **Total rental income** increased by 1.7% year-on-year, with €35.7m income recorded in Romania (H1 2025: €35.7m) and €40.5m income recorded in Poland (H1 2025: €39.2m).
- ✓ **Net operating cost** slightly decreased by 2.2% to €8.2m.
- ✓ **Net operating income (NOI)** rose to €68.4m from €67.0m, a 2.1% increase from H1 2025.
- ✓ **Finance costs** of €32.8m (H1 2025: €34.7m), €1.9m lower (or - 5.4%) lower than prior period.
 - Interest expense on Notes €12.2m (H1 2025: €15.3m), €3.1m Lower due to 2029s Notes redemption
 - €15.5m for secured loans (H1 2025: €14.1m), a slight increase reflecting the new facilities drawn in H2 2025
 - €1.7m for unsecured loans (H1 2025: same)
 - €0.9m for lease liability (H1 2025: €1.0m) and the recurring debt cost amortization of €2.5m (H1 2025: €2.6m)
- ✓ **Finance income** was €2.6m (H1 2025: €5.5m), €1.7m less income from cash deposits and €1.4m less interest income from the deferred consideration for vender loans collected in 2025.
- ✓ **Current Income tax expense** was €2.0m (H1 2025: €7.6m) down by €5.6m in the absence of the one-off income tax charge in Poland relating to prior periods.
- ✓ **Adjusted normalised EBITDA** was €58.5m, increased by €1.2m (or 2.1%) from €57.3m year-on-year, mainly due to €1.4m positive NOI variation.

FINANCIAL HIGHLIGHTS:

CONDENSED BALANCE SHEET 30 JUNE 2026

The Group maintains a high liquidity position, supported by a cash balance of €273.4m, which **covers approximately 22% of its outstanding debt of €1.2bn**

(figures in €m)	Actual Jun-26	Actual Dec-25	Change Δ'm	%
Investment property - freehold	2,623.7	2,612.5	11.2	0.4%
Investments in joint-ventures	4.2	4.1	0.2	4.0%
Cash and cash equivalents	273.4	410.6	(137.2)	(33%)
Other Assets	93.2	91.0	2.2	2.4%
Total Assets	2,994.5	3,118.2	(123.7)	(4.0%)
Total Equity	1,533.3	1,513.6	19.7	1.3%
Loans and borrowings - LT	1,133.6	1,327.6	(193.9)	(15%)
Loans and borrowings - ST	94.4	40.1	54.3	135%
Total Loans and Borrowings	1,228.0	1,367.7	(139.7)	(10.2%)
Other Liabilities	233.2	236.9	(3.7)	(2%)
Total Liabilities	1,461.2	1,604.6	(143.4)	(8.9%)
Total Equity and Liabilities	2,994.5	3,118.2	(123.7)	(4.0%)

✓ Investment property freehold:

- reflect 0.4% uplift (by €11.2m) compared to 31 December 2025, following the half year increase in valuations and reduced by €12.9m disposals

✓ Cash and cash equivalents

- decreased by €137.2m from December 2025 primarily driven by the 29 Notes redemption triggering €131.5m (including fees) cash outflow

✓ Loans and borrowings

- net reduction of €139.7m compared with December 2025, mainly due to Notes redemption and scheduled secured debt amortisation

FINANCIAL HIGHLIGHTS:

CONDENSED CASH FLOW 30 JUNE 2026

(figures in €m)	Actual Jun-26	Actual Jun-25	Change Δ'm	%
Cash flow from operations before net finance costs and income tax	65.9	62.9	3.0	4.8%
Interest paid	(38.1)	(30.7)	(7.4)	24%
Interest received	2.3	4.0	(1.8)	(44%)
Income tax paid	(9.6)	(2.2)	(7.4)	326%
Payment for financial instruments	-	(6.1)	6.1	(100%)
Cash flow from Operating Activities	20.4	27.7	(7.3)	(26%)
CAPEX and Tenant Incentives	(22.0)	(28.9)	6.8	(24%)
Development CAPEX (GCD)	(7.6)	-	(7.6)	100%
Free Cash Flow	(9.2)	(1.1)	(8.1)	716%
<i>Free Cash Flow – LfL basis</i>	<i>8.3</i>	<i>(1.1)</i>	<i>9.4</i>	<i>839%</i>
Proceeds from sale of properties	13.0	5.3	7.7	147%
Other Net CF from Investing Activities	(0.3)	(0.8)	0.4	(54%)
Cash flow from Investing Activities	12.6	4.5	8.1	180%
Dividends	(0.3)	(0.4)	0.2	(39%)
Proceeds from loans & borrowings	-	45.0	(45.0)	(100%)
Repayment of loans & borrowings	(135.9)	(51.2)	(84.8)	166%
Other Net CF from Financing Activities	(2.4)	(4.0)	1.7	(41%)
Cash flow from Financing Activities	(138.6)	(10.7)	(127.9)	1196%
Net decrease in cash and cash equivalents	(135.2)	(7.3)	(127.8)	1749%
Effect of exchange rate fluctuations	(2.1)	(0.8)	(1.3)	163%
Cash and cash equivalents:				
- at the beginning of the year	410.6	333.6		
- at the end of the period	273.4	325.5		

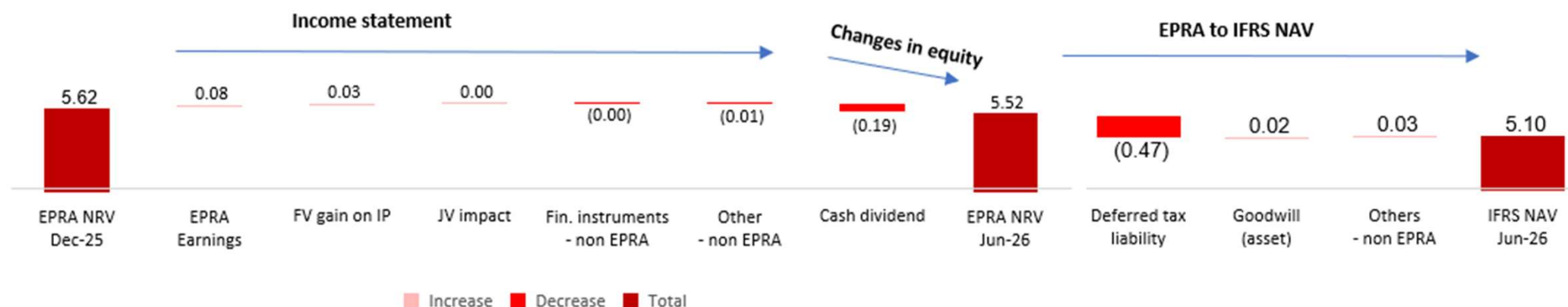
Totals may not add up due to rounding

- ✓ **Free Cash flow negatively influenced by €5.9m one-off income tax payment, €4.0m brought-forward interest payment and €7.6m new development capex**
 - Adjusted Free cash flow – LfL basis (exclude one off events) of €8.3m (H1 2025: - €1.1m) on like-for-life, increased by 839% (or €9.4m)
- **Interest paid increased by €7.4m:**
 - €4.0m brought-forward payment for 2029s Notes redeemed early in Feb-26
 - €3.4m paid for existing facilities, out of which €1.3m for facilities drawn in H2 2025
- **Income tax paid** amounted to **€9.6m (H1 2025: €2.2m)**, **increased by €7.3m** primarily driven by **€5.9m** one off payment relating to Fizan tax audits and **€1.4m** net increase in recurring corporate tax
- **CAPEX and Tenant Incentives** declined by €6.8m following the completion of key building maintenance tenant upgrade projects
- **Proceeds from sale of investment property** consist of **€9.2m** from Philips disposal, **€3.1m** residential units and **€0.7m** advance received for Podium C plot, PSPA signed in H1-2026.
- **Repayment of loans & borrowings** consist of **€125m** 29 Notes redemption at 102 per cent, in February 2026, from existing liquidity resources and **€8.4m** principal amortisation of secured bank loans.

EPRA NRV AND EARNING METRICS

30 JUNE 2026

EPRA NRV to IFRS NAV per Share (€)



- The **EPRA Net Reinstatement Value (“NRV”)** reflects the estimated long-term value of a company’s net assets, on the basis that a company keeps its properties and doesn’t sell them.
- EPRA NRV reached **€1,659.3 million at 30 June 2026** which was 1.7% higher compared to the end of 2025.
- EPRA NRV is €5.52 per share at 30 June 2026 from the EPRA earnings generated in the period
- IFRS NAV is €5.10 per share on 30 June 2026, deferred tax liability of €0.47/share a key difference versus EPRA NRV

IFRS Earnings to EPRA Earnings

	Total €'m	Per Share cents
IFRS Earnings	20.2	7
FV gain on properties	(7.7)	(3)
FV gain on financial instrument	1.7	1
Profit on disposal of investment properties and related tax	0.3	0
Deferred tax on investment property	9.6	3
Joint Ventures & Other net expense	(0.1)	0
EPRA Earnings	24.0	8

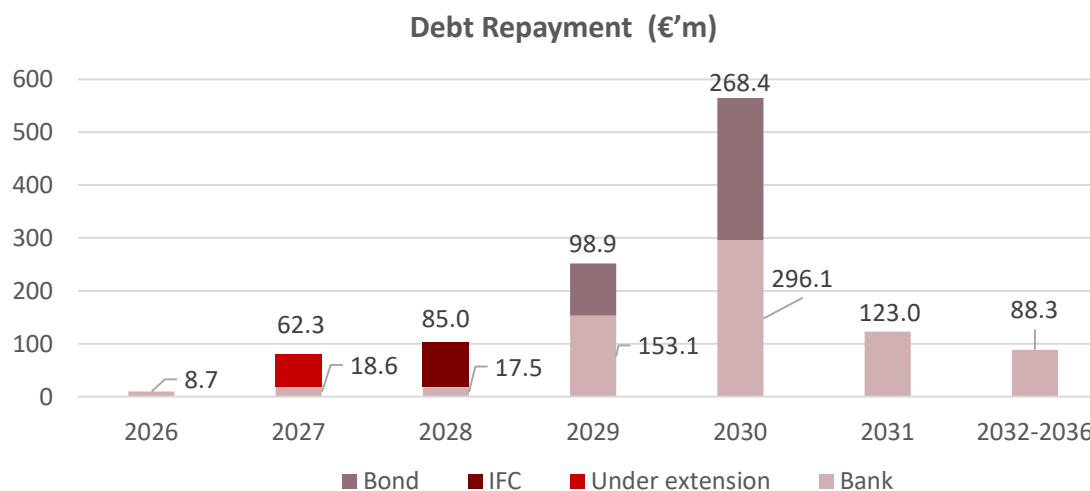
FINANCING OVERVIEW

30 JUNE 2026

- **90.7% of total debt fixed/hedged** (Dec 2025: 91.4%) representing average maturity of 3.5 years (Dec 2025: 3.9 years) and the **average hedged rate** (under Euribor variable-fixed interest swaps) was unchanged at **1.93%** on 30 June 2026.
- In terms of financing activity in H1 2026, we:
 - **redeemed €125m from 29 Notes** at 102 per cent, in February 2026, from existing liquidity resources
 - **paid:** €8.5m loan amortization in Romania, €4.0m for 29 Notes coupon, €16.8m for 30 Notes coupon and €17.3m interest for secured bank loans
 - **37.1% unsecured financing from public debt markets** (December 2025: 43%) lower after Notes redemption
- Weighted average maturity of all debt is **4.1 years** (Dec 2025: 4.5 years)
- Our **LTV is 36.7%** slightly lower from 37.0% at December 2025
- In March 2026 , we signed a **€39.4m** secured facility with Banca Transilvania, for financing Green Court D development, available for drawdown until September 2028 (subject to CPs and own contribution fulfilment which we expect to reach by Q4 2026)
- €62.7 million credit facility maturing in February 2027 currently under refinancing process

Loan-to-value ratio ("LTV")

€m	Jun-26	Dec-25
Balance Sheet Debt (at Face Value)	1,237	1,379
Less: Cash/Cash Equivalents	(273)	(411)
Net Debt	963	968
Add: 50% Share of JV Debt/Cash	-	-
Combined Net Debt	963	968
Investment Property	2,624	2,613
Add: 50% share of JV Property OMV	4	4
Group Share of Total Open Market Value	2,628	2,617
LTV	36.7%	37.0%



SUSTAINABLE DEVELOPMENT UPDATE.

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COMMITMENT TO HIGHEST STANDARDS OF SUSTAINABLE DEVELOPMENT.

- **Virtually our entire commercial portfolio is green certified**

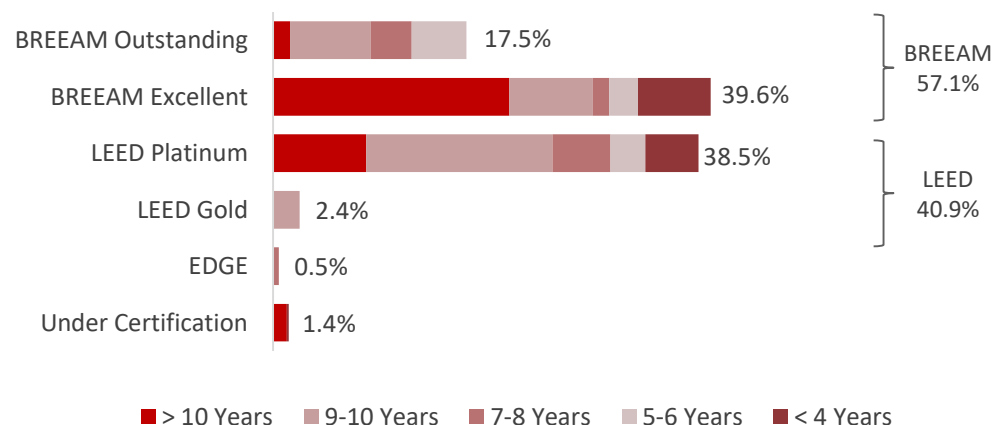
Acquisition of ESG-related certifications

- 5 properties were recertified with BREEAM Outstanding and LEED Platinum in our portfolio during the first semester of 2026.
- Overall, 51 green-certified properties in our portfolio valued at €2.5 billion accounting for 99.0% of our combined standing commercial portfolio value.
- 100% of our office properties in Romania by value have a WELL Health-Safety rating, further demonstrating the quality of our portfolio
- Issued our eighth sustainable development report for the Group for FY 2025, the first to receive limited assurance from auditors

Carbon emission reduction targets

- In March 2023, we have obtained Science Based Target Initiative approved 1.5C aligned GHG emission reduction targets.
 - We aim to reduce the GHG emission intensity of our operations by 46% by 2030 from a 2019 baseline (Scope 1&2) and commit to measuring and reducing our Scope 3 emissions; as of end of 2025, based on preliminary numbers, the intermediary targets set for 2025 for total Scope 1 and 2 were reached
- We secure 100% of the electricity used in our properties from renewable sources
- We have a wide-ranging CapEx program started in 2022, aiming at bringing all our buildings to the highest level of energy efficiency, technology and comfort. This also helps with Scope 1 and 2 emission reduction
- We actively engage our suppliers and tenants to reduce our upstream and downstream Scope 3 emissions

Green Certifications of Standing Portfolio and Year of Last Refurbishment (30 Jun 2026) (€ GAV)



CapEx Objectives

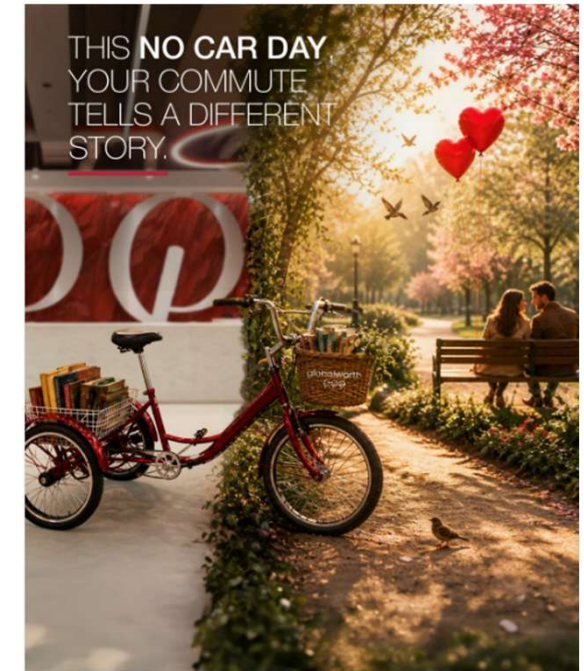
- CapEx objectives include the following
 - Promoting green buildings
 - Improving building's energy efficiency
 - Implementing new innovative technologies
- Properly managing the impacts of climate change throughout our portfolio and CapEx deployment, where the most significant variables exist, creates several benefits, including, among other things, compliance with regulatory frameworks, reputational gains, lower insurance premiums and disaster risk reduction
- Our environmental commitments relate to the long-term environmental performance of our properties, as well as the reduction of energy consumption

SUSTAINABLE DEVELOPMENT UPDATE: PEOPLE.

Globalworth Foundation

- We view our role as increasingly responsible towards the people that work at and visit our properties, as well as towards the wider community of which we consider ourselves to be an integral part
- We own >1.0m sqm of high-quality real estate space where more than 250k people work or visit daily under “normal” conditions
- By participating in projects such as:
 - *Open Learning powered by Globalworth* - an educational initiative, built around the idea of "Learn where business happens." The programme is aimed at high school and university students in Wrocław, connecting them with leading companies operating in the region through practical learning experiences in real workplaces
 - *Blood donation day*: organised in our offices in both Romania and Poland for our community members
 - *Book Clubs* – organised for our Bucharest Globalworth Community - We shared our thoughts, sipped tea and wine, enjoyed cookies, and connected with fellow book lovers
 - *Bike to Work and No Car Day campaigns* - To celebrate World Environment Day, we dedicated the entire week to our No Car Day initiative across our office buildings. We supported our community members who chose to bike to work by offering dedicated bike parking, showers, and secure lockers across our buildings

In the first half of 2026, Globalworth and the Globalworth Foundation continued with their very active social programme, contributing c. €80k to over 11 initiatives in Romania and Poland.



ADDITIONAL INFORMATION.



Silesia Star, Katowice

COMBINED STANDING PORTFOLIO SNAPSHOT BY LOCATION AND TYPE (JUN 2026)

	Number of		Value	Area	Occupancy Rate	Rent			Contracted Headline Rent / Sqm or Unit		
	Investments	Properties	GAV	GLA	by GLA	Contracted	WALL	100% Rent	Office	Commercial	Industrial
	(#)	(#)	(€m)	(k sqm)	(%)	Rent (€m)	Years	(€m)	(€/sqm/m)	(€/sqm/m)	(€/sqm/m)
Office & Mixed-Use Portfolio											
Bucharest New CBD	8	12	884.7	343.1	94.9%	67.5	4.7	71.0	15.6	15.6	--
Bucharest Other	4	6	274.1	118.2	93.7%	21.5	4.5	23.2	15.3	15.0	--
Romania: Office	12	18	1,158.8	461.3	94.6%	89.0	4.6	94.2	15.5	15.5	--
Warsaw	6	11	599.1	166.2	92.3%	42.1	3.6	45.3	20.5	20.7	--
Krakow	4	12	278.2	150.2	67.4%	20.1	3.4	28.7	15.1	15.2	--
Wroclaw	3	4	246.5	105.1	81.8%	17.6	5.1	21.2	15.1	15.5	--
Lodz	1	2	52.1	35.5	70.5%	4.4	1.7	6.0	13.8	13.7	--
Katowice	3	6	166.7	89.4	73.7%	13.1	4.1	17.0	14.5	14.3	--
Gdansk	1	1	59.0	25.5	99.8%	5.2	4.1	5.3	16.0	15.8	--
Poland: Office & Mixed-Use	18	36	1,401.5	572.0	79.9%	102.5	3.8	123.5	16.9	16.9	--
Of which Regional Poland	12	25	802.4	405.7	74.8%	60.4	4.0	78.2	15.1	15.0	--
Of which Office Poland	15	29	1,117.2	475.0	81.7%	85.1	3.7	100.7	16.8	16.7	--
Of which Mixed-Use Poland	3	7	284.3	96.9	71.1%	17.4	4.3	22.8	18.4	18.3	--
Total Office & Mixed-Use Portfolio	30	54	2,560.3	1,033.3	86.5%	191.5	4.2	217.7	16.2	16.2	--
Logistics / Light-Industrial											
Craiova	1	1	5.0	5.9	100.0%	0.4	17.9	0.4	8.4	4.7	4.6
Total Industrial Portfolio	1	1	5.0	5.9	100.0%	0.4	17.9	0.4	8.4	4.7	4.6
Other Portfolio											
Bucharest New CBD	1	1	10.8	5.0	nm	0.1	3.5	0.1	--	--	--
Upground Complex - Residential											
Bucharest New CBD	--	--	10.4	5.3	95.5%	0.8	8.1	0.8	--	11.0	--
Upground Complex - Commercial											
Total Other Portfolio	1	1	21.2	10.3	nm	0.9	7.4	0.9	--	11.0	--
Total St. Comm. Portfolio	31	55	2,575.7	1,044.5	86.6%	192.7	4.2	218.9	16.2	16.1	4.6
Of which Romania	13	19	1,174.2	472.5	94.7%	90.2	4.7	95.4	15.5	15.3	4.6
Of which Poland	18	36	1,401.5	572.0	79.9%	102.5	3.8	123.5	16.9	16.9	--

PORTFOLIO YIELD AND VACANCY AS OF JUNE 2026

100% Rent Yield

	Poland €m	Romania €m	Portfolio €m
Combined Property Portfolio	1,408.4	1,223.5	2,631.9
Less: Residential Units	--	(10.8)	(10.8)
Less: developments & land	(6.9)	(38.5)	(45.4)
GAV – Combined Commercial Standing Portfolio (€m)	1,401.5	1,174.2	2,575.7
Headline Contracted Rent	102.5	90.2	192.7
Average Occupancy Rate	79.9%	94.7%	86.6%
Contracted Rent Yield – Combined Commercial Standing Portfolio	7.3%	7.7%	7.5%
Potential Headline Rent at 100% Occupancy	123.5	95.4	218.9
100% Occupancy Rate	100.0%	100.0%	100.0%
100% Rent Yield – Combined Commercial Standing Portfolio	8.8%	8.1%	8.5%

Yields calculated as per 2025:

Contracted Rent Yield	7.1%	7.6%	7.3%
100% Rent Yield	8.8%	8.1%	8.4%

Globalworth Vacancy Rate - Sqm

		Poland	Romania	Portfolio
Available Standing Commercial GLA (k sqm)	(A)	114.9	25.1	140.0
Total Standing Commercial GLA (k sqm)	(B)	572.0	472.5	1,044.5
Globalworth Vacancy Rate	(A / B)	20.1%	5.3%	13.4%

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