2018

CTP

ANNUAL REPORT

CTP | WHAT WE DO

WE DESIGN, DEVELOP AND MAINTAIN A-CLASS PROPERTIES IN PRIME LOCATIONS, WE ENJOY DOING THIS AND FOR THAT REASON WE GENERATE PROFIT AND KEEP MOVING FORWARD

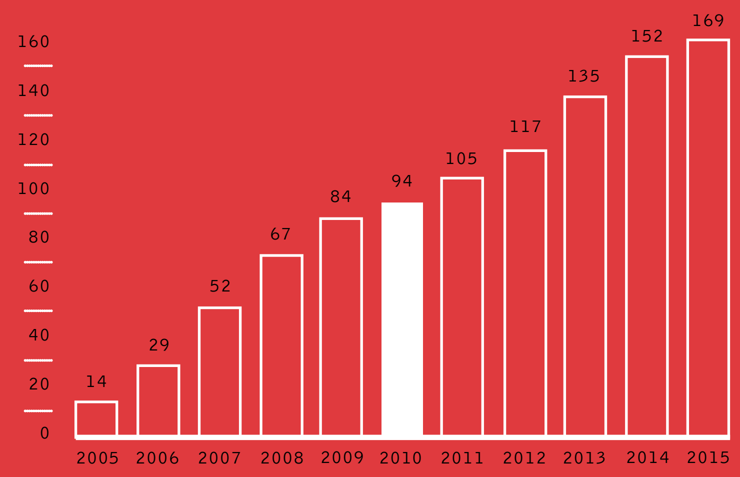
INDEX

CTP IN NUMBERS

RENTAL INCOME € x 1 000 000

94

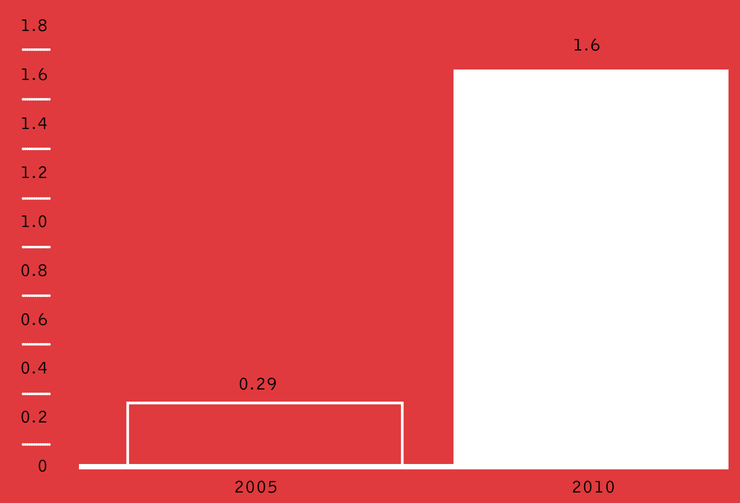
MILLION EURO IN RENTAL INCOME FOR 2010



ASSETS € x 1 000 000 000

1.6

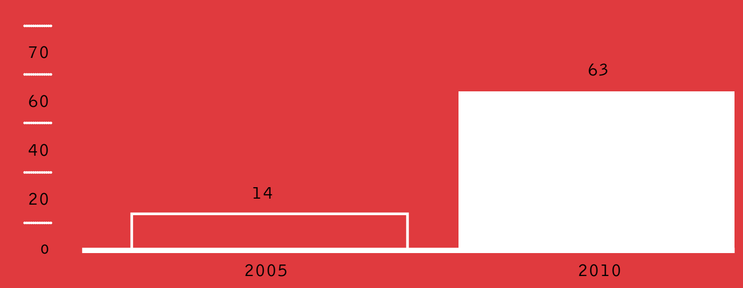
BILLION EURO IN COMBINED ASSETS FOR 2010



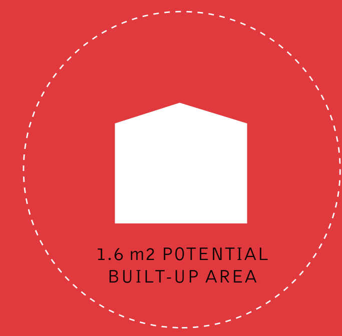
NET PROFIT € x 1 000 000

63

MILLION EURO IN NET PROFIT FOR 2010



LANDBANK m2 x 1 000 000

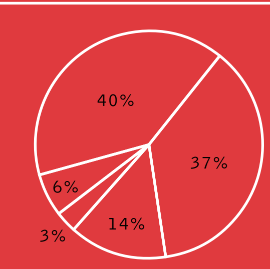


350 HECTARES OF LAND FOR NEW DEVELOPMENT

350

HECTARES IN LANDBANK

RENTAL INCOME DIVERSITY



- Manufacturing 40%
- Logistics 37%
- Offices 14%
- Park management 6%
- Retail, Mixed use and other 3%

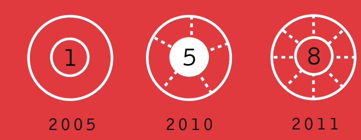
5

SECTORS OF PORTFOLIO ACTIVITY WITH 380 CLIENTS

6%

VACANCY RATE AT THE END OF 2010

NUMBER OF CREDITOR BANKS



5

CREDITOR DIVERSITY

1.6

MILLION M² IN BUILT-UP AREA

1

CZECH MARKET POSITION

OPERATIONAL HIGHLIGHTS

January

Honeywell moves into custom built offices at CTPark Brno.

Just as the New Year's firework displays were extinguished another celebration took place when Honeywell inaugurated its Honeywell Campus at CTPark Brno. With the benefit of a CTFit custom-built space the company can start the year fresh developing state of the art designs and software for air traffic control, turbo labs and other high-tech areas. Green landscaping and lake water features for the building provided an added touch for Honeywell's 600 employees working at the Campus. Honeywell has signed up for the 10 500 m² of rentable space for a 10-year period.

The CTP team along with agents from different real estate sectors enjoyed our annual 3 day event in the Austrian ski resort of Saalbach.

February

CTPark BOR

CTPark BRNO SOUTH

CEVA moves in to 33 000 m² of space at CTPark Bor.

Fabory and IN-TIME come to CTPark Brno South.

The winter heated up considerably with CEVA's take-up of 33 000 m² at CTPark Bor, marking the biggest operation for Philips in Central Europe to date. The move was a consolidation of the company's CEE and German activity to the newly built Western Bohemian distribution centre, a confirmation of CTPark Bor's strategic location for Pan-European logistics distribution.

The snow might cover much of the 100 hectares around CTPark Brno South, but not the park's massive expansion potential over the next ten years. Fabory and IN-TIME moved into a newly built building, joining such prestigious clients at the park as CCI, CSAD and Maurice Ward.

March

Biggest office deal in the Czech Repubic outside of Prague 2010.

8 500 m² - AVG at Spielberk Office Centre.

Spring hasn't arrived yet but rebirth for the Czech regional office market is in the air as AVG Technologies made the country's largest regional leasing transaction of 2010, choosing Spielberk for what Karel Obluk, Technical Director at AVG, calls a great working environment combined with the ideal infrastructure for a cutting edge high-tech company. "Power lines, connectivity, backup power - all that in combination allows us to focus on the business and delivering great products to our users."

April

CTP 2009 RESULTS

CTP releases 2009 results.

CTPark Ostrava's take-up 45 300 m² including Rhenus, Grupo Antolin, ITT, Centillion.

With the flowers beginning to bloom, growth is the word of the day as CTP released its 2009 results. The year saw 11 new projects completed resulting in a 8.4% growth in total lettable area of 127 thousand m² to 1.5 million m². An additional 19.9% growth in gross rental income (+15 million) to €84 million plus a 78.5% growth in operating result (before result on portfolio), (+€27 million) to €64 million show the achievements of the year. Net profit before tax for this period was €124 million.

Take-Up at CTPark Ostrava totaled 45 300 m². Rhenus and Centillion comprised the new take-up while existing clients Grupo Antolin and ITT took up an additional 15 000 m².

May

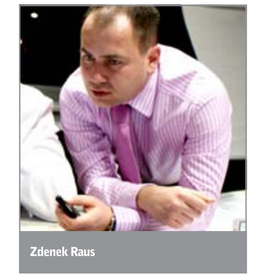
CTPark Bor Best Logistic Park of CZ 2010, awarded to CTP by client satisfaction.

CTPark Bor Pressol, Rieter & Schenker.

The sun was shining on Western Bohemia as CTPark Bor won the Best Logistic Park of the Czech Republic, 2010. The award came as a result of an extensive survey carried out by STEM/MARK of local and international developers targeting parks' end users.

More Spring cheer was to come as CTPark Bor gained two new important tenants - the Swiss company Pressol Tschechien and Rieter Automotive from Germany. Schenker also decided to extend their operations at CTPark Bor.

June



The Spielberk Office Centre celebrated its 5th anniversary.

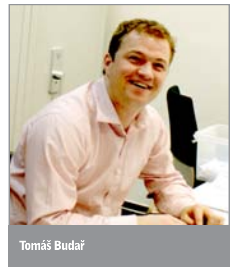
June is a traditional month for weddings, so an anniversary shouldn't be at all out of place. In this case it is the celebration of five years of the Spielberk Office Centre, with speeches from our valued clients and a few words from the Dutch ambassador Mr. Jan C. Henneman. Also on offer were a building tour and a lift in a crane to admire the view of Brno and beyond.

With a total of 90 000 m² of business space, Spielberk Office Centre is now 85% full with 70 different companies present. Among these clients is Lufthansa, our first tenant, which just signed for an additional five years with an added 400 m².

Zdeněk Raus joined CTP as a Financial Project Manager, participating in shaping the company's long-term business plan and focusing on improving the efficiency of the finance and accounting department.

OPERATIONAL HIGHLIGHTS

July



Tomáš Budař

Stefan de Goeij

CTP Solar program up and running well with Tomáš Budař.

CTP founding partner of the Czech Green Building Council.

Stefan de Goeij brings our CTP Online HelpDesk to life.

The burning summer sun isn't only a call to get away on holiday and head for the beach; it's also a reminder of the enormous potential of solar energy, a potential CTP has tapped into and has producing 6.1 Mw of energy on 13 buildings. Financed by Raiffeisen Bank, Investkredit and Komerční Banka the solar program has been installed on rooftops at CTZone Brno, CTPark Brno South, CTPark Brno and CTPark Jihlava.

CTP has become a founding partner of the Czech Green Building Council (www.czgbc.org). Some of our buildings now produce more energy than they consume.

CTP has a newly developed helpdesk service up and running as a way of increasing our clients' aftercare and level of service. The helpdesk allows a repair request to be forwarded to us 24 hours a day, 7 days a week by filling out a user-friendly and easy to operate internet application.

August


CTPark Ostrava: Brembo agrees to a new 25 000 m² factory.

The summer is speeding by and if anyone can hope to slow it down, it's Brembo, leading provider of high-performance brake systems for the automotive industry. The Italian company agreed to maintain its high-end and luxury segment production in Italy, but to obtain a new 25 000 m² factory at CTPark Ostrava for casting, machining and assembling of brake calipers and other aluminium components.

The three-year approximately €35 million investment plan is aimed at developing a high-tech, integrated industrial centre supplying quality brake systems to the European market by 2014.

September

CTP wins Brno tender, adding 42 hectares to CTPark Network.

Students are back at school and CTP is back at work signing an agreement with the City of Brno for the purchase of 420 000 m² of land plots at Brno Černovická Terasa /CTPark Brno (phase II). Total investment into the site is forecast at €95 million.

The plan is to build 11 buildings on the site over the next five years primarily rented to production companies operating in high-tech manufacturing, the automotive sector and consumer electronics.

October




CTPark Ostrava Award: Petra Pivovarová CTP Park Manager & Remon Vos - CTP CEO


CTP awarded 1st prize by the Ministry of Industry and Trade for CTPark Ostrava.

Selling Bohlen und Doyen: €62 million to strengthen the market position of CTP.

CTSport 2010.

The leaves are changing color but the results for CTP remain the same – another top prize for a CTPark, this time the Ministry of Industry and Trade in cooperation with the Association of Foreign Investment and Czech Invest name CTPark Ostrava the "Property of the Year 2009".

Having acquired German company Bohlen & Doyen in 2007, CTP made an asset deal worth €23.5 million. CTP sold the business part of Bohlen und Doyen for €62 million to SAG AG (www.sag.eu) and kept the real estate from the deal.

CTSport 2010 - Team building was carried out over an exhilarating weekend of activity and fun including lavish dinners, a survival journey, horseback riding, rafting and mountain biking.

November




Remon Vos Receiving the award for Best Overall Development from Richard Curran

CTP wins Best Overall Development in the Czech Republic for 2010.

Last Phase III - Tower projects 30 000 m² now under construction.

The prizes keep pouring in as the CIJ Awards bring CTP the Best Overall Development prize for Spielberk Office Centre as well as the Personality of the Year for CEO Remon Vos.

The third and final phase of the Spielberk Office Centre reached its highest point at 85 meters. Complete construction of the two towers is scheduled for the first quarter of 2012.

December



Paul Deverell


Tieto agrees to 15 000 m² of office space at IQ Ostrava, biggest office deal in Ostrava.

Paul Deverell returns to CTP.

Another year goes out with a bang as European IT service company Tieto makes the biggest splash on Ostrava's office market by agreeing to lease 15 000 m² of office space in CTP's new Ostrava office project due to be completed in the second half of 2012, resulting in IQ Ostrava already being more than 75% leased.

Year end also provided a homecoming as Paul Deverell came back to CTP after a four year hiatus. Having helped build the company in its earlier stages Paul wants to continue streamlining some current processes as well as improve the coordination of leasing and client relations.

CHIEF EXECUTIVE STATEMENT

REMON VOS CTP CEO

2010 HAS BEEN GOOD FOR CTP:

In 2010 rent income was up 12% on 2009 and by the end of the year vacancy fell to 6%. Rent income for 2007 was 52 million and with an estimated rental income for 2011 at 105 million we are on schedule to fulfill our 2015 business plan. Rent income is secured by long-term contracts with our respected clients who are involved in a variety of businesses.

AWARDS: Remon Vos, CEO of CTP, was awarded with the 1st prize at the competition of Manager of the Year in the field of Development and Real Estate in the Czech Republic. The National Committee is set up from representatives of the competition MR 2010, partners of the competition, previous winners of the title Manager of the year and members of the Evaluation Committee MR 2010.

CIJ Awards 2010 - Remon Vos CTP's CEO received the Personality of the Year Award.

The portfolio value is stable, with the 2010 market having shown limited new supply, stable rent prices and good take-up. In 2010 CTP completed a number of projects with a total lettable area of 55 000 m², bringing the standing portfolio as of December 31st 2010 to 1.584 million m². Although the oldest property we have is not yet 10 years old, we do take property management very seriously and make sure that our buildings are always in an excellent condition.

The limited number of projects completed in 2010 is the result of the crisis and not many projects having started in 2009. In 2011, however, many more new projects will be completed. We have signed various future lease agreements, mainly with the existing clients, and will be constructing approx. 20 new properties during 2011 with total lettable area of more than 160 000 m². These projects are co-financed by both existing and new banking partners and are a mixture of office and A class industrial properties.

1

CZECH MARKET POSITION

The CTP team at the end of 2010 consists of 114 professionals and we have become a stronger and closer team over the past years.

2010 was a good year for CTP. We have been able to grow our company thanks to the ongoing support of our business partners, tenants, suppliers, banks and, of course, the authorities.

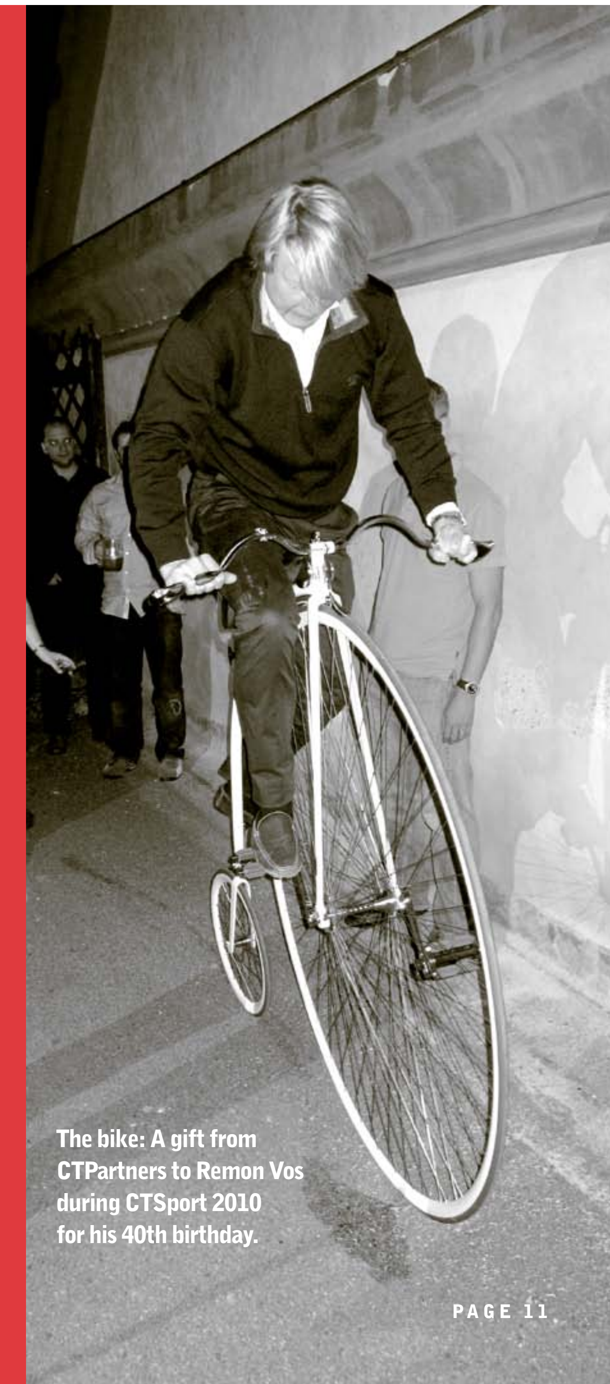
CEE is now more than ever a business smart location. Many of our clients have extended operations here, bringing added value activities to their sites such as design and repairment centres, laboratory test centres and extended production facilities.

The Czech Republic and CEE is our home market. This is where we live and have the experience of our network. This is where our future lies and we are on the right path to achieving it. We are fully committed to fulfilling our targets, especially now that there are so many opportunities for organic growth as well as for CTP to enter into strategic partnership or do acquisitions.

I am optimistic about 2011 and more. I would like to thank our business partners and my colleagues at CTP.

CTP Humpolec, Czech Republic, March 2011.

Outdoing high expectations



The bike: A gift from CTPartners to Remon Vos during CTSport 2010 for his 40th birthday.

FINANCIAL VIEW

Finite calculation at the beginning makes a big difference in the end

RADEK ZEMAN
CTP | CFO

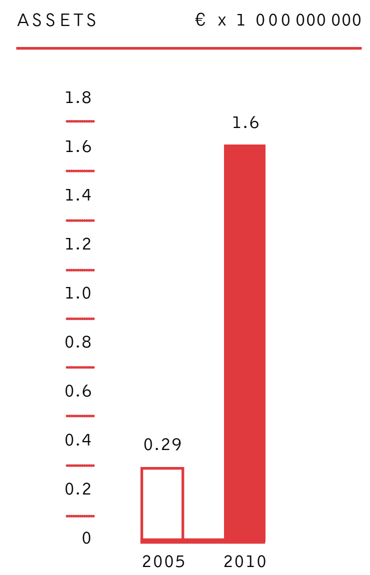
NOTHING SHORT TERM:

Q: Radek what does the CTP business model look like? A: Our business is to develop industrial properties (production facilities, warehouses and offices) in particular in the Czech Republic. We do not consider the orientation towards short term profit, meaning to develop buildings and afterwards to sell them, to be the right business model. Instead, CTP is focusing on satisfying the long term needs of our tenants. We choose the right locations and develop the buildings but the main focus is on the business and the needs of our tenants. Therefore, we understand that we must be flexible. Consequently, we focus on long term profit by operating our buildings instead of short term profit by selling the buildings after their completion.

Q: What do you think are the main drivers for the positive results achieved by CTP in 2010?

A: We recognized and were able to benefit from the fact that many tenants during the financial crisis strengthened their focus on core activities and centralized production and warehouse activities. In many cases this was in the Czech Republic, where new production facilities have been constructed over the last 20 years. Following our business model and thanks to good relationships with our tenants, CTP was often chosen as the business partner for these projects.

Q: What are the most important attributes of the buildings in the CTP portfolio? A: It is important to consider our business model ("we do not build and sell, but build and operate for the long term"). Therefore, we do buildings to last as we know that they will host many generations of tenants. Consequently, the quality of our buildings is essential for us and they have to have flexible functionalities. In 2010 we installed 6 MW of solar plants on our buildings and we plan to continue in the future. Having the solar plants installed the buildings produce more electricity than they consume.



1.6

BILLION EUROS IN COMBINED ASSETS FOR 2010

FINANCIAL HIGHLIGHTS

STRENGTHENING FOCUS:

Q: The financial crisis significantly impacted not only your tenants but CTP as well. Could you please outline measures and actions taken that enabled CTP to become a stronger and more successful company than it was before?
A: From both the operational and strategic point of view, the main actions we have implemented over the last 2 years were mainly that we have worked closely with our tenants, municipalities, CzechInvest, agents, chambers of commerce and other partners to promote the Czech Republic and especially our buildings to be the right place for new business. Cash flow has been planned in detail and monitored on day to day basis. We have promoted CTP externally and internally, always stressing the spirit of entrepreneurship, friendship and pride of being part of CTP.

We have improved cooperation with financial partners in order to finance new projects during and after the financial crisis.

We have significantly increased the share of projects that are built to suit in order to mitigate risks and to improve conditions for financing.

We have strengthened budgeting, reporting, monitoring and other internal processes and procedures. By not taking a formalistic approach but looking to see how we could benefit our tenants' business we were able to significantly increase the occupancy of our buildings. It was difficult to receive new loans to finance new development during the financial crisis. Open and fair relationships with our financial partners helped us to secure new financing. With our tenants, CTP was often chosen as the business partner for these projects. Consequently, our revenues grew significantly, even during the financial crisis, from €52 million in 2007 and €67 million in 2008 to €84 million in 2009 and €94 million in 2010.

CTP headquarters - CTPark Humpolec

Q: With respect to the financing, could you please outline the biggest achievements to date?
A: In 2010, we secured project financing for our developments. The financing was provided by our current banking partners. We financed properties being constructed as well as solar plants being installed on our properties. In addition, in 2010 we started negotiations with several banks in order to secure financing for projects in our pipeline for 2011 and 2012. In March 2011 we signed new loan agreements with UniCredit and ČSOB. Both UniCredit and ČSOB are new financial partners for us and we believe that our cooperation with them will be further extended.

In total, CTP in 2010 and 2011 secured €120 million of project financing for new development. We are in final stage of preparation for another more than €40 million of pipeline financing. Our goal is to have 8 financial partners by the end of 2011. After signing the loan agreements with UniCredit and ČSOB we have 7 bank creditors and are in discussions with several other banks about financing our projects.

Q: What is CTP's vision with respect to its employees, the communities and the clients?
A: Our company is young and has a dominant position in its sector. We want our colleagues to feel that they are part of its success. We have high requirements and give them the opportunity to take an active part within our organization. We want to distinguish ourselves from our competitors thanks to the day-to-day hard work. We want our employees to be fully integrated and focused on our business and our goals. Our colleagues should focus on tenants and business opportunities and the results they can achieve. Regarding communities, our goal is to be recognized as strong, business-focused, fair, easy to talk to and the first address when doing business. As we are privately owned, we want our clients to enjoy the spirit of a quick and focused decision. Our market share is 40%. As a result of this we are involved in almost all transactions in the Czech Republic - we want our clients and employees to recognize our position but we want them to do business with us because we offer the best solutions. Furthermore, we have an optimal structure as our shareholders look how to maximize the value of CTP by focusing on new business and allow us to keep profits within the organization.

Q: What plans does CTP have for the future?
A: We plan to grow 7-15% each year. As 2/3 of new business is coming from existing clients a good and strong relationship with them is important for us. Our business also depends on financing, therefore, we have to maintain a good relationship with our banks. Last but not least we have to be aware that crises arrive every 7-10 years and therefore we need to keep the robust business model based on our cash flow.

OVERVIEW OF WHAT WE DO

CTP is an all around developer with a special focus on Central Europe. Our CTPark Network is the region's largest network of full service business parks. We own and operate almost 200 properties throughout the Czech Republic and have a land bank to double that within the next 5 - 10 years.

Our plan over the coming five to ten years is to continue developing high-quality A-class properties in strategic locations, with the goal of creating a portfolio of 3 million m² of rentable area. We will continue to put new properties on the market, adjusting the supply to current demand. To build our current portfolio we needed almost a decade, at times completing more than 300 000 m² of space per year. For future developments we have assembled a land bank of approximately 350 hectares that will allow us to build an additional 1.6 million m², mostly within our existing business parks.

Location: We need to make sure that the location is good for the present as well as the future. Infrastructure, accessibility, opportunities to grow, availability of work force, supply from universities, traditions, support of the local government, support from the inhabitants, all play a role in choosing one location over another. Consultations with potential tenants in the industry about sites and property concepts are another significant part of the way we choose the best places to build.

Permits: Before we buy, we secure the land with a future purchase agreement so that we have time to obtain zoning and building permits in order to avoid spending money on sites which cannot be developed. We have an in-house team experienced in zoning and permitting, and use our good reputation when talking to new communities. It is important that our projects are integrated in the urban plan and that they fit into the regions they are being built in, both for the present and for the decades to come.

Infrastructure: Once we own the site, we start investing in infrastructure and getting land ready for future development. We also build the infrastructure such as local distribution networks, waste water treatment plants, access roads, etc. At the same time we arrange for environmental impact assessment studies so we obtain an umbrella permit for the site.

WE SELECT THE RIGHT LOCATION. WE HAVE A HANDS ON MENTALITY. WE HAVE A LONG TERM VIEW. WE ARE COMMITTED.

WE DO WHAT WE SAY. WE BUILD RELATIONSHIPS. WE ARE CAREFUL. WE CONSIDER THE IMPACT OF WHAT WE DO.

WE ARE LOYAL. WE HAVE A LOT OF EXPERIENCE. WE ARE THE GENERAL CONTRACTORS ON OUR PROJECTS.

WE HAVE A STRONG TEAM. WE TRUST EACH OTHER. WE SUPPORT GROWTH. WE LIKE A CHALLENGE.

WE ARE SERIOUS ABOUT WHAT WE DO. WE ARE PROUD OF OUR COMPANY. WE LOOK AFTER OUR PROPERTIES CAREFULLY.

WE LIKE TO MAINTAIN OUR POSITION AS MARKET LEADER. WE WANT TO WIN. WE SOLVE PROBLEMS. WE ARE TRANSPARENT.

WE ARE OPEN TO NEW IDEAS. WE ARE HARD WORKING. WE ARE INNOVATIVE. WE ARE FLEXIBLE. WE ARE OWNERS.

WE ARE CTP

LAND ACQUISITIONS: CTP, STRATEGICALLY LOCATED

We work closely with cities to coordinate our developments with their urban master plans

LANDBANK m2 x 1 000 000

1.6 m2 POTENTIAL BUILT-UP AREA

350 HECTARES OF LAND FOR NEW DEVELOPMENT

350

HECTARES IN LANDBANK

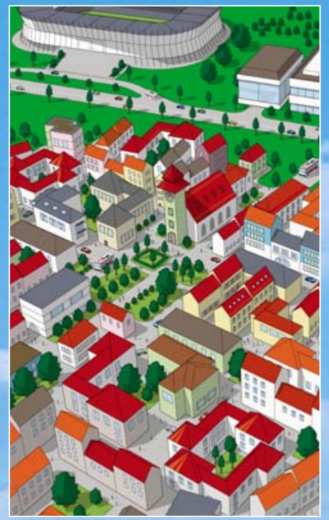
COMMUNITY PARTNERSHIP

CTP is a full service company in every step of our projects. From land acquisitions, land swapping to permitting and developing relationships with local authorities including the surrounding community to make sure our projects fit.

Our in-house experts provide total project development, including initial location search, land acquisition, as well as zoning and permitting.

We work closely with cities to coordinate our developments with their urban master plans.

We address communities concerns—including traffic, residential development, road ways, employment and the local environment.



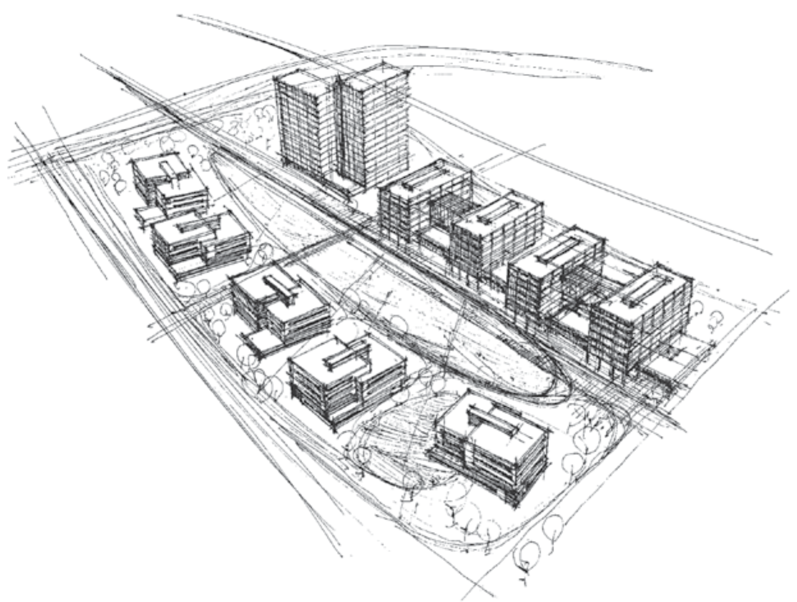
CTP DESIGN

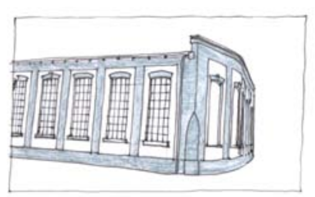
IDEAS FROM THE START:

Since the early 1990s, Václav has worked as the head of the Prague office of Dutch-based architecture collective, Studio Acht—an innovative and highly acclaimed group of Dutch and Czech architects founded in 1973 by Ben Hoek in Rotterdam. Studio Acht has created the designs for CTP's most successful buildings and CTPark concepts, including the CTFlex, CTBox, AXIS Office Park, Spielberk Office Centre and our Office project in Ostrava. CTP builds from the ground up and first stages of our designs are some of the most important decisions we have to make.

"For me architecture is a mixture of aesthetics, function, and cost. My role is to bring the balance and harmony between these elements."
Václav Hlaváček

Václav Hlaváček Quotes "For me architecture is a mixture of aesthetics, function,and cost. My role is to bring the balance and harmony between these elements. And with Remon and I, we don't even need to talk about these things. We are on the same level. We have the same feeling. Over the years, we have developed a strong working relationship. I don't need to explain to him that this is a nice building, or that this is a good design. This is so important for co-operation. We can concentrate more on costs, and details of the design."





BEN HOEK
ARCHITECT FOR CTP

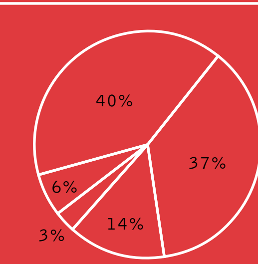
VÁCLAV HLAVÁČEK
ARCHITECT FOR CTP

THE CTP PIPELINE 2013

OVERVIEW OF OUR STANDING PORTFOLIO

CTP has 1.6 million m² of built-up area in the CEE. Outside of the Czech Republic we also currently operate in Slovakia, Romania and have plans for Poland. Overview of our Czech Republic current density:

RENTAL INCOME DIVERSITY

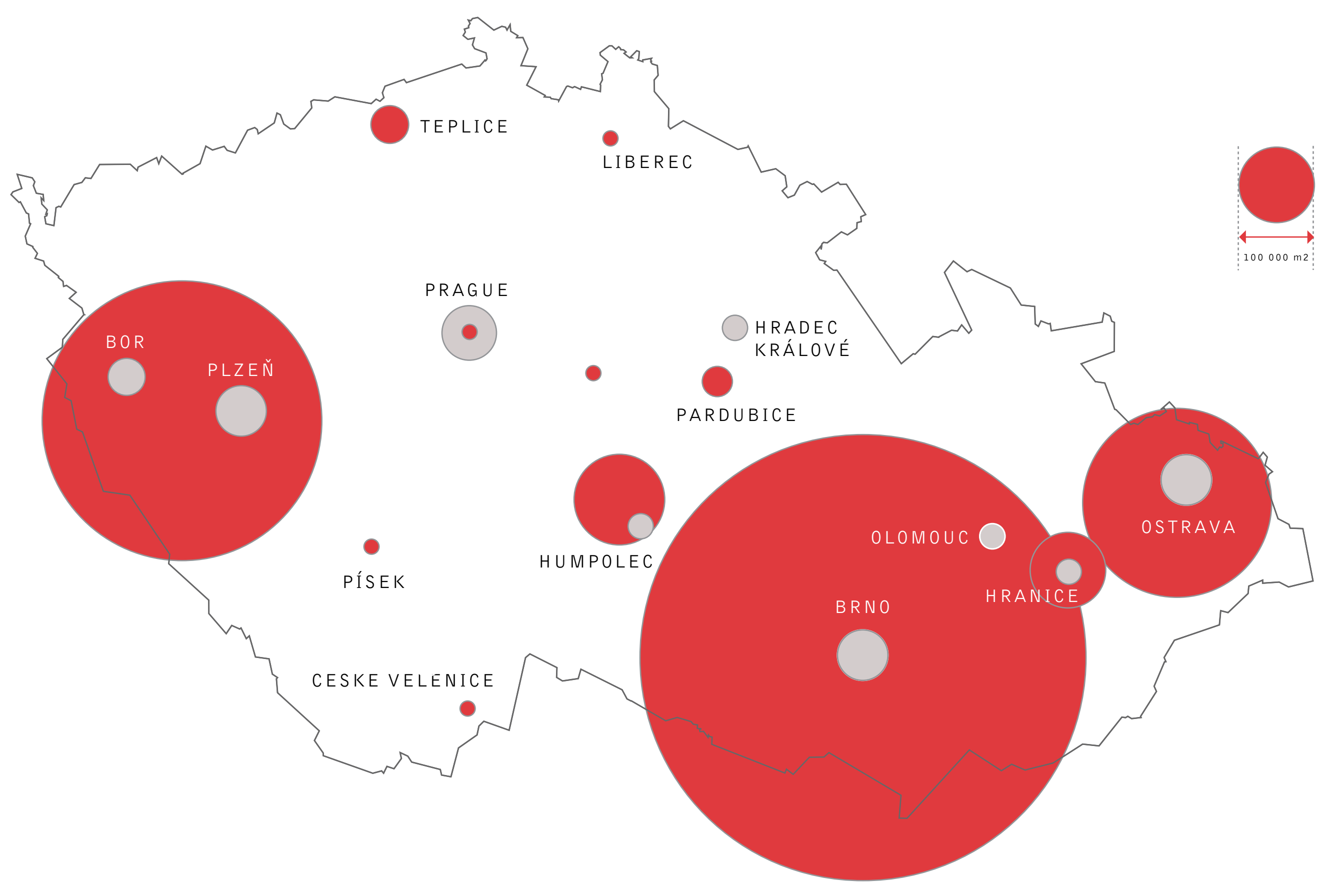


- Manufacturing 40%
- Logistics 37%
- Offices 14%
- Park management 6%
- Retail, Mixed use and other 3%

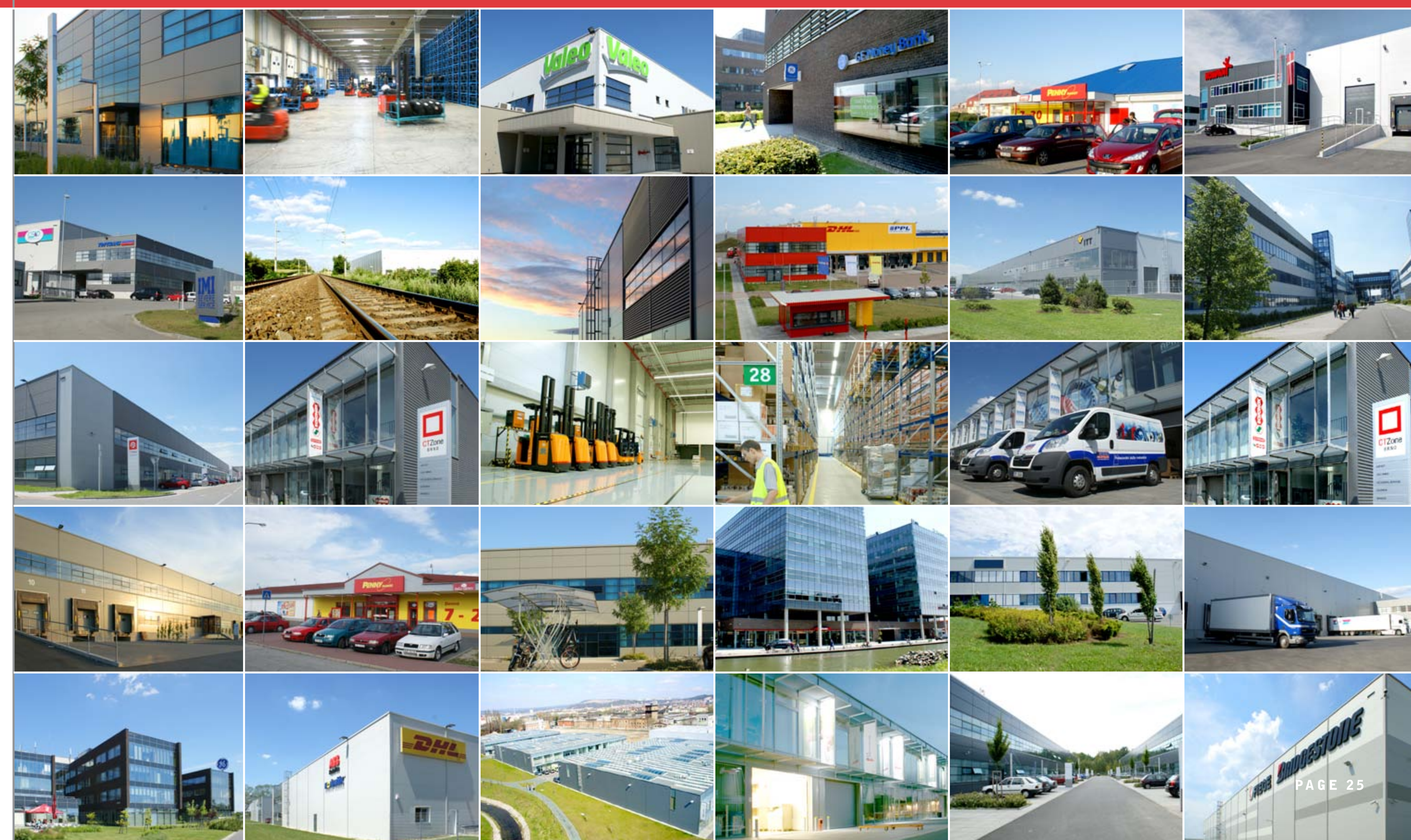
5

SECTORS OF PORTFOLIO ACTIVITY WITH 380 CLIENTS

AVERAGE DENSITY OF ACTIVITY IN THE CZECH REPUBLIC, NON-SPECIFIC LOCATIONS, GENERAL REPRESENTATION



TOTAL LETTABLE AREA OF: 1.6 MILLION m²



OVERVIEW OF OUR CTPARK NETWORK PRODUCTS

THE CTPARK NETWORK IS CENTRAL EUROPE'S LARGEST INTEGRATED SYSTEM OF STRATEGICALLY LOCATED BUSINESS PARKS.

CTPark Network locations are ideal for warehousing, manufacturing, light-industrial, modern office activities, call & repair centres, laboratory & test facilities, research and development.

The CTPark Network is a collection of our strategically located CTParks found across CEE. Each full park places your company in a central location, with extensive high-capacity road and rail networks. The combination of skilled local labor and proximity to suppliers and customers gives the tenants of the CTPark Network great advantages. The CTPark Network is situated at the crossroads of this new European landscape, offering businesses an unprecedented opportunity in the region.

CTBox - 450 to 800 m²

Ideal for small to medium enterprises such as retail outlets, service and repair shops, and suppliers of all kinds. A perfect combination of showroom, warehouse and office space all under one roof. We offer flexible leasing options.

CTFlex - 1,150 to 3,000 m²

Ideal for repair centres or light manufacturing with flexible warehousing space, combining office, warehouse and light manufacturing space modifiable and expandable for seasonal overflows or simply expansion of your business. This product comes with 7 m clear height.

CTSpace - 3,000 to 20,000 m²

Ideal for a full range of storage and distribution needs with a variety of loading bay options including a spacial 10.5 m ceiling height. This product is built with a modern fire resistant solid concrete structure and, like all our building products, has an energy-efficient design in mind.

CTFit - From 5,000 m²

Customize your facility for maximum effectiveness incorporating the most modern technologies and fit-outs. With this product everything can be built to specification with plenty of on-demand locations within the CTPark Network.

Axis Office Park - 194 to 2,550 m²

Ideal for R&D centres, call centres, laboratory test facilities, software, equipment design and back office operations. This product is found exclusively inside the CTPark Network and includes all the benefits that every CTPark includes. AXIS Office Park spaces offer flexible floor plans for space design and future expansions, state of the art infrastructure, including all up-to date connection technologies found under our raised floors. Green landscaping and water features, canteens and shops are all built into the design of our AXIS products to provide a good working atmosphere. Safety and convenience come with 24-hour surveillance and plenty of available parking.

CTPark NETWORK

CTBox
450 to 800 m²

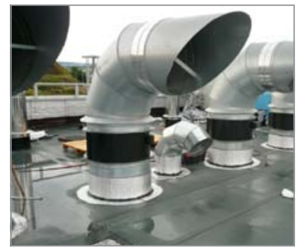
CTFlex
1,150 to 3,000 m²

CTSpace
3,000 to 20,000 m²

CTFit
From 5,000 m²

AXIS Office Park
194 to 2,550 m²

OVERVIEW OF OUR PRODUCTS

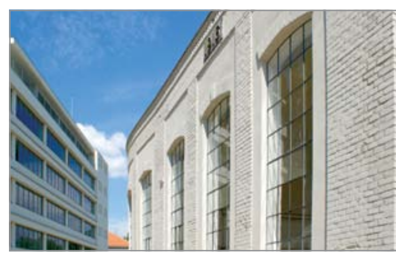
STAND ALONE PROPERTIES: CTP also builds and maintains stand alone projects such as our office projects in both Brno and Ostrava including a balanced portfolio of retail and city centre offices found in locations across the Czech Republic.



Spielberk Office Centre - Brno, our flagship office project.
Spielberk Office Centre, located in the new business district, offers 90,000 m^2 of A-class office space. Page 40 for more details.


IQ Ostrava & Tieto Tower our new office project in the centre of Ostrava based on our highly successful IQ concept at Spielberk Office Centre. This project is the first in Ostrava to be certified under the strict BREEAM green building assessment criterion. More details on BREEAM can be found on page 53.



SME Business Spaces: CTP Also works with the CTBox concept in an Office Atruim open format, targeted towards more open central space including office, warehouse and showroom options. CTP also constucts historically reconstructed designs such as in CTZone Brno, which contains all modern-day conveniences and design, but retains a nostalgic feel.


Supermarkets across the Czech Republic in prime locations such as Prague, Brno, Ostrava and a variety of smaller towns.

DIRECT PERSPECTIVES: BIG BUSINESS

Real estate is above all a people business, and having the right people at CTP is what leads to satisfied customers and maintaining our strong reputation and high standards

THE ENGINE OF SUCCESS:

"Experience is key and CTP has most bases covered. I believe this helps a lot when working with multinationals as well as local firms"

PAUL DEVERELL
CTP | Business Director

CTP PRIORITIES: Business success comes from the people within any given organization. This is not just an empty phrase, but something CTP is working hard on. There is a good camaraderie amongst property types which I have always enjoyed. One of my roles within CTP is to liaise with potential and existing clients; understand their needs and to assist them accordingly.

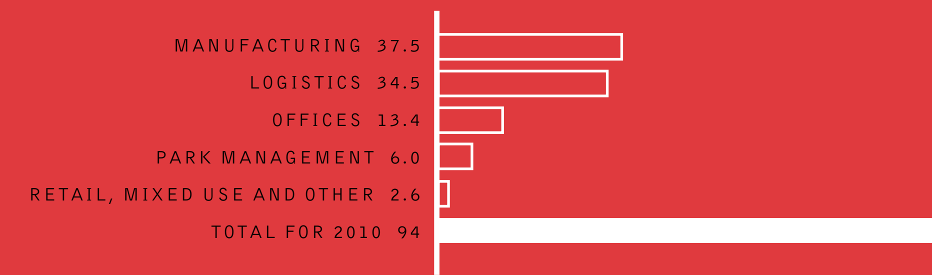
Working more closely with our tenants, clients, Czech cities as well as Czech Invest has been given even stronger emphasis at CTP. Reaching out to agents, chambers of commerce and other partners to help promote the Czech Republic and our buildings in particular as a prime location to do business is a factor that needs to be stressed as businesses worldwide go back into growth and search for new and improved opportunities in a still competitive environment.

Business success comes from the people within any given organization; the right people lead to happy customers and those are not just fancy words but something CTP is working hard on. The future depends on maintaining a good reputation and standards. I believe with our team we will be able to achieve that.

94

MILLION EURO IN RENTAL INCOME FOR 2010

SPLIT RENTAL INCOME See Note #6 for details € x 1 000 000



DIRECT PERSPECTIVES: REGIONAL DIRECTOR

FLEXIBILITY: Tomáš Novotný joined CTP as Regional Director. He supports CTP in growing its portfolio in the Bohemian region, which has registered a big increase in take-up in the last couple of months. As CTP has accommodated a very significant stake of this demand it only underlines the leading role of CTP on the market and I am glad to be part of the CTP team.

Being in the development of industrial and logistics properties for over 7 years and having now experienced the CTP potential from the inside I have no doubts about meeting the targets set for the upcoming years. CTP has a great potential to anchor the demand for the Bohemian region in its well-established parks such as BOR, Borská Pole, Jihlava etc., though the company is ready to grow the portfolio of the parks and follow the clients to new regional locations as well.

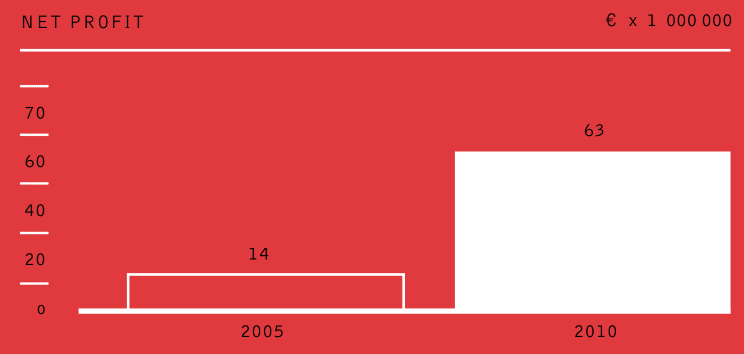
The dynamic approach of CTP management can provide the clients with the neccesary dynamic of the transaction and at the same time CTP can shield all activities with institutional processess. This together with the secured financing for the transactions are key for the development team and business people to finalize the transactions in a very short time which is allways valued by the customers.

CTP is a dynamic company with the ability to quickly react to market and client demands

TOMÁŠ NOVOTNÝ
CTP | Regional Director

63

MILLION EURO IN NET PROFIT FOR 2010



OUR DIVERSIFIED PORTFOLIO OF CLIENTS

UNIQUE: Clients are our most valuable asset. We have over 380 clients from all over the world. They provide a wide range of products and services. Major tenants include companies operating in:

Automotive industry

High tech and electronics industry

Transport and logistics

The variety of the products and services supplied confirm that our properties can accommodate a client operating in almost any type of industry.

Our properties mainly attract international companies. They choose the Czech Republic due to its strategic location, advanced infrastructure and skilled workforce. Nevertheless, we also have several local companies well established in our buildings.

Over the last few years we have seen that our clients are consolidating and concentrating their activities to the Czech Republic. Many existing clients are bringing new business to our CTParks and demand additional space for leasing. The business transferred usually has higher value added. This process confirms that the Czech Republic is an attractive country for investors that want to invest in advanced and sophisticated industrial activities.

DHL, Wistron, Honeywell, Bridgestone, TechData and IMI rank among our largest clients. Due to our flexibility and the wide range of different space types available we are not concentrated or dependent on a specific client or type of industry.

OUR STANDING PORTFOLIO, HOME TO MORE THAN 380 WORLD CLASS TENANTS

"More than 2/3 of our new business comes from expansion of our current tenans"

DIRECT PERSPECTIVES: BUSINESS

Spielberk Office Centre - office terrace

JIŘÍ KOSTEČKA
CTP | Business Manager

GROWTH OF THE PORTFOLIO: Last year saw the extension of a number of lease contracts, or companies expanded and rented more space in addition to the existing premises. The logistics property market did extremely well in terms of leases.The decreasing supply of available space is due to the fact that speculative development stopped entirely in the first half of 2009; existing occupiers are extending their leases; and new demand is being added to it and gradually taking up the existing vacant space. New halls are only being built on the basis of pre-lease. Occupiers who were hesitant to execute leases due to the crisis are starting to act now, as are those manufacturers who are expanding their operations.

CTP people are highly motivated, industry specialists dedicated to delivering first class service to customers, investors and business partners. As we want to remain the market leader in the Czech Republic and to create a sustainable real estate portfolio we need to make sure we operate our existing schemes in an efficient way. Our activities are strategically expanding across the region; diversifying our portfolio and expanding our land acquisitions. However, we still have in mind high quality and comprehensive real estate solutions - which led us to where we are today.

6%

VACANCY RATE AT THE END OF 2010

CTP IN SOUTH MORAVIA

CTPark Brno | CTPark Brno South | CTPark Pohořelice | CTPark Modřice

UNIVERSITY CITY: City of the Future: Brno is a vital link in the logistics chain, connecting not only the east and west of Europe but its Scandinavian north and Mediterranean south. The city's status on trade routes is very old, yet it is the essence of a 21st century city, with a strong focus on high-tech industry, a sizable and skilled number of university graduates (80,000 annually) and modern infrastructure, including an international airport.

Six technical universities and a number of new top of the line science and research facilities have put Brno in the leading role in Central Europe for international companies looking for a location that can facilitate anything from software development to nanotechnology research. Biotech research is another emerging field that the Moravian capital is set to play a leading role in.

CTPark Brno Phase II

CTP has been active in the Brno region for over a decade and stands as the market leader. Four industrial parks (CTPark Brno, CTPark Brno South, CTPark Modřice and CTPark Pohořelice) have already been developed and development of a new industrial park CTPark Brno - Phase II has begun on a new 42-hectare property acquired from the city of Brno in 2010.

CTP is also active in the Brno office market and has developed Spielberk Office Centre (Brno prime office location with 60 000 m² already built and 30 000 m² under construction) and CTZone (our office-showroom and warehouse facilities all-in-one project in the city centre of 36 000 m²).

CTPark Brno - Phase II

Demand for new space: The total rentable area in industrial parks in the Brno region is 493 000 m² and vacancy is very low. There is significant demand for new space from both existing clients and potential new tenants. Consequently, CTP is going to build 123 000 m² of new space in 2011 and plans further expansion in the coming years.

In 2010 the new 8 000 m² SA 5 building in CTPark Brno South was leased to Fabory and IN TIME while lease agreements signed for properties with IMI, Wistron and Kompan rank among CTP's biggest deals concluded in 2010. We have also installed solar plants with a total capacity of 6.1 MW on the roofs of our properties in the region.

IN THE PIPELINE: CTP has several pipeline projects planned for construction in the Brno region through 2015 as there is significant land bank and infrastructure in place. For 2011-2013, concrete plans are available for construction of 17 properties with total rentable area of 335 000 m². The initial projects started in 2011 consist of CTPark Brno - Phase II: two production properties for Wistron (in total 60 000 m²), a production property for Kompan (35 000 m²) and a warehouse for several logistics providers (22 000 m²); and a warehouse (20 000 m²) in CTPark Pohořelice as well as the extension of an existing production facility for IMI (5 000 m²) in CTPark Modřice.

CTP IN BRNO

SPIELBERK OFFICE CENTRE: Brno is a premier destination for high tech business in the Czech Republic. Spielberk Office Centre, located in the new business district, offers 90 000 m² of A-class office space. The flexible floor plans in our IQ buildings and lakeside Villas provide an ideal space for multinational companies including: Monster Worldwide, GE Money Bank, Infosys, Lufthansa, Miele, AVG and many more. Spielberk Office Centre was the winner of the Best Overall Development awarded by CIJ for 2010.

IN THE PIPELINE: Spielberk Office Centre and CTZone will be expanded as well in the next five years. There is construction of the Towers project (in total 31 000 m²) ongoing in the Spielberk Office Centre that should be completed in 2012. The Towers will provide prime office space that will finalize developing the Spielberk Office Centre with 90 000 m² of rentable area. In CTZone, a CTBox with 4 000 m² will be completed in 2011 and, further, there are 2 office boxes with a total rentable area of 9 000 m² in CTP's pipeline for 2013.

Construction of the project towers.
Due for completion by the end of 2012.

CTP IN NORTH MORAVIA

OSTRAVA THE INDUSTRIAL HUB: An industrial centre located at the intersection of the Czech, Slovak and Polish borders, Ostrava is gaining visibility among international manufacturers and high-tech firms. Auto manufacturing and related parts industries are the main but far from only industries to take advantage of the city's infrastructure, skilled workforce and strategic location.

Ostrava's growing international profile is being matched by an increasing emphasis on catering to its role in the 21st century economy. A strong indication of this is the fact that the city is home to the country's first international school opened outside of Prague. Looking resolutely forward Ostrava has been able to harness its long, distinguished industrial tradition to create a vital city in the present.

CTPark Ostrava has a total rentable area of 208 000 m². The properties are almost fully occupied and existing clients are demanding new space. We have a land bank available and infrastructure prepared for the future expansion of the park.

In 2010 a new 29 000 m² building was constructed - O 13.2, which is fully leased to I-ZONE, ITT and Grupo Antolin and in 2011 we are going to build a new 13 000 m² industrial property, with plans for more development on the horizon. The lease agreement signed with Brembo for 26 000 m² was the most significant lease transaction in CTPark Ostrava in 2010.

IQ Ostrava & Tieto Tower is one of our flagship office projects in the centre of Ostrava. Construction began after CTP successfully rented 70% of the full project to Tieto, with completion due in 2012.

Among many international and domestic tenants Brembo, I-ZONE, GE and ITT are our most important tenants in Ostrava. The year 2010 was also very important for our office activities in the Ostrava market. A lease agreement was signed with Tieto for 15 000 m² in the new office project IQ Ostrava that will have a total of 22 000 m² of rentable area. After CTP successfully rented 70% of the full project to Tieto construction started in 2011 and completion is scheduled for 2012. The modern property will be the prime office location in Ostrava.

IN THE PIPELINE: Due to the project's success, demand from clients for space and availability of land plots for future expansion, CTPark Ostrava is slated for extension in the next three to five years. Properties with total rentable area of 101 000 m² should be built in 2011-2013. The first 13 000 m² property will be constructed in 2011 for ABB, an existing tenant in CTPark Ostrava.

CTP IN WEST BOHEMIA

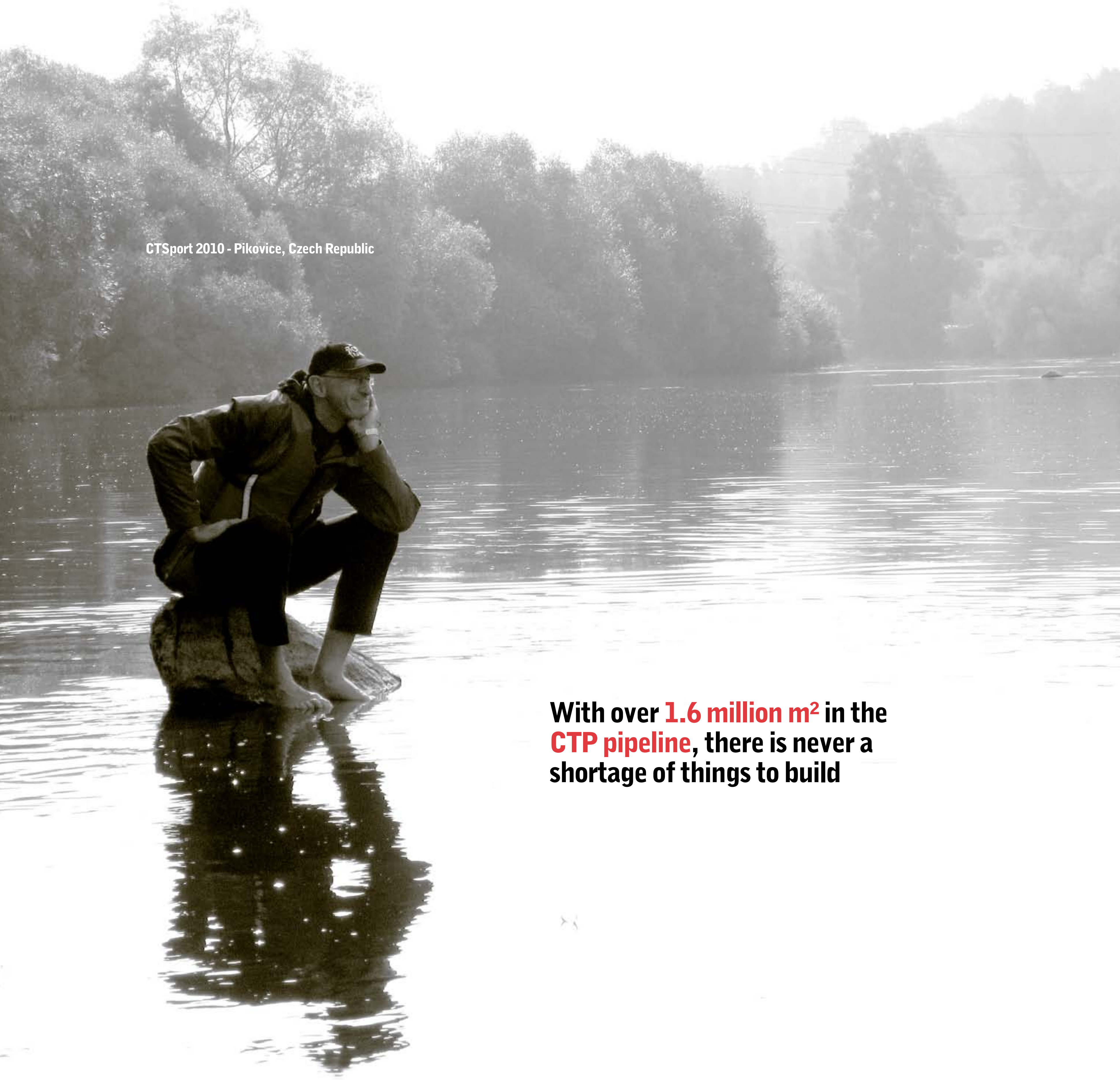
THE WESTERN GATEWAY: CTParks in the Plzeň/Bor region offer the greatest scope for growth due to their proximity to Europe's most populous area, containing 90 million inhabitants and 60% of the EU's purchasing power. Having immediate access to the German border is key for the numerous companies that have chosen Western Bohemia as a location, and CTP has been quick to adapt to this rising demand. Plzeň also has a well-established industrial tradition, with machinery and transport equipment accounting for 70% of the region's exports.

The strong take-up experienced by CTPark Plzeň and CTPark Bor in 2010 was a reflection of the increasing movement to the area of logistics companies as well as manufacturing and engineering firms. Demand from both existing and new clients was considerable, with the 16 000 m² leased to CEVA representing the largest transaction of 2010. Bridgestone, TechData, MOL and Maurice Ward are among the other major clients of CTP in Western Bohemia.

PARK OF THE YEAR: CTPark Bor is the fastest growing logistics park in the Czech Republic. Being named best Logistics park of the year 2010 was confirmation that the 246 000 m² park fulfills the requirements of current and future tenants. With the 125 000 m² CTPark Plzeň offering another regional location CTP has its Western Bohemian bases covered, yet maintains an extensive land bank that will allow for project expansion over the next five years.

IN THE PIPELINE: The next step for the region is development of four parks totaling 86 000 m² of rentable area built between 2011-2013 for either existing tenants or new clients. In 2010 CTP completed the three building properties in CTPark Plzeň, with a total rentable area of 9 000 m².

DIRECT PERSPECTIVES: CONSTRUCTION



CTSport 2010 - Pikovice, Czech Republic

With over 1.6 million m² in the CTP pipeline, there is never a shortage of things to build

TOMÁŠ KULT
CTP | Senior Construction Manager

EXPERIENCE: I have been with CTP for almost nine years. From industrial buildings in our first park in South Moravia - CTPark Modřice to the Spielberk Office Centre, our flagship office project in Brno. With this experience I am now responsible for full regional management of all our North Moravian projects.

I am now more focused on constructing our properties in the Ostrava region, and to keep good relationships with existing clients. CTP is involved with the whole development process. From land purchase, negotiating with potential clients, preparing contracts with the legal team, through designing the property according to the tenant's needs, permitting and finally the building phase itself. And it does not stop there - together with our facility management team, we strive to improve our maintenance services in order to offer our optimum product so our clients can focus on their business.

I believe that this is a remarkable advantage CTP has - to be with client from the very first contact through their decisions about future business, supporting them from the start of operation through the entire lease period.

DIRECT PERSPECTIVES: PURCHASING

HANA MANCOVÁ
CTP | Purchase Manager

A KEEN EYE ON COST: The main focus of the purchase department is lowering expenses and investments in running projects. Being responsible for tendering of materials and services means I am involved in the building process from the very beginning. Our buildings are projected in accordance with our technical standards and the needs of our clients.The most essential part of purchase is to run the tendering processes, check the price offers from several suppliers, compare them and evaluate which is the best one. In this process we have to closely cooperate with project managers responsible for construction.

Our core business is focused on the whole Czech Republic - cooperation with Czech suppliers and using domestically sourced material is a very important factor for us. By using these materials we can ensure the quality and ecological aspects of our buildings as well as supporting domestic suppliers. Part of my day-to-day work is to meet with local suppliers and discuss the scope of the works, possible changes and other aspects of the building process. It is very important that the subcontractors are locally based, because then we can use their experience within the regions.

Looking for new potential suppliers is a very important part of our daily work as well. To keep our buildings competitive on the property market we have to check the trends in new materials and building methods so our buildings are modern, state of art, highly functional and without being too expensive.

Our construction budget is our core document. We participate in its creation and watch that the expenses are not going overbudget.

It takes dedication and an open mind to stay above the rest

Grand Canyon- Arizona USA

The most essential part of purchase is to run the tendering processes

DIRECT PERSPECTIVES: PROJECT MANAGEMENT

CTP YOUNG ENERGY & BUILDING POTENTIAL:

My first step on the ladder at CTP was back in 2006 when I started as a junior project manager. I initially worked on modifications of existing buildings for clients such as Arjowiggins, Kompan and DHL among others. This provided me with a springboard to take on the responsibility to complete a full project built well and on-time.

You cannot ask for more than the opportunity to put your experience to work, and that is what I devote myself to today. My main focus is construction, which is just one part of the life cycle of a building . From client negotiations to permitting to the actual hand-over to clients and ongoing maintenance, the whole CTP team has their parts to play to keep our and our clients' business running smoothly. During the construction process, I know I can count on my colleagues from all our departments, whether in the legal, purchase, financial, facility or business development departments. Free-flowing communication with clients is also crucial during this time to ensure their requirements are met.

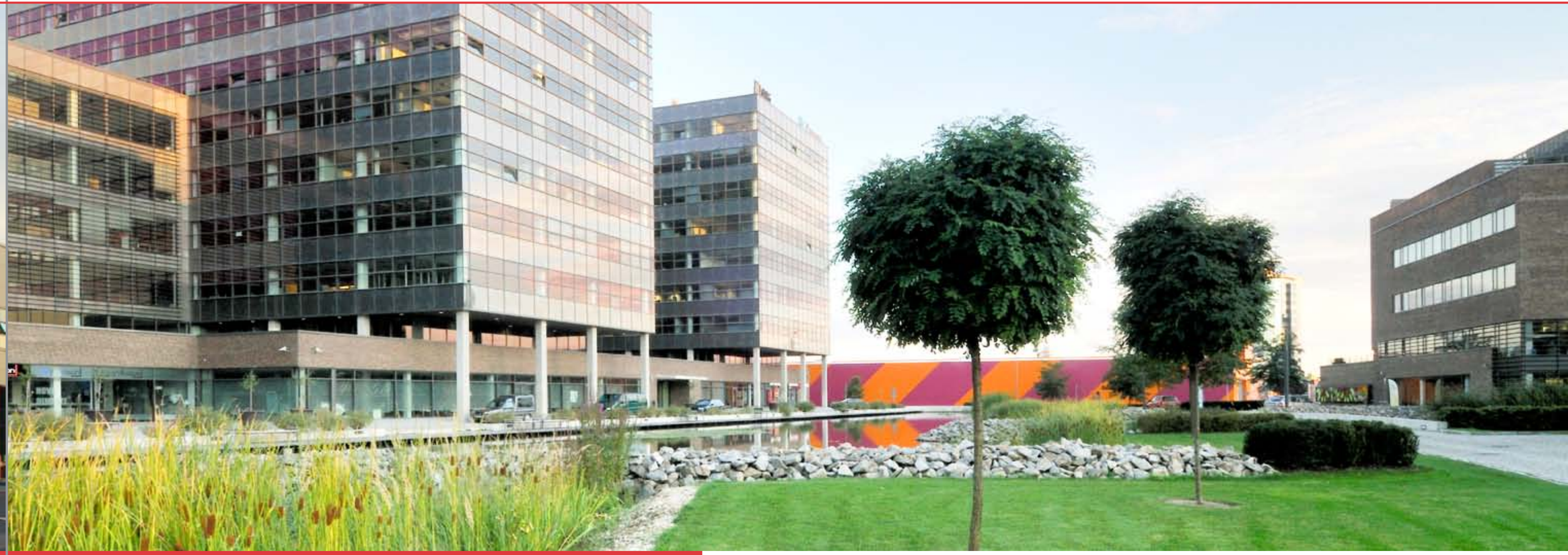
ROBERT DOLEŽAL
CTP | Project Manager

CTPark Brno, Phase II Construction

WITHOUT PERMITS YOU CAN'T BUILD:

The process of obtaining permits should be made as efficient as possible. Long experience has allowed CTP to gain an unparalleled expertise in negotiating the obstacles in the planning and building permit procedures and delivering the quickest results for our clients to get our projects off the ground.

DIRECT PERSPECTIVES: PROPERTY MANAGEMENT



STEFAN DE GOEIJ
CTP | Head of Property Management Dept.

CUSTOMER CARE: At CTP we constantly continue to increase our property management and service level. One of our most important goals is client satisfaction.

We achieve this with proper administration, appropriate operational budgets, and by ensuring that all necessary checks of our equipment is performed properly and on time.

We will continue working on constantly improving our services and after care. To enable us to follow up on repair requests with the greatest possible speed we have created a new CTP HelpDesk for our clients to visit online or call.

24 HOURS, 7 DAYS A WEEK:

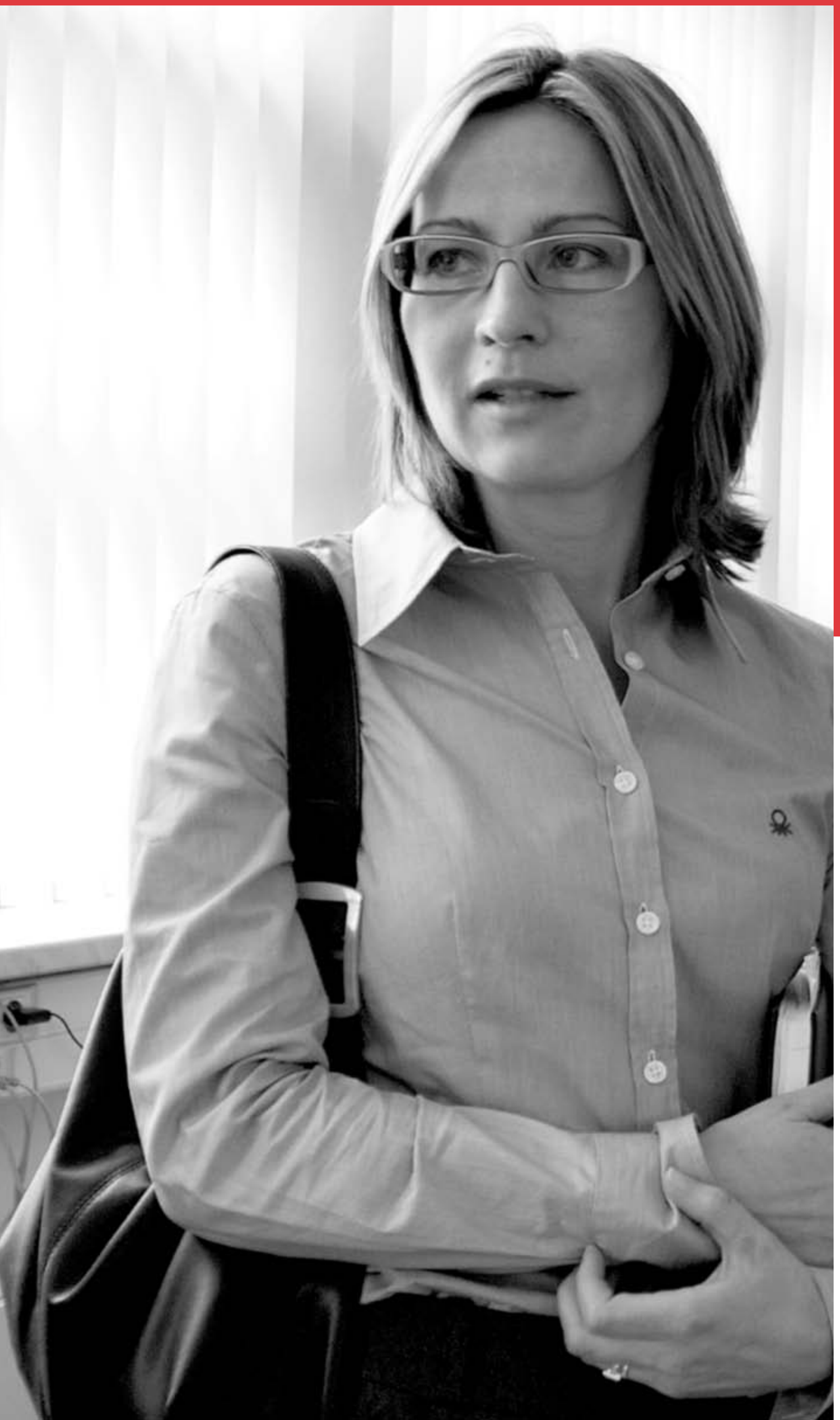
The CTP HelpDesk has been up and running since the end of December 2010 and has already proven itself to be an extremely valuable tool, collecting on average 10 repair requests per week that can be dealt with in a systematic manner.

The Helpdesk is available 24 hours a day, 7 days a week and can be found on our website www.ctp.eu under the helpdesk link. We have also developed a mobile version available at our www.ctpark.eu website.

Certified Professionalism BREEAM & ISO 14001

With a standing portfolio of 1.6 million m² property management is very serious work, our tenants are constantly changing in their needs, and therefore we need to be ready and flexible. One of the opportunities we have as CTP is to improve working on the environment. Sustainability will be an important part of our agenda in the coming years. To support this we became founding partners of the Czech Green Building Council. We are also certifying our new office constructions under the BREEAM Environmental Assessment Method and to further improve we are certifying for ISO 14001, in the first half of 2011.

DIRECT PERSPECTIVES: CLIENT MANAGEMENT



PETRA PIVOVAROVÁ
CTP | Project Manager

GOOD RELATIONSHIPS:

At CTPark Ostrava my task is to deal with operational matters in order to maintain the park in an excellent condition. We have over 40 clients here.

CTP also deals with a lot of permitting, not only of buildings but of client technologies too. For good park development it is very important to have a good relationship with city representatives and local authorities. We have been active in Ostrava for over 6 years now and I am convinced that CTP is seen here as a long term and reliable partner that plays a positive role in the city's development.

I have been with CTP for 6 years and know CTPark Ostrava from construction of the first building. I know all the clients personally and am aware of all the issued permits and signed agreements. The expansion of the park has been steady since 2005. We have built 17 buildings so far and our clients created approx. 3 500 new work positions. We still have land within the park ready to be developed, but are also actively looking for new sites.

WE ARE NATIVE TO THE CZECH REPUBLIC. For good park development it is very important to have a good relationship with city representatives and local authorities.

DIRECT PERSPECTIVES: FINANCES

HANA MANCOVÁ
CTP | Purchase Manager

ARNO VAN HUMMEL
CTP | Finance Director

ACTIVITY: Not only should the accounting meet legal requirements, it also has to provide management, shareholders and banks the necessary information in time. I work closely with the CFO and the Financial Project Manager to get financing for new projects and refinancing for other projects.

CTP is closely monitoring bank covenants incorporated in the loan agreements. The monitoring and optimization of the cash flow of the group is another important task that is done on a weekly basis.

As the accounting is the area where all information comes together I communicate with most departments in the company, i.e. of course with the CEO and CFO, but also with the legal department, business development department, purchase department, project management and property management.

Externally, I communicate with clients, suppliers and of course representatives of banks and auditors. As CTP steadily grows reporting will get more and more important for all parties involved.

1.6

MILLION M² IN BUILT-UP AREA

Future development of our landbank also depends on good financial planning

CTP is steadily growing and expanding its activities into other countries in Eastern Europe and in five years will be the biggest industrial developer in the entire region

DIRECT PERSPECTIVES: FINE TUNING

SECURING FINANCING: It is important for CTP to secure financing for our projects and communicate with our current/potential financial partners. I participate in preparing both the internal and external reporting, planning and budgeting. While doing this I closely cooperate with the CTP CFO and the CTP Financial Director.

RADEK ZEMAN
CTP | CFO

ZDENĚK RAUS
CTP | Financial Project Manager

Giving the right financial information at the right time to all users (both external and internal) of the information (especially to the CTP management and to the financing banks) is a crucial step towards our success and reliability. Various software tools that have been implemented such as the tenant and loan database provide me with necessary input for preparing the reporting.

Within the next three to five years I expect CTP to continue to enhance its market leader position in the Czech Republic and to expand to other Eastern European countries. I think that CTP will also get much stronger due to the enhancements of its internal processes.

NUMBER OF CREDITOR BANKS

5

CREDITOR DIVERSITY

I see CTP as a dynamic and successful company that managed to grow to be the market leader in the CZ without having a well known international group behind it

DIRECT PERSPECTIVES: LAW

LUBOŠ ZAJÍČEK
CTP | Lawyer

LEGAL TEAM: The CTP legal department deals with many important tasks necessary for the operation and future growth of the company: starting with concluding land purchase agreements with private owners and cities throughout the Czech Republic and other CEE countries, to dealing with state authorities in terms of permitting as well as our most important task - conclusion of lease agreements with our existing and new clients.

When preparing legal documents, we are in day-to-day contact with CTP management to understand the content of the commercial agreement reached between parties during negotiations. Also day-to-day internal support for our colleagues within the company is crucial and helps the company run smoothly and even predict and solve problems.

IT'S ALL IN THE DETAILS:

Our legal team focuses on maximum precision in preparation of all kind of legal documents. The goal is to have the highest possible level of transparency so that all the parties involved feel comfortable in their long-term relationship with CTP. This strict approach helps CTP pass all kinds of legal reviews which are necessary to get the financing for our new projects.

CTP law enforcement

As the legal arm of our company, we also have to solve many unpleasant issues connected with the running of a company, including preparation of legal actions or defending our position in various court proceedings. Fortunately, due to our smooth internal processes, this does not happen very often.

DIRECT PERSPECTIVES: BRANDING

WILLIAM ZACH
CTP | Art Director

QUALITY: When a company such as CTP has grown to this level, it's essential to show people on the outside what the organization and product is really like. This means a good representation.

This is not simply about placing logos on buildings and brochures, but rather reflecting to the outside world the true product that goes with the service. A logo is only as strong as the company that stands behind it. Every company evolves and it is our day-to-day challenge, to keep up with the moments of CTP and make sure we are reflecting our updated and true message to the public.

I am proud to brand our work as nothing less than top quality. This goes for all our brands and products CTP offers which becomes a job with no time to spare.

We plan to expand even more into CEE and with this the potential for more investors and clients to benefit from our forward moving strategy. With this said I believe people have to know us not only by word of mouth but also see the presence CTP has in the EU community. This type of communication takes constant work and monitoring. Validity of our business plan is one of the keys and our brand needs to reflect that.

Dolomiti Superski - Italian Alps.

I am proud to brand our work as quality and to represent this into our future

CORPORATE SOCIAL RESPONSIBILITY

SUPPORT: CTP supports a variety of charities including the Tereza Maxová foundation. CTP has donated to this charity helping underprivileged children since 2006.

In addition to charitable work CTP is highly active in international trade fairs and events so as to further develop relationships with communities as well as potential clients.

CREDITS

THE CTP TEAM:

Benešová Marie • Bernatová Markéta • Bingham Fialová Jana • Bindzarová Romana • Bosnyáková Lenka • Bruckner Jiří • Budař Tomáš • Bulva Oldřich • De Goeij Stefan • Dobrovolná Jitka • Dočekal Martin • Dočkalová Zuzana • Doležal Robert • Dusíková Jana • Filipová Gabriela • Fodor Martin • Furchová Jitka • Hák Libor • Hamrla Jaroslav • Handlíř Daniel • Havlíčková Martina • Homolková Svatava • Chládek David • Ingr Lukáš • Jiskrová Renáta • Junová Štěpánka • Kabelová Dana • Kamešová Petra • Kinzelová Martina • Komínková Jindra • Kopecká Simona • Kosová Bohdana • Kostečka Jiří • Kottová Lucie • Kratochvílová Jaroslava • Kubíčková Zdeňka • Kučerová Petra • Kult Tomáš • Langová Magda • Lhotský Josef • Limlová Štěpánka • Maar Radek • Malátová Anna • Maleňák Josef • Mancová Hana • Svoboda Petr • Masloviaková Klára • Müllerová Marie • Musilová Radka • Navrátilová Simona • Nenutil Tomáš • Novák Libor • Ochová Věra • Ondráček Radek • Ondrová Kateřina • Orgoňová Hana • Pacnerová Zdeňka • Pánková Kateřina • Paszko Marcel • Pěnička Ondřej • Pivovarová Petra • Pliska Stanislav • Pokorný Richard • Poláková Lucie • Policka Petra • Polínková Lenka • Prokešová Radka • Deverell Paul • Přibyl Miroslav • Radilová Lucie • Raus Zdeněk • Rausová Iva • Roflík David • Roubík Michal • Řepová Irena • Řepová Irena ml. • Satrapová Marie • Schreiber Vladimír • Smejkal Karel • Smith Michaela • Stehlíková Jaroslava • Studničková Eva • Svoboda Petr • Tomáš Novotný • Šafránková Petra • Šindelář Josef • Škaryd Antonín • Škodová Ivana • Šmarda Ivo • Štalmach Dalibor • Švarc Jiří • Tošerová Michaela • Turková Lenka • Uhrová Milena • Ulmová Martina • Van der Ploeg Yvette • Van Hummel Arno • Vašíčková Šárka • Veletová Radka • Vogelová Marta • Vos Carolien Martha • Vos Remon Leonard • Vránová Milena • Zach William • Zajíček Luboš • Zeman Radek • Zlatník Vít • Žižková Ivana • Romanczyk Justyna• Škorík Karol • Pagáč Stanislav • Hanu Laurentiu Catalin • Perjeru Ana Maria • Ležatka Ondřej • Neumann Jan

114

CURRENT TOTAL OF CTP EMPLOYEES

“Nothing happens without people”

36

THE AVERAGE AGE OF CTP EMPLOYEES
40% MALE - 60% FEMALE

The people who made what CTP is today and what it will be tomorrow

Combined pro-forma financial information for the year ended 31 December 2010

CTP Property N.V.
Locatellikade 1
1076 AZ Amsterdam
The Netherlands

CTP Invest, spol. s r.o.
CTPark Humpolec,
Humpolec, Czech Republic

COMBINED PRO-FORMA FINANCIAL INFORMATION
FOR THE YEAR ENDED 31 DECEMBER 2010

CONTENTS

KPMG Česká republika, s.r.o.
Pobřežní 648/1a
186 00 Praha 8
Česká republika

Telephone +420 222 123 111
Fax +420 222 123 100
Internet www.kpmg.cz

To: The shareholders of CTP Property N.V. and CTP Invest, spol. s r.o.

Review report

We report on the combined pro-forma financial information (the "pro-forma financial information") of CTP Property N.V. and CTP Invest, spol. s r.o. ("the Group"), which comprise the combined pro-forma statement of financial positions as at 31 December 2010, the combined pro-forma statement of comprehensive income, changes in equity and cash flows for the year then ended, and notes comprising a summary of significant accounting policies and other explanatory notes.

The basis of compilation is described in Note 3. The pro-forma financial information has been compiled for illustrative purposes only, to provide information about the combined operations of CTP Property N.V. and CTP Invest, spol. s r.o. as at, and for the year ended 31 December 2010.

Because of its nature, the pro-forma financial information addresses a hypothetical situation and therefore does not represent the actual financial position or results had the transaction (or event) occurred at the beginning of or during the reporting period or at the reporting date. Management is responsible for the compilation of the pro-forma financial information. As requested by you, our responsibility is to express an opinion, as to the proper compilation of the pro-forma financial information. In providing this opinion we are not updating or refreshing any reports or opinions previously made by us on any financial information used in the compilation of the pro-forma financial information.

We conducted our work in accordance with International Standard on Assurance Engagements 3000, Assurance Engagements Other Than Audits or Reviews of Historical Financial Information. The work that we performed for the purpose of issuing this report, which involved no additional independent audit or review of any of the underlying financial information, no independent audit or review of their adjustment to the Company's accounting policies, nor of the pro forma assumptions stated in the pro forma notes, consisted primarily of comparing the unadjusted financial information with the source documents, obtaining evidence regarding the pro forma adjustments, recomputing the calculation of the pro-forma financial information, discussing the pro forma financial information with the Company's management, and evaluating the overall presentation and disclosure of the pro-forma financial information.

We planned and performed our work so as to obtain the information and explanations we considered necessary in order to provide us with reasonable assurance that the pro forma financial information has been properly compiled on the basis stated.

In our opinion, the pro-forma financial information has been properly compiled on the basis stated in Note 3.

We have issued this report in accordance with your request and it is given for the purpose of complying with that request and for no other purpose.

KPMG Česká republika

KPMG Česká republika, s.r.o.
21 March 2011
Prague

Combined pro-forma statement of comprehensive income

For the year ended 31 December

In thousands of EUR	Note	2010	2009
Gross rental income	6	94 147	84 420
Property operating expenses	7	-5 661	-4 668
Net rental and related income		**88 486**	**79 752**
Income from development activities	8	4 621	168
Expenses from development activities	8	-4 261	-132
Net income from development activities		**360**	**36**
Valuation gains on investment property	13,14,15	64 766	132 839
Valuation losses on investment property	13,14,15	-24 221	-10 324
Net valuation result on investment property		**40 545**	**122 515**
Other income	9	3 729	2 764
Operational expenses (including administrative expenses)	10	-14 127	-18 506
Net other income/expenses		**-10 398**	**-15 742**
Net profit/loss before finance costs		**118,993**	**186 561**
Finance income	11	9 620	9 369
Finance expense	11	-46 165	-69 825
Net finance costs		**-36 545**	**-60 456**
Profit/loss before income tax		**82 448**	**126 105**
Income tax	12	-19 003	-11 464
Profit/loss for the period		**63 445**	**114 641**
Discontinued operations			
Profit /(loss) from discountinued operations		--	-2 189
Profit /(loss) for the period attributable to equity holders of the Company		**63 445**	**112 452**
Other comprehensive income			
Revaluation reserve		7 344	
Foreign currency translation differences		6 529	1 620
Total comprehensive income for the year attributable to equity holders of the Company		**77 318**	**114 072**

Note numbers 1 to 29 are an integral part of this combined pro-forma financial information.

Combined pro-forma statement of financial position

As at 31 December

In thousands of EUR	Note	2010	2009
Assets			
Investment property	13	1 353 599	1 269 615
Investment property under development	14	152 216	150 108
Property, plant and equipment	16	54 658	32 091
Finance lease receivables		1 023	1 610
Fair value derivatives	22	1 545	--
Investment in associates and joint venture		794	--
Other long-term receivables		304	1 809
Long-term receivables due from related parties	25	9 506	45 423
Deferred tax assets	23	36	169
Total non-current assets		**1 573 681**	**1 500 825**
Trade and other receivables	18	18 401	20 581
Short-term receivables due from related parties	25	221	859
Finance lease receivables		587	590
Financial derivatives	22	139	--
Cash and cash equivalents	19	12 460	11 257
Total current assets		**31 808**	**33 287**
Total assets		**1 605 489**	**1 534 112**
Issued capital		388 133	388 133
Translation reserve		10 350	3 821
Reserves		624 691	623 422
Retained earnings		-583 208	-694 389
Revaluation reserve		7 344	--
Net result for the year		63 445	112 452
Total equity attributable to parent		**510 755**	**433 439**
Total equity attributable to parent		**510 755**	**433 439**
Liabilities			
Interest-bearing loans and borrowings from financial institutions	21	554 523	608 923
Interest-bearing loans and borrowings from related parties	25	-	3 917
Finance lease payables	21	225 252	253 702
Trade and other payables		999	1 849
Long-term payables to related parties		36 639	--
Financial derivatives	22	19 031	12 122
Deferred tax liabilities	23	113 511	89 658
Total non-current liabilities		**949 955**	**970 171**
Interest-bearing loans and borrowings from financial institutions	21	82 071	47 691
Interest-bearing loans and borrowings from related parties	25	344	673
Finance lease payables	21	24 237	3 597
Trade and other payables	21	37 190	49 668
Short-term payables to related parties	25	381	8 007
Financial derivatives	22	--	20 362
Provisions		556	504
Total current liabilities		**144 779**	**130 502**
Total liabilities		**1 094 734**	**1 100 673**
Total (invested) equity and liabilities		**1 605 489**	**1 534 112**

Note numbers 1 to 29 are an integral part of this combined pro-forma financial information.

Combined pro-forma statement of cash flows

For the year ended 31 December

In thousands of EUR	Note	2010	2009
Operating activities			
Result for the year		63 445	112 452
Change in value of investment property	15	-40 545	-122 515
Depreciation	10	3 869	1 972
Impairment loss on PPE	10	341	6 817
Net interest expense and expenses from derivatives		55 316	39 092
Valuation loss/gain on changes in derivatives		-15 137	12 845
Unrealised foreign exchange gains/losses		-8 846	-1 482
Impairment of IPuD and change in provision		617	-3 377
Release of bad debt provision	9	-2 626	--
Income tax benefit/expense	12	19 003	11 464
Operating profit before changes in working capital and provisions		**75 437**	**57 268**
Decrease/increase in finance lease receivables		590	542
Decrease/increase in trade and other receivables		3 685	-5 477
Increase/decrease in trade and other payables		-13 328	-77 790
Cash generated from used in operations		**-9 053**	**-82 725**
Interest paid and expenses from derivatives		-41 978	-30 050
Interest received		463	640
Income taxes paid		-308	--
Cash flows from used in operating activities		**24 561**	**-54 867**
Investment activities			
Acquisition of subsidiaries		249	310
Loans and borrowings granted to related companies		46 551	2 881
Acquisition of property, plant and equipment	16	-15 590	-1 460
Development of investment property		-16 877	-30 795
Cash flows from used in investing activities		**14 333**	**-29 064**
Financing activities			
Proceeds from changes in lease liabilities		-2 700	-5 220
Proceeds from interest-bearing loans and borrowings		-34 991	94 771
Cash flows from financing activities		**-37 691**	**89 551**
Cash and cash equivalents at 1 January		11 257	5 637
Net increase in cash and cash equivalents		1 203	5 620
Cash and cash equivalents at 31 December		**12 460**	**11 257**

Note numbers 1 to 29 are an integral part of this combined pro-forma financial information.

Combined pro-forma statement of changes in equity

In thousands of EUR	Issued capital	Translation reserve	Reserves	Revaluation reserve	Accumulated losses	Net result for the year	Total equity
Balance at 1 January 2009	**388 133**	**2 201**	**623 422**	**--**	**-566 835**	**-133 293**	**313 628**
Total comprehensive income for the period							
Profit for period						112 452	**112 452**
Other comprehensive income							
Foreign currency translation differences	--	1 620	--	--	--	--	**1 620**
Total other comprehensive income	--	1 620	--	--	--	--	**1 620**
Total comprehensive income for the period	**--**	**1 620**	**--**	**--**	**--**	**112 452**	**114 072**
Changes in ownership interests in subsidiaries that do not result in a loss of control							
Acquisition of ownership interests in subsidiaries	--	--	--	--	5 739	--	**5 739**
Total changes in ownership interests in subsidiaries	--	--	--	--	5 739	--	**5 739**
Total transactions with owners	**--**	**--**	**--**	**--**	**5 739**	**--**	**5 739**
Other movements							
Transfer of loss 2008	--	--	--	--	-133 293	133 293	**--**
Total other movements	**--**	**--**	**--**	**--**	**-133 293**	**133 293**	**--**
Balance at 31 December 2009	**388 133**	**3 821**	**623 422**	**--**	**-694 389**	**112 452**	**433 439**
Balance at 1 January 2010	**388 133**	**3 821**	**623 422**	**--**	**-694 389**	**112 452**	**433 439**
Total comprehensive income for the period							
Profit for period	--	--	--	--	--	63 445	**63 445**
Other comprehensive income							
Revaluation of Plant and equipment	--	--	--	7 344	--	--	**7 344**
Foreign currency translation differences	--	6 529	--	--	--	--	**6 529**
Total other comprehensive income	--	6 529	--	7 344	--	--	**13 873**
Total comprehensive income for the period	**--**	**6 529**	**--**	**7 344**	**--**	**63 445**	**77 318**
Changes in ownership interests in subsidiaries that do not result in a loss of control							
Acquisition of ownership interests in subsidiaries	--	--	--	--	-2	--	**-2**
Total changes in ownership interests in subsidiaries	--	--	--	--	-2	--	**-2**
Total transactions with owners	**--**	**--**	**--**	**--**	**-2**	**--**	**-2**
Other movements							
Transfer of profit 2009	--	--	--	--	111 183	-111 183	**--**
Addition to the legal reserve	--	--	1 269	--	--	-1 269	**--**
Total other movements	**--**	**--**	**1 269**	**--**	**111 183**	**-112 452**	**--**
Balance at 31 December 2010	**388 133**	**10 350**	**624 691**	**7 344**	**-583 208**	**63 445**	**510 755**

Notes to the combined pro-forma financial information

1. General information

The CTP Group (hereinafter referred to as "CTP") is a Dutch based real estate developer developing and leasing a portfolio of properties (primarily) in the Czech Republic. CTP comprises of the following sub-groups (hereinafter referred to as "the Sub-groups") that prepare their separate audited consolidated financial statements prepared in accordance with International Financial Reporting Standards and the interpretations adopted by the International Accounting Standards Board (IASB) as adopted by the European Union (hereinafter referred to as "IFRS"):

(a) CTP Property N.V. domiciled in the Netherlands (hereinafter referred to as "the Sub-group CTP Property") and

(b) CTP Invest, spol. s r.o. domiciled in the Czech Republic (hereinafter referred to as "the Sub-group CTP Invest")

The Sub-groups do not constitute a legal group; however, the Sub-groups were during 2009 and 2010 under the common control of their majority shareholders (hereinafter referred to as "the Majority Shareholders"):

(a) Multivest B.V. (the Netherlands) and

(b) Finspel B.V. (the Netherlands)

Therefore, CTP has prepared this pro-forma combined financial information that is a combination of the Sub-groups' separate audited IFRS consolidated financial statements. The pro-forma financial information has been compiled for illustrative purposes only, to provide information about the combined operations of the Sub-groups as at and for the year ending 31 December 2010.

For the structure of the Group as at 31 December 2010 see note 24 and Appendix 1.

Sub-group CTP Property

Principal activities:

The principal operation of the Sub-group CTP Property is the lease of investment property in the Czech Republic. The Sub-group CTP Property leases property to its tenants under operating leases. As at 31 December 2010, the investment property portfolio is held directly by the Sub-group CTP Property and by the finance lease provider.

Registered office:

Locatellikade 1

1076 AZ Amsterdam

The Netherlands

The operating headquarters of the Czech Property holding companies of the Sub-group CTP Property are located at Central Trade Park D1 1571, 396 01, Humpolec, Czech Republic.

Registration number: 02098310

CTP Property N.V. was incorporated on 2 April 2007, for an unlimited period of time.

Shareholders as at 31 December 2010:

Shareholder	Thousands of shares	Share in registered capital	Share in voting rights
Multivest B.V.	58 880	47.5%	47.5%
Finspel B.V.	58 880	47.5%	47.5%
CTP Partners N.V.	5 000	4.0%	4.0%
Immorent Holding GmbH	1 240	1.0%	1.0%
	124 000	**100.0%**	**100.0%**

Management as at 31 December 2010:

Directors: Remon Leonard Vos

Radek Zeman

Sub-group entities:

The companies described in the next paragraphs are ultimately owned by CTP Property N.V. through a Luxembourg holding company, CTP Property Lux S.à r.l., which is a 100% subsidiary of CTP Property N.V.

The companies included in the Sub-group CTP Property as at 31 December 2010 are as follows:

- CTP Property, a.s., including subsidiary QPR management s.r.o.
- CTP Heršpická, spol. s r.o.
- Immorent Ostrava I s.r.o.
- CTP Finance, a.s.
- CTP Property II, a.s.
- CTP Property III, a.s.
- CTP Property IV, a.s.
- CTP Property V, a.s.,

including subsidiary CTP Invest VIII, spol. s r.o.

- CTP Property VI, a.s.
- CTP Property VIII, a.s.
- CTP Property IX, a.s.
- Škrobárna Reality, a.s.
- CTP Invest V, spol. s.r.o.
- CTP Invest IX, spol. s r.o.
- CTP Invest IV, spol. s r.o.
- CTP Immobilienverwaltung GmbH
- CTP Alpha GmbH, including subsidiaries DN Beteiligungs GmbH and BoDo TGM GmbH
- CTP Invest SK, spol. s r.o.
- CTP Beta SK, spol. s r.o.
- CTP Alpha SK, spol. s r.o.
- CTP Invest Bucharest S.R.L., including subsidiary CTPARK ALPHA S.R.L.
- CTPARK BETA S.R.L.
- CTP Property Lux S.à r.l.

Sub-group CTP Invest

The principal activity of the Sub-group CTP Invest is the development of investment property in the Czech Republic.

CTP Invest, spol. s r.o. is a company domiciled in the Czech Republic. The registered office is located at Humpolec, Central Trade Park D1 1571, 396 01.

Registration number: 260 82 845

CTP Invest, spol. s r.o. was incorporated on 3 April 2000, for an unlimited period of time.

Shareholders as at 31 December 2010:

Shareholder	Share in registered capital
Finspel B.V.	49.99%
Multivest B.V.	49.99%
Multifin B.V.	0.019%
Ministry of Labor and Social Affairs of Czech Republic	0.001%

Management as at 31 December 2010:

Director: Remon Leonard Vos

Proxy: Radek Zeman

Sub-group entities:

The companies included in the Sub-group CTP Invest as at 31 December 2010 are as follows:

- CTP Invest 1, spol. s r.o.
- IMPORTFLORA, spol. s r.o.
- Multidisplay s.r.o.
- CTP, spol. s r.o.
- CTP Invest VII, spol. s r.o.
- Bor Logistics, spol. s r.o.

2. Going concern

During the latter part of 2008 in the light of the difficult economic environment and falling property values CTP renegotiated its banking facilities with Erste Bank with the result that in January 2009 CTP concluded a new mezzanine loan facility in the amount of EUR 100 million to strengthen its financial position of. Further, CTP agreed with Erste Bank to postpone the installment payment under finance leases in the total amount up to EUR 46 million (the actual amount postponed as at 31 December 2010 is EUR 39,1 million) until 31 December 2011 as described in note 21.

CTP agreed with the provider of the EUR 100 million loan facility reporting of the short- and medium term liquidity on a quarterly basis. An approval process for the main expenditures was duly incorporated; the budgets for construction costs and overhead expenses are being approved beforehand. To comply with these new requirements of the reporting system, CTP incorporated a tenant and loan database. CTP has developed a rigorous business plan and together with the detailed cash flows ensures its long term viability and liquidity. Reports are closely monitored by CTP and its financiers, particularly by Erste Bank.

Some of CTP's borrowings have loan to value covenants which are surveyed by CTP and its financiers on a regularly basis. In general CTP is in close contact with its financiers to immediately solve any issue when applicable.

CTP's properties are let to a wide range of tenants and there is no significant focus on any one particular group or company. CTP closely monitors the financial stability of its tenants and believes that its rental projections for the coming 12 months are realistic in the light of the current economic climate.

CTP expects to settle its short-term liabilities as at 31 December 2010 during 2011 as follows:

In thousands of EUR	
Short-term liabilities as at 31 December 2010	-144 779
Short-term receivables as at 31 December 2010	19 348
Funds required in 2011 to cover the short-term liquidity gap	-125 431
Short-term payables to related parties for which the maturity will be extended or which will be set-off with long-term receivables	726
Available (non-restricted) cash as at 31.12.2010	8 120
Expected fund to be received in 2011 from operating activities	21 197
Expected fund to be received in 2011 from existing loan agreements	6 660
Expected fund to be received in 2011 from (re-)financing of projects	37 900
Interest bearing loans and borrowings from financial institutions renegotiated to a long term basis	20 778
Finance lease payables renegotiated to a long term basis	7 705
Sale of non-core assets	37 300
Expected funds to be received in 2011 to cover the short-term liquidity gap	**140 386**

The management is convinced of rightly using the going concern assumption based on the CTP's projected cash flows for the next 12 months.

3. Basis of combination

The pro-forma combined financial information is prepared by aggregating the separate audited IFRS consolidated financial statements of the Sub-groups. The Sub-groups, that did not constitute a legal group at the date of the balance sheet, were combined in one set of financial information by adding together their assets, liabilities, equity accounts as well as income and expenses.

The following adaptations were carried out to the aggregation of the separate audited IFRS financial statements in order to establish the pro-forma financial information:

1. Necessary reclassifications were carried out (see below Reclassifications).
2. Inter-group transactions and any unrealised results from inter-group transactions were eliminated (see below Eliminations).
3. Impairment of eliminated inter-group receivables was adjusted (see below Adjustments).

In thousands of EUR	CTP Property N.V.	CTP Invest, spol. s r.o.	Total	Reclassifications	Adjustments	Eliminations	2010	2009
Assets								
Investment property	1 206 340	147 259	1 353 599	--	--	--	1 353 599	1 269 615
Investment property under development	47 299	88 931	136 230	15 986	--	--	152 216	150 108
Property, plant and equipment	32 674	21 984	54 658	--	--	--	54 658	32 091
Finance lease receivables	--	1 023	1 023	--	--	--	1 023	1 610
Fair value derivatives	1 545	--	1 545	--	--	--	1 545	--
Investment in associates and joint venture	794	--	794	--	--	--	794	--
Other long-term receivables	304	1 217	1 521	--	--	-1 217	304	1 809
Long-term receivables due from related parties	82 791	14 358	97 149	--	130	-87 773	9 506	45 423
Deferred tax assets	36	--	36	--	--	--	36	169
Total non-current assets	**1 371 783**	**274 772**	**1 646 555**	**15 986**	**130**	**-88 990**	**1 573 681**	**1 500 825**
Inventory	--	15 986	15 986	-15 986	--	--	--	--
Trade and other receivables	15 323	3 078	18 401	--	--	--	18 401	20 581
Short-term receivables due from related parties	6 836	5 534	12 370	--	1 677	-13 826	221	859
Finance lease receivables	--	587	587	--	--	--	587	590
Financial derivatives	--	139	139	--	--	--	139	--
Cash and cash equivalents	12 288	172	12 460	--	--	--	12 460	11 257
Total current assets	**34 447**	**25 496**	**59 943**	**-15 986**	**1 677**	**-13 826**	**31 808**	**33 287**
Total assets	**1 406 230**	**300 268**	**1 706 498**	**--**	**1 807**	**-102 816**	**1 605 489**	**1 534 112**
Issued capital	12 400	375 733	388 133	--	--	--	388 133	388 133
Translation reserve	--	10 350	10 350	--	--	--	10 350	3 821
Reserves	619 528	5 163	624 691	--	--	--	624 691	623 422
Retained earnings	-309 961	-274 231	-584 192	--	978	6	-583 208	-694 389
Revaluation reserve	7 344	--	7 344	--	--	--	7 344	--
Net result for the year	34 059	28 898	62 957	--	486	2	63 445	112 452
Total equity attributable to parent	**363 370**	**145 913**	**509 283**	**--**	**1 464**	**8**	**510 755**	**433 439**
Non-controlling interest	**1 225**	**--**	**1 225**	**--**	**--**	**-1 225**	**--**	**--**
Total equity attributable to parent	**364 595**	**145 913**	**510 508**	**--**	**1 464**	**-1 217**	**510 755**	**433 439**
Liabilities								
Interest-bearing loans and borrowings from financial institutions	545 518	9 005	554 523	--	--	--	554 523	608 923
Finance lease payables	225 246	6	225 252	--	--	--	225 252	253 702
Trade and other payables	999	0	999	--	--	--	999	1 849
Long-term payables to related parties	43 250	81 162	124 412	--	--	-87 773	36 639	3 917
Financial derivatives	19 031	0	19 031	--	--	--	19 031	12 122
Deferred tax liabilities	112 051	1 117	113 168	--	343	--	113 511	89 658
Total non-current liabilities	**946 095**	**91 290**	**1 037 385**	**--**	**343**	**-87 773**	**949 955**	**970 171**
Interest-bearing loans and borrowings from financial institutions	60 980	21 091	82 071	--	--	--	82 071	47 691
Interest-bearing loans and borrowings from related parties	870	7 872	8 742	--	--	-8 398	344	673
Finance lease payables	15 811	8 426	24 237	--	--	--	24 237	3 597
Trade and other payables	12 888	23 802	36 690	--	--	500	37 190	49 668
Short-term payables to related parties	4 985	1 324	6 309	--	--	-5 928	381	8 007
Financial derivatives	--	--	--	--	--	--	--	20 362
Provisions	6	550	556	--	--	--	556	504
Total current liabilities	**95 540**	**63 065**	**158 605**	**--**	**--**	**-13 826**	**144 779**	**130 502**
Total liabilities	**1 041 635**	**154 355**	**1 195 990**	**--**	**343**	**-101 599**	**1 094 734**	**1 100 673**
Total (invested) equity and liabilities	**1 406 230**	**300 268**	**1 706 498**	**--**	**1 807**	**-102 816**	**1 605 489**	**1 534 112**

In thousands of EUR	CTP Property N.V.	CTP Invest, spol. s r.o.	Total	Reclassifications	Adjustments	Eliminations	2010	2009
Gross rental income	91 792	2 583	94 375	--	--	-228	94 147	84 420
Property operating expenses	-7 677	-399	-8 076	-1 685	--	4 100	-5 661	-4 668
Net rental and related income	**84 115**	**2 184**	**86 299**	**-1 685**	**--**	**3 872**	**88 486**	**79 752**
Income from development activities	--	52 297	52 297	371	--	-48 047	4 621	168
Expenses from development activities	--	-39 702	-39 702	--	--	35 441	-4 261	-132
Net income from development activities	**--**	**12 595**	**12 595**	**371**	**--**	**-12 606**	**360**	**36**
Valuation gains on investment property	27 353	24 748	52 101	--	--	12 665	64 766	132 840
Valuation losses on investment property	-20 340	-3 881	-24 221	--	--	--	-24 221	-10 325
Net valuation result on investment property	**7 013**	**20 867**	**27 880**	**--**	**--**	**12 665**	**40 545**	**122 515**
Other income	3 929	6 725	10 654	-371	--	-6 554	3 729	2 764
Operational expenses (including administrative expenses)	-7 218	-11 744	-18 962	1 685	527	2 623	-14 127	-18 506
Net other income/expenses	**-3 289**	**-5 019**	**-8 308**	**1 314**	**527**	**-3 931**	**-10 398**	**-15 742**
Net profit/loss before finance costs	**87 839**	**30 627**	**118 466**	**--**	**527**	**--**	**118 993**	**186 561**
Finance income	10 500	5 813	16 313	--	59	-6 752	9 620	9 369
Finance expense	-45 314	-7 600	-52 914	--	--	6 749	-46 165	-69 825
Net finance costs	**-34 814**	**-1 787**	**-36 601**	**--**	**59**	**-3**	**-36 545**	**-60 456**
Profit/loss before income tax	**53 025**	**28 840**	**81 865**	**--**	**586**	**-3**	**82 448**	**126 105**
Income tax	-18 961	58	-18 903	--	-100	--	-19 003	-11 464
Profit/loss for the period	**34 064**	**28 898**	**62 962**	**--**	**486**	**-3**	**63 445**	**114 641**
Discontinued operations								
Profit /(loss) from discountinued operations	--	--	--	--	--	--	--	-2 189
Profit /(loss) for the period attributable to parent company, profit /(loss) for the period attributable to equity holders of the Company	**34 064**	**28 898**	**62 962**	**--**	**486**	**-3**	**63 445**	**112 452**
Profit for the period - non controlling interest	**5**	**--**	**5**	**--**	**--**	**-5**	**--**	**--**
Profit /(loss) for the period attributable to parent company, profit /(loss) for the period attributable to equity holders of the Company	**34 059**	**28 898**	**62 957**	**--**	**486**	**2**	**63 445**	**112 452**
Other comprehensive income								
Revaluation reserve	7 344		7 344	--	--		7 344	
Foreign currency translation differences	--	6 529	6 529	--	--		6 529	1 620
Total comprehensive income for the year attributable to equity holders of the Company	**41 403**	**35 427**	**76 830**	**--**	**486**	**2**	**77 318**	**114 072**

4. Basis of preparation of consolidated financial statements of the Sub-groups

a) Statement of compliance

The separate consolidated financial statements of the Sub-groups have been prepared in accordance with International Financial Reporting Standards and the interpretations adopted by the International Accounting Standards Board (IASB) as adopted by the European Union ("IFRS").

The separate IFRS consolidated financial statements of the Sub-group CTP Property were authorized and approved for issue by the management on 4 March 2011.

The separate IFRS consolidated financial statements of the Sub-group CTP Invest were authorized and approved for issue by the management on 28 February 2011.

When preparing the separate IFRS consolidated financial statements, the Sub-groups applied new or amended standards and interpretations that are mandatory for the accounting periods beginning on 1 January 2010.

In 2010 the Sub-groups adopted the following new or amended International Financial Reporting Standards and IFRIC Interpretations. The adoption has no impact on the separate IFRS consolidated financial statements.

(i) Standards and Interpretations adopted by the EU:

- Annual revision of IAS 1, 7, 17, 36, 38, 39 and IFRS 2, 5, 8 and IFRIC 9 and 16 (effective date 1 January 2010);
- Amendment to IAS 24 Related party disclosures (effective date 1 January 2011);
- Amendment to IAS 32 Financial instruments: Classification of Rights issued (effective date 1 February 2010);
- Amendments to IFRS 1 First-time adoption of International financial reporting standards (effective date 1 January 2010);
- Amendment to IFRS 2 Share-based payment (effective date 1 January 2010);
- IFRS 8 Operating segments (effective date 1 January 2010);
- IFRS 9 Financial Instruments (effective date 1 January 2010);
- Cancellation of IFRIC 8 and IFRIC 11 as a result of the revised version of IFRS 2 (effective date 1 January 2010);
- Amendment to IFRIC 14 The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction (effective date 1 January 2011);
- IFRIC 15 Agreements for the Construction of Real Estate (effective date 1 January 2010);
- IFRIC 19 Extinguishing Financial Liabilities with Equity Instruments (effective date 1 July 2010)

The Sub-groups apply amended IAS 40 Investment property, which became effective as of 1 January 2009. As a result, property under construction or development for future use as investment property is measured at fair value. Any gain or loss arising on the measurement is recognised in the statement of comprehensive income.

(ii) Standards and Interpretations in issue and endorsed by the EU but not yet effective:

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 1 January 2010, and have not been applied in preparing these consolidated financial statements. None of these is expected to have a significant effect on the separate IFRS consolidated financial statements of the Sub-groups.

b) Functional and presentation currency

Sub-group CTP Property

The separate IFRS consolidated financial statements are presented in euros, which is the Sub-group's functional currency. All information presented in euros, has been rounded to the nearest thousands.

Transactions in foreign currencies are translated into euros at the foreign exchange rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies at the end of the reporting period are translated into euros at the foreign exchange rate ruling at that date. Foreign exchange differences arising on translation are recognized in the statement of comprehensive income. Non-monetary assets and liabilities denominated in foreign currencies that are stated at fair value are translated into euros at the foreign exchange rates ruling at the dates the fair values were determined.

Sub-group CTP Invest

In 2010 the Sub-group operated only in the Czech Republic and considered the local currency, the Czech Crown, to be its functional currency.

Transactions in foreign currencies are translated to the functional currency of the Sub-group entities at exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortised cost in the functional currency at the beginning of the period, adjusted for effective interest and payments during the period, and the amortised cost in foreign currency translated at the exchange rate at the end of the period. Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated to the functional currency at the exchange rate at the date that the fair value was determined. Foreign currency differences arising on retranslation are recognised in profit or loss.

The Sub-group presentation currency is the euro (EUR). The Sub-group has selected a different presentation currency because the owners base their economic decisions on information expressed in EUR. All financial information presented in EUR has been rounded to the nearest thousand.

Assets and liabilities are translated into EUR at the foreign exchange rate applying at the reporting date. Revenues and expenses are translated into EUR at exchange rates approximating those at the date of the transactions. Foreign exchange differences arising on translation into the presentation currency are recognized as part of the translation reserve directly through other comprehensive income.

The following exchange rates were used during translations:

Date	Closing Exchange Rate CZK/EUR	Average Exchange Rate CZK/EUR
31 December 2009	26.465	26.445
31 December 2010	25.060	25.290

c) Basis of measurement

The separate IFRS consolidated financial statements of the Sub-groups are prepared on a historical cost basis, apart from investment property, investment property under development, solar plants and swaps, which are stated at fair value.

d) Use of estimates and judgments

The preparation of the financial statements on the basis of IFRS requires the management to make judgments, estimates and assumptions that affect the application of policies and the reported amounts of assets and liabilities, income and expenses. The estimates and associated assumptions are based on historical experience and various other factors that the management believes to be reasonable under the circumstances, the results of which form the basis of judgments about the carrying values of assets and liabilities that are not readily apparent from other sources. The actual results may differ from these estimates.

The estimates and assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognized in the period in which the estimate is revised, if the revision affects only that period, or in the period of the revision and future periods, if the revision affects both current and future periods.

In particular, information about significant areas of estimates uncertainty and critical judgments in applying accounting policies that have the most significant effect on the amount recognized in the financial information are described in note 5b) Valuation of investment property and note 5c) Investment property under development.

e) Presentation of financial statements

Revised IAS 1

The Sub-groups apply revised IAS 1 Presentation of Financial Statements, which became effective as of 1 January 2009. As a result, the Sub-groups present in the consolidated statement of changes in equity all owner changes in equity, whereas all non-owner changes in equity are presented in the consolidated statement of comprehensive income.

f) Combined pro-forma financial information

As the combined pro-forma financial information has been prepared by only aggregating the separate audited IFRS financial statements of the Sub-groups all the above statements apply to the pro-forma combined financial information as well.

5. Significant accounting policies

The accounting policies set out below have been consistently applied to all periods presented in this pro-forma combined financial information and have been applied consistently by CTP entities.

Both the Sub-groups apply the same accounting policies when preparing their separate IFRS consolidated financial statements and consequently no adjustments due to aligning different accounting policies were necessary during the combination.

a) Basis of consolidation

(i) Subsidiaries

Subsidiaries are entities controlled by the Sub-groups. Control exists when the Sub-group has the power, directly or indirectly, to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, the potential voting rights that are exercisable or convertible, are taken into account. The financial statements of subsidiaries are included in the the separate IFRS financial statements of the Sub-groups from the date that control commences until the date that control ceases. The accounting policies of subsidiaries have been changed when necessary to align them with the policies adopted by the Sub-groups.

(ii) Acquisition of business from companies under common control

A business combination involving entities or businesses under common control is a business combination in which all of the combining entities or businesses are ultimately controlled by the same party or parties both before and after the business combination, and that control is not transitory.

Business combinations arising from transfers of interest in entities that are under the control of the party that controls the Sub-groups are accounted for as if the acquisition had occurred at the beginning of the earliest comparative period presented, the date the company was founded or, if later, at the date that common control was established.

The assets and liabilities acquired under common control are recognized at the carrying amounts recognized previously in the financial statements of the entities acquired. Any cash or equity paid for the acquisition is recognized directly in the equity. In the absence of more specific guidance, the Sub-groups consistently applied the book value method to account for all common control transactions.

(iii) Goodwill

Business combinations, excluding those commenced between parties under common control, are accounted for by applying the acquisition method. Goodwill represents amounts arising upon the acquisition of subsidiaries. Goodwill that arises upon the acquisition of subsidiaries is included in intangible assets.

In respect of business acquisitions on or after 1 January 2009, the Sub-groups measure goodwill as the fair value of the consideration transferred including the recognised amount of any non-controlling interest in the acquiree, less the net recognised amount (generally fair value) of the identifiable assets acquired and liabilities assumed, all measured as of the acquisition date.

In respect of business acquisitions prior to 1 January 2009, goodwill represents the excess of the cost of the acquisition over the Sub-group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree.

When the excess is negative (negative goodwill), it is recognized immediately in the in the consolidated statement of comprehensive income.

(iv) Transactions eliminated on combination

Intra-group balances and any gains and losses or income and expenses arising from intra-group transactions are eliminated in preparing the separate IFRS consolidated financial statements of the Sub-groups.

Unrealized gains arising from transactions with associates and jointly controlled entities are eliminated against the investment to the extent of the Sub-group's interest in the investee. Unrealised losses are eliminated in the same way as unrealized gains, but only to the extent that there is no evidence of impairment.

b) Investment property

Investment properties are those which are held to earn rental income, for capital appreciation, or for both. Investment properties are stated at fair value. An external, independent valuer having appropriately recognized professional qualifications and recent experience in the location and category of property being valued, values the portfolio of investment property at least annually.

The independent valuation report was obtained as at 31 December 2010 and was incorporated into the separate IFRS consolidated financial statements of the Sub-groups. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The valuations are prepared by considering the aggregate of the net annual rents receivable from the properties, and where relevant, associated costs. A yield which reflects the risks inherent in the net cash flows is then applied to the net annual rentals to arrive at the property valuation.

In view of the nature of the properties and the bases of valuation, the valuer adopted the Income Approach based on the discounted cash flow technique for a 10-year period. The cash flow assumes a 10-year holding period with the exit value calculated on the 11th year income. The cash flow is based on the rents receivable under existing lease agreements until their expiry date and the expected rental value for the period remaining in the 10-year period, as applicable. The valuer has based his opinion of the Estimated Rental Value (ERV) on this.

Valuations reflect, where appropriate, the type of tenants actually in occupation or responsible for meeting the lease commitments or likely to be in occupation after letting vacant accommodation and the market's general perception of their creditworthiness; the allocation of maintenance and insurance responsibilities between lessor and lessee; and the remaining economic life of the property. It has been assumed that whenever rent reviews or lease renewals are pending with anticipated reversionary increases, all notices, and where appropriate counter notices, have been served validly and within the appropriate time.

The assumptions used by the independent valuer for the year ended 31 December 2010 were following:

Sub-group CTP Property

Yield	
Initial yield	7,80% - 8,35%
Exit yield	
Industrial premises	7,50% - 8,00%
Office properties	7,25%-7,75%
Retail properties	8,25%
Ongoing Vacancy	0,00% - 5,00%
ERV per sqm	
Industrial premises	3,50 - 6,00 EUR / mth
Office properties	7,50 - 13,00 EUR / mth
Retail properties	current rent

Sub-group CTP Invest

Yield	
Initial yield	7,50% - 10,27%
Exit yield	
Industrial premises	7,90% - 8,25%
Office properties	8,25%
Ongoing Vacancy	0,00% - 5,00%
ERV per sqm	
Industrial premises	3,60 - 4,00 EUR / mth
Office properties	7,50 EUR / mth

Any gain or loss arising from a change in fair value is recognized in the statement of comprehensive income. Rental income from investment property is accounted for as described in note 5 m).

The land on which the buildings are being constructed and qualifying as investment property upon construction completion is classified as investment property from the beginning and hence recorded at fair value.

The land bank comprises the land acquired under finance lease and the plots of land in CTP's ownership, on which development projects are to be carried out. The land bank has been valued by a registered independent valuer with an appropriately recognized professional qualification and with an up–to–date knowledge and understanding of the location and category of the property.

The valuer used the Sales Comparison Approach for the valuation of the land bank. This valuation method is most useful when a number of similar properties have recently been sold or are currently for sale in the subject property market. Using this approach a value indication by comparing the subject property to prices of similar properties is produced.

The sale prices of the properties that are judged to be most comparable tend to indicate a range in which the value indication for the subject property will fall. The valuer estimated the degree of similarity or difference between the subject property and the comparable sales by considering various elements of comparison. Percentage adjustments were then applied to the sale prices of the comparables because the prices of these properties are known, while the value of the subject property is not.

c) Investment property under development

Property that is being constructed or developed for future use as investment property,is classified as investment property under development and stated at fair value (including prepayments done for property and incl. land plots with a non-exercised purchase option) until construction or development is completed, at which time it is reclassified and subsequently accounted for as investment property. Any gain or loss arising on the measurement is recognised in the statement of comprehensive income.

The independent valuation report was obtained as at 31 December 2010 and was incorporated into the pro-forma combined financial information. Reported estimated figures considered the results of current external valuations. The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The valuer used the Residual Value Approach for the valuation of the investment property under development. In order to assess the market value of the sites, the valuer undertook a development appraisal to assess the potential value (Gross Development Value) of the fully completed and leased development as currently proposed, and deducted hard costs, soft costs, financing costs and a developer's profit to reflect the required level of return to a developer and the risk of undertaking the scheme.

The assumptions used by the independent valuer for the year ended 31 December 2010 were following:

Sub-group CTP Property

Capiatalisation rates	7,50% - 9,75%
Ongoing Vacancy	0,00% - 5,00%
ERV per sqm	
Industrial premises	3,85 - 5,50 EUR/mth
Office properties	9,30 - 12,50 EUR/mth

Sub-group CTP Invest

Capiatalisation rates	7,50% - 8,05%
Ongoing Vacancy	0,00% - 4,00%
ERV per sqm	
Industrial premises	3,85 - 4,60 EUR / mth
Office properties	9,30 - 12,50 EUR / mth

In assessing the Gross Development Value, the valuer adopted a market approach by estimating the market rental values for the accommodation to be developed, and the appropriate capitalisation rate which a potential investor would require, to arrive at the Market Value of the completed and leased building.

The management judged the Market Value estimated by the valuer for each property and assessed a percentage of this Market Value in the financial information based upon the expected completion dates and anticipated risks within the business environment.

d) Property, plant and equipment

Solar plants which are completed and producing income are classified under Property, plant and equipment. These solar plants are stated at fair value. Any gain or loss arising on the measurement is recognised directly in the equity. An external, independent valuer having appropriately recognized professional qualifications and recent experience in the location and category of the solar plant being valued, values the portfolio of solar plants at least annually.

In view of the nature of the solar plants and the bases of valuation, the valuer adopted the Income Approach based on the discounted cash flow technique for a 20-year period. The cash flow is based on the income receivable under the license provided by the government. The valuer has based his opinion of the Market Value (MV) on this.

All other buildings, property, plant and equipment are stated at cost less accumulated depreciation and impairment losses (note 5 h). Cost includes expenditure that is directly attributable to the acquisition of the asset. The cost of self-constructed assets includes the cost of materials, direct labour, any other costs directly attributable to bringing the assets to a working condition for their intended use, the initial estimate, where relevant, of the costs of dismantling and removing building items and restoring the building site at which they are located, capitalised borrowing costs and an appropriate proportion of production overheads.

When the use of a property changes from owner-occupied to investment property, the property is re-measured to fair value and reclassified as investment property. Any gain or loss arising on re-measurement is treated as a revaluation under IAS 16, with any gain recorded as part of other comprehensive income, except to the extent that it reverses a previous impairment on the same property, in which case it is recorded in profit or loss. Any loss in respect of the revaluation is recorded in profit and loss for the period.

Where parts of an item of property, plant and equipment have different useful lives, they are accounted for as separate items of property, plant and equipment.

Depreciation is recognised into profit or loss on a straight-line basis over the estimated useful life of the equipment. The estimated useful life for equipment varies between 3-8 years and for property and plant between 20-30 years.

The Sub-groups recognize in the carrying amount of an item of property, plant and equipment, the cost of replacing part of such an item when that cost is incurred and it is probable that the future economic benefits embodied with the item will flow to the Sub-group and the cost of the item can be measured reliably. The carrying amount of the replace item is derecognised. All other costs are recognized in the statement of comprehensive income as incurred.

e) Leased assets

Leases in terms of which the Sub-groups assume substantially all the risks and rewards of ownership are classified as finance leases. Property held under finance leases and leased out under operating leases is classified as investment property and is stated at fair value as described in note 5 b). Owner-occupied property acquired by way of a finance lease is stated at an amount equal to the lower of its fair value and the present value of the minimum lease payments at inception of the lease, less accumulated depreciation and impairment losses.

f) Non-derivative financial assets

The Sub-groups initially recognise loans and receivables and deposits on the date that they are originated. All other financial assets (including assets designated at fair value through profit or loss) are recognised initially on the trade date at which the Sub-group becomes a party to the contractual provisions of the instrument.

The Sub-groups derecognise a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Sub-group is recognised as a separate asset or liability.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Sub-groups have a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Sub-groups have the following non-derivative financial assets: finance lease receivables, loans and receivables.

Finance lease receivable represents a repayment of the principal and finance income to reimburse the lessor for its investment and services. Finance lease receivable has fixed determinable payments and is not a derivative.

The initial measurement of the finance lease receivable includes initial direct costs, such as commissions and legal fees that are incremental and directly attributable to negotiating and arranging a lease.

Loans and receivables are financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition loans and receivables are measured at amortised cost using the effective interest method, less any impairment losses.

Loans and receivables comprise loans, trade and other receivables.

g) Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value. Bank accounts and call deposits that are repayable on demand and form an integral part of the Sub-group's cash management are included as a component of cash and cash equivalents for the purpose of the cash-flow statement.

h) Impairment

The carrying amounts of the Sub-group's assets, other than investment property, investment property under development and deferred tax assets are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated. In respect of goodwill, the recoverable amount is estimated at each reporting date.

An impairment loss is recognized whenever the carrying amount of an asset or its cash-generating unit exceeds its recoverable amount. The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. Impairment losses are recognized in profit or loss.

Impairment losses recognized in respect of cash-generating units are allocated first to reduce the carrying amount of any goodwill allocated to cash-generating units (groups of units) and then to reduce the carrying amount of the other assets in the unit (group of units) on a pro-rata basis.

The Sub-groups consider evidence of impairment for receivables at both specific asset and collective level. All individually significant receivables are assessed for specific impairment. All individually significant receivables found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet identified. Receivables that are not individually significant are collectively assessed for impairment by grouping together receivables with similar risk characteristics.

In assessing collective impairment the Sub-groups use historical trends of the probability of default, timing of recoveries and the amount of loss incurred, adjusted for management's judgement as to whether current economic and credit conditions are such that the actual losses are likely to be greater than suggested by historical trends. Impairment losses in respect of receivables are primarily determined based on an analysis of the credit status of customers and the period for which the receivable has been overdue.

i) Reversals of impairment

An impairment loss is reversed if there has been an indisation that the loss has decreased or no longer exists and a change in the estimates used to determine the recoverable amount. An impairment loss is only reversed to the extent that the carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, had no impairment losses been recognized.

j) Equity

Sub-group CTP Property – issued capital

Ordinary shares are classified as equity. External costs directly attributable to the issue of new shares, other than upon a business combination, are shown as a deduction from the proceeds, net of tax, in equity. Share issue costs incurred directly in connection with a business combination are included in the cost of acquisition.

Sub-group CTP Invest – share capital

Share capital represents the amount of capital registered in the Commercial Register of the Czech Republic and is classified as equity. External costs directly attributable to the issuance of share capital, other than upon a business combination, are shown as a deduction from the proceeds, net of tax, in equity. Share capital issue costs incurred directly in connection with a business combination are included in the cost of acquisition.

k) Provisions

A provision is recognized in the statement of financial position when the Sub-groups have a present legal or constructive obligation as a result of a past event, and it is probable that an outflow of economic benefits will be required to settle the obligation. If the effect is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability.

l) Non-derivative financial liabilities

The Sub-groups initially recognize debt securities issued and subordinated liabilities on the date that they are originated. All other financial liabilities (including liabilities designated at fair value through profit or loss) are recognised initially on the trade date at which the Sub-group becomes party to the contractual provisions of the instrument.

The Sub-groups derecognize a financial liability when its contractual obligations are discharged or cancelled or expire.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Sub-groups have a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Sub-groups has the following non-derivative financial liabilities: loans and borrowings, bank overdrafts, and trade and other payables.

Such financial liabilities are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition these financial liabilities are measured at amortised cost using the effective interest method.

The Sub-groups classify as a current portion any part of long-term loans that is due within one year from the reporting date.

As at the reporting date the nominal value of loans is increased by unpaid interest.

Interest and other financial expenses relating to the acquisition of qualifying assets incurred until the asset is put in use are capitalised. Subsequently, they are recorded as financial expenses.

m) Rental income

Rental income from investment property leased out under an operating lease is recognized in the statement of comprehensive income on a straight-line basis over the term of the lease. Lease incentives granted are recognized as an integral part of the total rental income.

n) Income from development activities

Income from development activities include revenues relating to construction services. Contract revenue includes the initial amount agreed in the contract plus any variations in contract work, claims and incentive payments to the extent that it is probable that they will result in revenue and can be measured reliably. Contract expenses are recognised as incurred unless they create an asset related to future contract activity.

o) Expenses

(i) Service expenses and property operating expenses

Service expenses for service contracts entered into and property operating expenses are expensed as incurred.

(ii) Finance lease payments

The minimum lease payments under finance leases are apportioned between the finance charge and the reduction of the liability. The finance charge is allocated to each period during the lease term so as to produce a periodic rate of interest on the remaining balance of the liability. Contingent rents are charged as expenses in the periods in which they are incurred.

(iii) Operating lease payments

Payments made under operating leases are recognised in profit or loss on a straight-line basis over the term of the lease. Lease incentives received are recognised in profit or loss as an integral part of the total lease expense, over the term of the lease.

(iv) Net financial income (expense)

Net finance costs comprise interest payable on borrowings calculated using the effective interest rate method, losses on revaluation or settlement of derivative instruments and foreign exchange gains and losses.

Finance income comprises interest income on fund invested calculated using the effective interest rate method, gains on revaluation or settlement of derivative instruments and foreign exchange gains.

The interest element of finance lease payments is recognized in the statement of comprehensive income using the interest rate method as specified in the lease contract.

p) Income tax

Income tax on the profit or loss for the year comprises current and deferred tax. Income tax is recognized in profit or loss except to the extent that it relates to items recognized directly in equity, in which case it is recognized in equity or other comprehensive income.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantially enacted at the first day of the accounting period, and any adjustment to tax payable in respect of previous years.

Deferred tax is provided using the statement of financial position liability method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes.

The amount of deferred tax provided is based on the expected manner of realization or settlement of the carrying amount of assets and liabilities, using tax rates enacted or substantially enacted at the reporting date. Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes of one entity relate to the same fiscal authority.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the asset can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

Deferred tax was calculated using the tax rates valid for the periods in which the tax asset or liability is expected to be utilized.

The income tax rate for the period ended 31 December 2010 was 19% in the Czech Republic (2009 – 19%), 29,8% in Germany (2009 – 29,8%), 19% in Slovakia (2009 – 19%), 16% in Romania (2009 – 16%), 25% in Austria (2009 – 25%), 25.5% (2009 – 25.5%) in the Netherlands and 29.63% in Luxembourg (2009 – 29.63%), which are the sole jurisdictions in which the Sub-groups operate.

q) Derivative financial instruments

A derivative is a financial instrument or other contract which fulfils the following conditions:

a) its value changes in response to the change in a specified interest rate, financial instrument price, commodity price, foreign exchange rate, index of prices or rates, credit rating or credit index, or other variable, provided in the case of a non-financial variable that the variable is not specific to a party to the contract;

b) it requires no initial net investment or an initial net investment that is smaller than would be required for other types of contracts that would be expected to have a similar response to changes in market factors; and

c) it is settled at a future date.

Hedging derivatives, that are applied by the Sub-groups, are defined as derivatives that comply with the Sub-group's risk management strategy, the hedging relationship is formally documented and the hedge is effective, that is, at inception and throughout the period, changes in the fair value or cash flows of the hedged and hedging items are almost fully offset and the results are within a range of 80 percent to 125 percent.

Changes in the fair value of hedging derivative are recognized directly in equity to the extent that the hedge is effective.

Derivative financial instruments are initially recognised at fair value; attributable transaction costs are recognised in profit or loss as incurred. Subsequently, derivative financial instruments that are not designated as hedging instruments are classified as held-for trading and carried at fair value, with changes in fair value included in net profit or loss of the period in which they arise. The Sub-groups has not designated any derivatives as hedging instruments.

Fair values are obtained from quoted market prices or discounted cash-flow models, as appropriate. All non-hedge derivatives are carried as current (those that are expected to be settled in less than 12 months) or non-current assets when their fair value is positive and as current (those that are expected to be settled in less than 12 months) or non-current liabilities when their fair value is negative.

6. Gross rental income

In thousands of EUR	2010	2009
Manufacturing	37 463	35 532
Production	34 516	30 651
Offices	13 432	10 888
Retail	1 791	1 756
Mixed use	136	79
Plots and infrastructure	724	103
Park management income	6 085	5 411
	94 147	**84 420**

CTP leases out its investment property under operating leases. The operating leases are generally for terms of 5 - 15 years. The rental income was mainly generated in the Czech Republic.

Park management income represents fixed contractual income receivable from tenants for maintenance, cleaning, security, garbage management and usage of infrastructure.

7. Property operating expenses

In thousands of EUR	2010	2009
Park management expenses	-3 400	-3 074
Real estate tax	-1 078	-638
Maintenance and repairs	-256	-429
Insurance	-345	-219
Heat, gas and water consumption	-223	-120
Fee for real estate consultants and brokers	-225	-64
Other	-134	-124
	-5 661	**-4 668**

The park management expenses represent expenses for utilities, maintenance, cleaning, security and garbage management provided by external suppliers. All these expenses are covered by the park management fees charged to the tenants.

The other property operating expenses represent services which are not covered by the park management fees paid by tenants.

8. Net income from development activities

In thousands of EUR	2010	2009
Income from development activities	4 621	168
Expenses connected with development activities	-4 261	-132
	360	**36**

Net income from development activities is income from construction services provided by CTP to third party companies.

9. Other income

In thousands of EUR	2010	2009
Release of bad debt provision	2 626	1 422
Sale of land plots	396	323
Income from the reclaimed VAT for previous years	282	--
Coordination fee relating to the service charge	72	--
Income from rent of equipment	9	400
Management fee	--	1
Other income	344	618
	3 729	**2 764**

10. Operational expenses

In thousands of EUR	2010	2009
Depreciation	-3 869	-1 972
Administrative personnel expenses/ Personnel expenses	-2 771	-1 939
Legal, tax and audit	-2 409	-3 933
Fee for real estate consultants and brokers	-731	-185
Rent	-432	-271
Energy cost	-492	-329
Advertising and promotion expenses	-490	-515
Other administration services	-484	-285
Loss from sale of assets	-465	-945
Increase of provisions (bad debts)/Receivables write-offs/adjustments	-406	511
Impairment - land under infrastucture	-341	-3 628
Penalty	-193	-30
Telecommunication expenses	-152	-144
Taxes and charges	-140	-376
IT services	-114	-90
Repair and maintenance, other park services	-87	-144
Fee for property valuations	-13	-13
Management fee	-1	--
Impairment of property, plant and equipment	--	-3 189
Termination fee	--	-316
Restructuring fee	--	-244
Other	-537	-470
	-14 127	**-18 506**

In 2010 as well in 2009 the Board of Directors did not receive any remuneration. The non-executive board was dissolved as at 1 January 2009.

In 2010, the remuneration for CTP's Auditors amounted to EUR 123 thousand (2009 –EUR 120 thousand).

Personnel expenses

The split of personnel expenses between project management and administrative is as follows:

In thousands of EUR	2010	2009
Project management	-675	-590
Administrative	-2 599	-1 939
	-3 274	**-2 529**

The personnel expenses related to project management are reported as expenses of development activities (refer to note 8). The average number of employees in 2010 was 95 (2009 – 91 employees).

11. Net finance costs

In thousands of EUR	2010	2009
Interest income	463	640
Interest income - related parties	1 477	3323
Change in fair value derivatives	2 262	--
Net foreign exchange gains	4 598	5 224
Net income from derivatives	195	--
Other financial income	625	182
Finance income	**9 620**	**9 369**
Interest expense	-35 367	-39 746
Interest expense - related parties	-307	-580
Net foreign exchange losses	-1 013	-7 504
Loss from sale of derivatives	--	-8 900
Change in fair value derivatives/ Revaluation of derivatives	-8 280	-7 311
Interest expense - finance derivatives	--	-2 729
Other financial expenses	-1 198	-3 055
Finance costs	**-46 165**	**-69 825**
Net finance costs	**-36 545**	**-60 456**

The interest expenses include the agreed additional interest charge in the amount of EUR 14 971 thousand (2009 – EUR 12 425 thousand) which will become due in 2013 (refer to note 11).

Other expenses comprise standard bank fees as well as arrangement fees for making available new loan facilities.

12. Income tax expense

In thousands of EUR	2010	2009
Current tax	-308	1 076
Deferred tax	-18 695	-12 540
Total income tax expense in income statement	**-19 003**	**-11 464**

Reconciliation of effective tax rate

In thousands of EUR	2010	2009
Result before tax	82 448	123 916
Income tax	*25,5%*	*25,5%*
Anticipated income tax in the Netherlands	**-21 024**	**-31 599**
Effect of tax rates in foreign jurisdictions	5 321	8 021
Change in unrecognised tax losses	3 224	6 533
Other differences	-6 524	5 580
	-19 003	**-11 464**

Other differences mainly relate to the changes in the tax values of assets and liabilities, which are stated in local currencies, based on the foreign exchange rates during the years 2010 and 2009 and the tax treatment between CTP Property Lux S.à r.l. and CTP Property N.V.

13. Investment property

In thousands of EUR	Owned buildings and land	Leased buildings and land	Land Bank	2010 Total
Balance at 1 January 2009	**597 834**	**488 383**	**35 703**	**1 121 920**
Transfer from investment property under development	27 480	--	-10 660	16 820
Transfer from / (to) property, plant and equipment	-5 243	--	-2 521	-7 764
Transfer from/ (to) land bank	-290	--	290	--
Acquisitions	29 078	9 850	15 515	54 443
Additions	23 554	603	625	24 782
Transfer from leased to owned buildings and land	2 159	-2 159	--	--
Translation reserve	1 041	565	592	2 198
Valuation loss	-7 281	-3 043	--	-10 324
Valuation gain	39 796	1 857	25 887	67 540
Balance at 31 December 2009	**708 128**	**496 056**	**65 431**	**1 269 615**
Balance at 1 January 2010	**708 128**	**496 056**	**65 431**	**1 269 615**
Transfer from investment property under development	22 247	--	450	22 697
Transfer from / (to) property, plant and equipment	208	--	--	208
Acquisitions	18 000	--	--	18 000
Additions	7 436	1 530	165	9 131
Translation reserve	3 161	1 923	2 626	7 710
Valuation loss	-13 688	-1 923	-2 016	-17 627
Valuation gain	32 528	3 240	8 097	43 865
Balance at 31 December 2010	**778 020**	**500 826**	**74 753**	**1 353 599**

Owned buildings and land represent assets in CTP's legal ownership. Buildings and land leased under finance lease represent the carrying amount of the leasehold interest as concluded between CTP and the provider of the leasing.

Investment property comprises a number of commercial properties that are leased to third parties. The carrying amount of investment property is the fair value of the property as determined by a registered independent valuer with an appropriately recognized professional qualification and with an up-to-date knowledge and understanding of the location and category of the valued property.

The land bank comprises the land acquired under finance lease and the plots of land in CTP's ownership, on which development projects are carried out. The land bank has been valued by a registered independent valuer with an appropriately recognized professional qualification and with an up–to–date knowledge and understanding of the location and category of the property.

All owned buildings and land are subject to a registered debenture to secure bank loans (refer to note 21).

14. Investment property under development

In thousands of EUR	2010	2009
Balance at 1 January	150 108	59 676
Effect on new acquisitions	--	31 943
Additions	7 746	6 013
Transfers from/to investment property	-22 697	-16 820
Transfers from/to property, plant and equipment	-1 929	--
Valuation losses	-6 594	--
Valuation gains	20 901	65 299
Impairment	-565	3 539
Translation reserve	5 246	458
Balance at 31 December	**152 216**	**150 108**

The investment property under development comprises pipeline projects in several stages of completion and of land with planning permits in place which is still to be constructed. The management estimates the pipeline projects to be built in the coming three years.

The carrying amount of investment property is the fair value of the property as determined by a registered independent valuer with an appropriately recognized professional qualification and with an up-to-date knowledge and understanding of the location and category of the valued property.

15.Net valuation result on investment property

Reconciliation of valuation gain/loss recognized in statement of comprehensive income:

In thousands of EUR		2010	2009
Valuation gain		64 766	132 839
out of which:	Investment Property	43 865	67 540
	Investment Property under development	20 901	65 299
Valuation loss		-24 221	-10 324
out of which:	Investment Property	-17 627	-10 324
	Investment Property under development	-6 594	--
Net valuation gains (- losses) on investment property		**40 545**	**122 515**

16. Property, plant and equipment

Under plant are presented the solar plants installed on the roofs of several buildings. The value represents the market value of the plants based upon the independent valuation report.

Under equipment the real estate infrastructure (roads, greenery, energy transformers etc.) and related equipment are presented. Besides the real estate infrastructure the furnishing of canteens is separately leased to tenants.

In thousands of EUR	Plant	Equipment	2010	2009
Balance at 1 January		**32 092**	**32 092**	**28 536**
Effect on new acquisitions			--	6 231
Additions	14 322	1 268	15 590	1 460
Disposals		-887	-887	-3 612
Transfers from/to investment property		-208	-208	7 764
Transfers from/to investment property under development		1 929	1 929	--
Valuation gain on solar plants	9 067		9 067	--
Depreciation		-3 869	-3 869	-1 972
Impairment		-341	-341	-6 817
Translation reserve		1 285	1 285	501
Balance at 31 December	**23 389**	**31 269**	**54 658**	**32 091**

In 2010 CTP installed the solar plants on the roofs of several buildings which are able to produce ca. 6 MW of electricity p.a. The solar plants were completed by the end of 2010 and start generating income in 2011.

To reflect potential risk connected with the infrastructure an impairment of EUR 19 627 thousand was recorded (31 December 2009 – EUR 17 776 thousand).

17. Finance lease receivables

The Company concluded finance lease contracts on machines. The machines have been re-leased under a finance lease contract for a period of 7-8 years. The maturity date of the finance lease receivables is as follows:

In thousands of EUR	2010	2009
Less than one year	587	590
Between one and five years	1 023	1 610
More than five years	--	--
	1 610	**2 200**

18. Trade and other receivables

In thousands of EUR	2010	2009
Trade receivables	12 840	18 817
Tax receivables	5 561	1 764
	18 401	**20 581**

19. Cash and cash equivalents

Cash and cash equivalents of EUR 12 460 thousand (2009 – EUR 11 257 thousand) entirely consist of bank balances. All cash and cash equivalents are payable on demand with the exception of EUR 4 340 thousand (2009 – EUR 3 440 thousand) which is kept on separate accounts to secure the position of loan providers and further to secure a future land acquisition.

20. Equity

CTP Property N.V.

Issued capital

The authorized share capital of the Company consists of 500 000 000 ordinary shares of nominal value of EUR 0.10 each. As of 31 December 2010 the issued share capital consists of 124 000 000 shares of EUR 0.10 each. The issued share capital was fully paid up.

Reserves

Reserves comprise share premium reserve representing the difference in the par value and the value at date of issuance of the shares. As of 31 December 2010 the share premium exists in the amount of EUR 619 528 thousand.

Revaluation reserve

Revaluation reserve in the amount of EUR 7 344 thousand (2009 – EUR 0 thousand) represents net valuation gain, i.e. the valuation gain after tax, from the revaluation of the solar plants which was directly recognised in the equity.

CTP Invest, spol. s r.o.

Share capital

The share capital comprises the capital of the Company as recorded in the Czech Commercial Register of EUR 375 733 thousand (2009 – EUR 375 733 thousand).

Translation reserve

The translation reserve comprises all foreign exchange differences arising from the translation of the financial statements from the functional to the presentation currency (see accounting policy 4 b)).

Reserves

Reserves comprise legal reserve of CTP Invest, spol. s r.o. of EUR 5 163 thousand (2009 – EUR 3 894 thousand).

21. Liabilities

Current trade and other payables

In thousands of EUR	2010	2009
Trade payables	18 196	31 826
Accruals	12 607	15 745
VAT payable	5 705	1 878
Other tax payables	681	219
	37 190	**49 668**

Interest-bearing loans and borrowings from financial institutions, Finance lease liabilities

In thousands of EUR	2010	2009
Non-current liabilities		
Interest-bearing loans and borrowings from financial institutions	554 523	608 923
Finance lease liabilities	225 252	253 702
	779 775	**862 625**

In thousands of EUR	2010	2009
Current liabilities		
Interest-bearing loans and borrowings from financial institutions	82 071	47 691
Finance lease liabilities	24 237	3 597
	106 308	**51 288**

Pledges related to interest bearing loans are described in detail in note 21.

Finance lease liabilities are secured by the leased property. No conditional rental payments have been agreed in the lease contracts.

Interest-bearing loans and finance lease payables relate to the following:

In thousands of EUR	Balance as at 31.12.2010						Balance as at 31.12.2009
	Nominal interest rate	Due within			Due in following years	Total	Total
		1 year	2 years	3-5 years			
Komerční Banka	3M Euribor + 1,16%	3 736	3 893	81 253	--	**88 882**	**99 925**
Raiffeisenbank	3M Euribor + 1,25%	2 428	2 126	6 874	50 900	**62 327**	**65 737**
Raiffeisenbank II	3M Euribor + 1,625%	1 088	969	3 157	27 527	**32 741**	**35 091**
Raiffeisenbank Solar Phase I & II	3M Pribor + 2,48%	1 023	1 053	3 158	1 987	**7 221**	**--**
Raiffeisenbank Construction (SA5, 013.2)	3M Euribor + 2,50%	2 316	1 088	3 265	6 261	**12 930**	**--**
ING Bank	3M Euribor + 2,33%	1 170	1 170	54 993	--	**57 333**	**54 369**
Investkredit Bank AG I-II	6M Euribor + 1%	2 124	2 109	6 788	39 637	**50 658**	**53 035**
Investkredit Bank AG III	5Y Fix + 1,95%	263	263	1 659	--	**2 185**	**2 325**
Investkredit Bank AG Solar I	6M Euribor + 1,50%	205	206	688	2 298	**3 397**	**--**
Erste Bank I	3M Euribor + 0,95%	2 280	2 072	39 197	--	**43 549**	**45 717**
Erste Bank II	3M Euribor + 1,25%	13 833	--	--	--	**13 833**	**14 166**
Immorent-Bank II-VIII	3M Euribor + 1,05%	1 950	1 984	6 348	35 305	**45 586**	**32 130**
Erste Bank III (via CS)	3M Euribor + 1,25%	3 440	3 440	27 520	--	**34 400**	**34 400**
Immorent-Bank (67 loans)	range specified below	14 286	20 779	104 425	88 732	**228 222**	**231 575**
Immorent International Holding GmbH	3M Euribor + 1,50%	1 123	939	3 053	54 944	**60 060**	**61 982**
Immorent International Holding GmbH	5Y ISDAFIX4 (CHF)	643	102	304	397	**1 446**	**2 459**
Tech Data (Commerzleasing)	Fixed rate 5,15 %	883	830	9 676	--	**11 389**	**8 568**
Erste Bridge Loan	3M Euribor + 2,25%	20 000	20 000	47 396		**87 396**	**112 425**
Erste Bank IV (Mezzanine loan CTZone Brno)	3M Euribor + 3,00%	4 000	--	--	--	**4 000**	**--**
Česká spořitelna EUR	1M Euribor + 2,5%	10 800				**10 800**	**10 800**
Česká spořitelna CZK	1M Pribor/Euribor + 2,5%	9 978				**9 978**	**9 608**
Immorentbank EUR	3M Euribor + 1,25%	313	320	1 002	7 683	**9 318**	**24 904**
Immorent International Holding GmbH	3M Pribor + 1,25%-1,40%	8 426	2	4		**8 432**	**14 697**
		106 308	**63 345**	**400 760**	**315 670**	**886 083**	**913 913**

Finance leases

Finance leases interest rates are based on EURIBOR, PRIBOR or LIBOR plus margins that vary from 1% to 2.25%.

Future minimum lease payments as at 31 December 2010 and 31 December 2009:

In thousands of EUR	2010	2009
Total minimum lease payments	272 532	271 960
Future finance charges on finance lease	23 043	14 661
Present value of finance lease liabilities	**249 489**	**257 299**

Bank loans

Some of CTP's borrowings have loan to value covenants. CTP believes there is sufficient headroom to meet the covenants.

In August 2008, CTP agreed a loan facility agreement with ING up to EUR 79 000 thousand. In October 2009 it was mutually agreed to decrease the loan facility to EUR 58 504 thousand. As at 31 December 2010 the full amount of the loan has been drawn down.

In July 2010, CTP agreed a loan facility agreement with Raiffeisenlandesbank Niederösterreich-Wien, up to EUR 11 700 thousand for financing newly constructed investment properties. As at 31 December 2010 EUR 11 418 thousand has been drawn down, in line with the completion of the construction works. The outstanding EUR 282 thousand will be drawn in 2011.

In February 2010, CTP agreed a loan facility agreement with Raiffeisenlandesbank Niederösterreich-Wien, up to EUR 8 845 thousand (+ EUR 483 thousand after one year of operation) for financing solar power plants newly constructed on investment properties. In December 2010 it was mutually agreed to decrease the loan facility to EUR 8 097 thousand (+ EUR 451 after one year of operation). As at 31 December 2010 EUR 7 221 thousand has been drawn down, in line with the completion of the construction works. The outstanding EUR 1 327 thousand will be drawn in 2011.

In September 2009 and in January 2010, CTP agreed a loan facility agreement with Investkredit Bank AG, up to EUR 3 860 thousand for financing solar power plants newly constructed on investment properties. In December 2010 it was mutually agreed to decrease the loan facility to EUR 3 797 thousand. As at 31 December 2010 EUR 3 513 thousand has been drawn down, in line with the completion of the construction works. The outstanding EUR 284 thousand has been drawn down at the date of this report.

In October 2010, CTP agreed a short-term loan facility with Raiffeisenlandesbank Niederösterreich-Wien, for EUR 1 500 thousand for additional financing of completion of newly constructed investment properties. As at 31 December 2010 the full loan amount has been drawn down.

In December 2010, CTP agreed a loan facility agreement with Erste Bank AG, for EUR 4 000 thousand for financing of completion of newly constructed investment properties. As at 31 December 2010 the full loan amount has been drawn down.

ERSTE bank group facility

In December 2008, CTP agreed a bridge loan facility agreement with IMMORENT BANK GmbH up to EUR 20 000 thousand. As at 31 December 2008, EUR 16 397 thousand has been drawn down. The bridge loan facility was subsequently repaid on 28 January 2009 by the long-term term facility of EUR 100 000 thousand provided by Erste Bank Group.

This long-term loan facility of EUR 100 million is used for strengthening the financial position of CTP. The contractually agreed final maturity date of the provided facility is 31 December 2013. Besides the repayment of the loan facility provided by IMMORENT BANK GmbH in the amount of EUR 16 397 thousand, the facility was used for repaying the suppliers of CTP Invest, spol. s r.o., which partly were provided by a guarantee of CTP Property N.V.

As a part of the loan agreement with ERSTE BANK Group, CTP agreed to pay an additional interest charge of 15% p.a. but maximum EUR 50 million, payable at the final termination date, i.e. in 2013. The additional interest charge is accrued at the margin of 15% p.a. on the outstanding principal amount until the maximum amount will be reached. For the year 2010 CTP accrued additional interest of EUR 14 971 thousand (2009 – EUR 12 425 thousand).

One of the components of the long-term facility provided by ERSTE BANK Group is an agreement between CTP and finance lease providers, "IMMORENT SPVs", to postpone the principal repayment obligations for Q3 and Q4/2008, and for 2009 and 2010 and interest repayment of Q3/2008 until 31 December 2011. The postponed amount, that should not exceed the amount of EUR 46,0 million (the actual amount postponed is EUR 39,1 million as at 31 December 2010), is subject to interest charges of 3M EURIBOR + 225 bps. p.a.

22. Financial derivatives

In thousands of EUR	2010	2009
Non-current liabilities		
Financial derivatives	19 031	12 122
Current liabilities		
Financial derivatives	--	20 362
	19 031	**32 484**

In thousands of EUR	2010	2009
Non-current receivables		
Financial derivatives	1 545	--
Current receivables		
Financial derivatives	139	--
	1 684	**--**

As at 31 December 2010 CTP held the following financial instruments:

Interest rate swaps

Derivative financial instruments	Due within maturity date	Receiving leg	Paying leg	Due in currency	Amount	Fair value 2010 (in TEUR)
interest rate swap 1	31.12.2014	3M Euribor	4,62%	EUR	110 000	-9 523
interest rate swap 2	1.7.2015	3M Euribor	5,75%	EUR	58 504	-9 452
						-18 975

The interest rate swaps had a negative fair value of EUR 18 975 thousand as at 31 December 2010 (2009 – EUR 32 150 thousand negative value).

Interest rate caps

Operation	Currency	Maturity	Nominal value	Fair value 2010 (in TEUR)
call option	CHF	30.10.2013	11 848	4
call option	CHF	12.5.2014	14 516	-60
call option	EUR	11.5.2011	75 000	--
call option	EUR	29.12.2017	60 000	986
call option	EUR	30.11.2015	54 949	559
call option	EUR	21.7.2011	26 250	--
				1 489

The interest rate caps had a positive fair value of EUR 1 489 thousand as at 31 December 2010 (2009 – EUR 334 thousand negative value).

FX forwards

Derivative financial instruments	Maturity date	FX forward rate	Currency	Amount in TEUR	Fair value 2010 (in TEUR)
FX forward - sell	30.6.2011	25,15	EUR / CZK	15 000	55
FX forward - sell	30.9.2011	25,15	EUR / CZK	15 000	40
FX forward - sell	30.12.2011	25,15	EUR / CZK	20 000	44
					139

The FX forwards had a positive fair value of EUR 139 thousand as at 31 December 2010. CTP did not have any FX forwards opened as at 31 December 2009.

In January 2011 the FX forwards were sold and profit of TEUR 1 731 was realized.

As at 31 December 2009 CTP held the following financial instruments:

Interest rate swaps

Derivative financial instruments	Due within maturity date	Receiving leg	Paying leg	Due in currency	Amount	Fair value 2009 (in TEUR)
interest rate swap 1	31.12.2014	3M Euribor	4,62%	EUR	110 000	-9 191
interest rate swap 2	1.7.2015	3M Euribor	5,75%	EUR	58 504	-9 530
interest rate swap 3	23.8.2010	6M Euribor	4,70%	EUR	50 000	-1 777
interest rate swap 4	21.10.2010	3M Euribor	3,94%	EUR	100 000	-2 989
interest rate swap 5	27.10.2010	3M Euribor	3,79%	EUR	100 000	-2 825
interest rate swap 6	27.10.2010	3M Euribor	3,80%	EUR	50 000	-1 418
interest rate swap 7	21.10.2010	3M Euribor	3,94%	EUR	100 000	-2 998
interest rate swap 8	27.10.2010	3M Euribor	3,79%	EUR	50 000	-1 422
						-32 150

Interest rate caps

Operation	Currency	Maturity	Nominal value	Fair value 2009 (in TEUR)
call option	CHF	30.10.2013	11 848	-33
call option	CHF	12.5.2014	14 516	-61
call option	EUR	9.12.2010	50 000	1
call option	EUR	11.5.2011	75 000	-179
call option	EUR	21.7.2011	26 250	-62
				-334

23. Deferred tax liability

Deferred tax assets and liabilities were offset in the consolidation in respect of companies subject to the same tax authority.

The deferred tax liability relates to the following temporary differences between the tax basis and the value presented in the combined pro-forma statement of financial position as at 31 December 2010 and 31 December 2009:

In thousands of EUR	2010	2009
Temporary differences		
Investment property	-560 206	-522 796
Finance lease	-65 306	-52 552
Tax losses	101 826	122 343
Property, plant and equipment	7 118	15 745
Other (receivables, hedge accounting etc.)	-80 673	-34 625
	-597 241	-471 885
Tax rate of the Czech Republic	*19%*	*19%*
Deferred tax liability	**-113 476**	**-89 489**
Change of deferred tax in period ended 31 December	**-23 986**	**-21 264**
Deferred tax recorded in statement of comprehensive income	-18 695	-12 540
Deferred tax recorded in translation reserve	-78	3
Deferred tax arised from revaluation of Property, plant and equipment	-1 723	--
Deferred tax arised from acquisitions	-3 490	-8 727

Deferred tax assets of TEUR 1 956 (31 December 2009 – TEUR 4 934) have not been recognised from tax losses because it is not probable that future taxable profit will be available against which CTP can utilise the benefits there from.

Tax losses analysis:

In thousands of EUR	
Tax losses of CTP Invest, spol. s r.o.	64 727
Tax losses of CTP Property V, a.s.	14 451
Tax losses of Multidisplay s.r.o.	9 724
Tax losses of CTP Property IV, a.s.	8 062
Tax losses of CTP Property, a.s.	5 682
Tax losses of CTP Property VI, a.s.	3 804
Tax losses of CTP Property II, a.s.	2 772
Tax losses of Škrobárna Reality,a.s.	900
Tax losses of CTP Invest IX, spol. s r.o.	710
Tax losses of CTP Property III, a.s.	628
Tax losses of CTP Property VIII, a.s.	477
Tax losses of QPR Management s.r.o.	102
Tax losses of CTP Invest V, spol. s r.o.	68
Tax losses of CTP Finance, a.s.	12
Tax losses of CTP Invest V, spol. s r.o.	3
Tax losses of CTP Invest IV, spol. s r.o.	1
	112 123
Tax losses not recognized	-10 297
Tax losses recognized	**101 826**

Tax losses expire in 2012, 2013, 2014, and 2015 respectively.

24. Subsidiaries

CTP Invest, spol. s r.o.

CTP Invest, spol. s r.o. owns the following subsidiaries in the Czech Republic:

		Ownership	
	Country	2010	2009
Subsidiaries			
CTP Invest 1, spol. s r.o.	Czech Republic	100%	100%
IMPORTFLORA, spol. s r.o.	Czech Republic	100%	100%
Multidisplay s.r.o.	Czech Republic	100%	100%
CTP , spol. s r.o. (formerly CTP Invest VI, spol. s r.o.)	Czech Republic	100%	100%
CTP Invest VII, spol. s r.o.	Czech Republic	100%	100%
Bor Logistics, spol. s r.o. (1)	Czech Republic	100%	100%

CTP Property N.V.

CTP Property N.V. has one 100%-subsidiary in Luxembourg, CTP Property Lux, S.à r.l. which owns the following subsidiaries in the Czech Republic, the Slovak Republic, Germany, Austria and Romania:

		Ownership		
Subsidiaries	Country	2010	2009	Note
CTP Finance, a.s.	Czech Republic	100%	100%	
CTP Property, a.s.	Czech Republic	100%	100%	
QPR Management s.r.o.	Czech Republic	0%	0%	1)
CTP Heršpická, spol. s r. o.	Czech Republic	0%	0%	1)
Immorent Ostrava I s. r. o.	Czech Republic	0%	0%	1)
CTP Property II, a.s.	Czech Republic	100%	100%	
CTP Property III, a.s.	Czech Republic	100%	100%	
CTP Property IV, a.s.	Czech Republic	100%	100%	
CTP Property V, a.s. including subsidiary CTP Invest VIII, spol. s r.o.	Czech Republic	100%	100%	
CTP Property VI, a.s.	Czech Republic	100%	100%	
CTP Property VIII, a.s.	Czech Republic	100%	100%	
CTP Property IX, a.s.	Czech Republic	100%	100%	
CTP Invest V, spol. s r.o.	Czech Republic	100%	100%	
Škrobárna Reality, a.s.	Czech Republic	100%	100%	
CTP Invest IV, spol. s r.o.	Czech Republic	100%	--	
CTP Invest IX, spol. s r.o.	Czech Republic	100%	--	
CTP Immobilienverwaltung GmbH	Austria	99%	99%	
CTP Alpha GmbH including subsidiaries DN Beteiligungs GmbH and BoDo TGM GmbH	Germany	100%	100%	
CTP Invest SK, spol. s r.o.	Slovakia	100%	100%	
CTP Beta SK, spol. s r.o.	Slovakia	100%	100%	
CTP Alpha SK, spol. s r.o.	Slovakia	100%	100%	
CTP INVEST Bucharest S.R.L. including subsidiary CTPARK ALPHA S.R.L.	Romania	100%	100%	
CTPARK BETA S.R.L.	Romania	100%	100%	

1) The shares in QPR Management s.r.o., CTP Heršpická, spol. s. r.o. and Immorent Ostrava I s.r.o. are currently pledged as security for the QPR Management s.r.o., CTP Heršpická, spol. s r.o. and Immorent Ostrava I s.r.o. loans. CTP Property N.V. is the beneficial owner of these companies and therefore has prepared the separate IFRS consolidated financial statements on the basis of these companies being wholly-owned subsidiaries.

25. Related parties

CTP has a related party relationship with its with its directors and executive officers and other companies which equity holders are Multivest B.V. and Finspel B.V. These entities are ultimate parents of CTP. The majority of transactions are with Multifin B.V. Group companies.

In 2010 and 2009 CTP had the following revenues and expenses with related parties:

	2010		2009	
In thousands of EUR	Revenues	Expenses	Revenues	Expenses
Multifin B.V. - interest	1 435	-304	1 436	-352
CTP Partners N.V. - interest	29	0	20	0
CTP Invest Poland sp. z o.o. - other	7	0	0	0
CTP Invest Poland sp. z o.o. - interest	6	0	0	0
Finspel B.V. - interest	5	0	323	0
MaVo Lux S.a.r.L. - interest	4	0	0	0
Remon L. Vos	0	-118	0	0
CTP Alpha Poland sp. z.o.o. - interest	0	-8	0	0
CTP Energy TR - development activities	0	-184	0	0
Multifin B.V. - management fee	0	-104	0	0
De Vries CZ s.r.o. - rent	0	0	406	0
Multivest B.V. - interest	0	0	243	0
CTP Invest VIII, spol. s r.o. - interest	0	0	59	-20
Others	6	-4	89	-58
	1 492	**-722**	**2 576**	**-430**

As at 31 December 2010 and 2009, CTP has the following receivables from and liabilities to related parties:

	2010		2009	
In thousands of EUR	Receivables	Payables	Receivables	Payables
Current receivables and payables				
Multifin B.V.	198	307	78	8 006
CTP Invest Poland Sp. z o.o.	8	--	155	--
Orela s.r.o.	7	--	--	--
CTP Partners N.V.	6	--	--	--
CTP Property X, a.s.	1	--	--	--
CTP Property XI, a.s.	1	--	--	--
CTP Property XII, a.s.	1	--	--	--
CTP Invest VIII, spol. s r.o.	--	--	399	301
Finspel B. V.	--	4	138	--
Multivest B.V.	--	4	1	--
CTP Alpha Poland Sp. z o.o.	--	241	--	226
MaVo II, a.s.	--	87	--	--
CTP Solar a.s.	--	--	--	80
CTP Energy TR, a.s.	--	75	78	37
Bohlen Doyen Bauunternehmung GmbH	--	--	8	--
MaVo Lux S.a.r.l.	--	--	2	--
CTP Invest IV, spol. s r.o.	--	--	--	8
CTP Invest IX, spol. s r.o.	--	--	--	8
CTP Invest III, spol. s r.o.	--	--	--	7
CTP Products I, spol. s r.o.	--	8	--	7
Current receivables and payables	**222**	**726**	**859**	**8 680**

Current non-trade receivables from and non-trade liabilities to related parties are interest bearing and bear interest of 3M EURIBOR+3% margin

	2010		2009	
In thousands of EUR	Receivables	Payables	Receivables	Payables
Non-current receivables and payables				
Multifin B.V.	7 782	28 572	44 417	--
CTP Partners N.V.	924	--	676	--
Finspel B. V.	338	--	193	--
Boman B.V.	311	4 016	--	--
Ma Vo LUX s.a.r.l	84	3	71	--
Multivest B.V.	68	15	66	3 908
CTP France s.a.s.	--	--	--	9
Remon L. Vos	--	4 034	--	--
Non-current receivables and payables	9 507	36 640	45 423	3 917
Total	**9 729**	**37 366**	**46 282**	**12 597**

As at 31 December 2010 CTP provided a loan of EUR 7 778 thousand to Multifin B.V. (2009 – EUR 44 231 thousand). The interest rate is 3M EURIBOR+3% (2009 – 6%). The loan is unsecured and due on 12 November 2020 (2009 – no maturity date).

As at 31 December 2010 CTP received several loans totaling EUR 28 572 thousand from Multifin B.V. (2009 – EUR 0 thousand). The interest rate is 3M EURIBOR+3%. The loans are unsecured and due in 2020.

Other non-current non-trade receivables from and non-trade liabilities to related parties are interest bearing and bear interest of 3M EURIBOR+3% margin.

Executive management

The average number of executives and remuneration paid for the period ended 31 December 2010 and 31 December 2009 were as follows:

In thousands of EUR	2010	2009
Number of employees	7	6
Personnel expenses	976	834

26. Risk policies

Exposure to various risks arises in the normal course of CTP's business. These risks include credit risk, capital risk, operational risk, market risk including foreign currency risk, interest rate and liquidity risk.

Credit risk

Credit risk refers to the risk that the counterparty will default on its contractual obligations resulting in a financial loss to CTP. The management has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis. Credit evaluations are performed for all customers requiring credit over a certain amount. CTP usually does not require collateral from its tenants. For most of the tenants, a parent company guarantee or a solvent tenant group company guarantee is in place.

Investments can be made only in liquid securities and only with counterparties that have a credit rating equal to or better than CTP. Given their high credit ratings, the management does not expect any counterparty to fail to meet its obligations.

As at the reporting date there were no significant concentrations of credit risk towards third parties. The maximum exposure to credit risk is represented by the carrying amount of each financial asset in the statement of financial position. CTP has bank accounts with prestigious banking institutions, where no risk is expected. CTP monitors regularly the financial position of the related parties and the related credit risk.

Credit risk concentration:

In thousands of EUR	On-balance sheet	Off-balance sheet	Total 2010	Total 2009
Amounts due from banks	12 461	--	12 461	11 258
Amounts due from financial derivatives	1 684	--	1 684	1
Amounts due from related parties	9 727	--	9 727	46 280
Amounts due from third parties	14 755	--	14 755	22 826
Amounts due from tax institutions	5 561	--	5 561	1 764
Total	**44 188**	**--**	**44 188**	**82 129**

CTP discloses significant amounts of receivables towards related parties. Receivables towards related parties are partly covered by the liabilities to related parties and assets held by the related parties. If the related parties breach the repayment of CTP receivables and CTP is not able to set off receivables against liabilities, CTP will be exposed to significant credit risk. CTP does not expect breach of repayment.

Capital risk

CTP's policy is to maintain a strong capital base so as to maintain creditor and market confidence and to sustain future development of the business. CTP manages its capital to ensure that entities in CTP will be able to continue as a going concern while maximizing the return to shareholders through the optimization of the debt and equity balance. CTP's overall strategy remains unchanged compared to 2009.

CTP as property investor is mainly influenced by the fact that it leverages its project financing by using bank debts. There is no real seasonality impact on its financial position but rather a volatility of financial markets might positively or negatively influence CTP's financial position.

The capital structure of CTP consists of a debt, which includes the borrowings disclosed in note 21.

Gearing ratio

In thousands of EUR	2010	2009
Debt	1 094 734	1 100 673
Equity	510 755	433 439
Total	**47%**	**39%**

Debt is defined as long-term and short-term liabilities as detailed described in note 21. Equity includes all capital and reserves of CTP (see note 20).

The loan to value (value is the fair market value of the properties) ratio of CTP properties (calculated as a share of interest bearing loans from financial institutions and lease payables on investment property, investment property under construction and plant and equipment) is approximately 57% at 31 December 2010 (2009 – 63%) that is seen as appropriate within the financial markets where CTP is operating.

As the properties are leased for a long period and CTP agreed with its financial institutions long-term financing, CTP expects to fulfill financial covenants in the future.

Operational risk

Operational risk is defined as the risk of loss arising from the inappropriateness or failure of internal processes, human errors or failures of systems or the risk of loss from external events. CTP assesses these risks on a regular basis and undertakes measures aimed at systematic detection and minimizations of these risks. During 2010, operational risk management activities concentrated on improving the management information systems containing information about individual projects and related legal documentation.

In respect of areas with an identified significant risk, CTP operates a set of key risk indicators that serve as an early-warning system and as a measurement of operational risks taken.

Market risk

Market risk is the risk that changes in market prices such as foreign exchange rates and interest rates will affect CTP's income or the value of its holding of financial instruments. The objective of market risk management is to manage and control market risk exposure within acceptable parameters while optimizing the return.

Foreign currency risk

Currency risk is managed mainly by making, when possible, investments in the same currency as the financing sources utilized. The currency risk during the period of repayment of liabilities to third parties is usually offset by generating revenues denominated in the same underlying currency. CTP pays for buildings in CZK and therefore has foreign currency risk during the construction period. CTP does not use derivative financial instruments to hedge against the exposure to foreign currency risk arising on forecast transactions.

As at 31 December 2010 CTP analyzed the impact of the foreign exchange rate variances on its assets and liabilities and on its statement of comprehensive income. The impact would not be significant as majority of financial instruments is denominated in EUR.

Interest rate risk

The interest rate risk arises mainly from the floating interest rates applicable to debt financing. Bank loans usually have flexible interest rates based on EURIBOR rates for the reference period from 3 months to 12 months increased by a fixed margin. In 2009 and 2010, the Group entered into transactions with the financial institutions to hedge the interest rate risk (refer to note 22). CTP mitigated the interest rate risk by holding interest rate swaps and interest rate caps.

Liquidity risk

Liquidity risk is the risk that CTP will not be able to meet its financial obligations as they fall due. With respect to the nature of its business and its assets, CTP is naturally exposed to a certain amount of liquidity risk. CTP manages liquidity risk by constantly monitoring forecast and actual cash flow, financing its investment property portfolio by long-term financing, and refinancing where appropriate, and to use the rent income to settle the short-term liabilities.

Sensitivity analysis on changes in assumptions of investment property valuation

CTP performed a sensitivity analysis on changes in investment property valuation except for land bank investment property. The table below presents the sensitivity of profit and loss before tax as at 31 December 2010 and 31 December 2009 due to changes in assumptions:

Completed investment properties as at 31.12.2010 in thousands of EUR

	Current average yield	Current Market Value	Increased yield by 25 bp	FMV based upon increased yield	Effect of increase in yield by 25 bp
Increase of 25 bp in reversionary yield	8,21%	1 248 547	8,46%	1 211 646	-36 901
	Current average yield	**Current rental income**	**Decrease rental income by 5%**	**FMV based upon decreased rental income**	**Effect of decrease in rental income by 5%**
Decrease of 5% in estimated rental income	8,21%	102 489	97 365	1 186 120	-62 427

Completed investment properties as at 31.12.2009 in thousands of EUR

	Current average yield	Current Market Value	Increased yield by 25 bp	FMV based upon increased yield	Effect of increase in yield by 25 bp
Increase of 25 bp in reversionary yield	8,44%	1 169 218	8,69%	1 135 562	-33 656
	Current average yield	**Current rental income**	**Decrease rental income by 5%**	**FMV based upon decreased rental income**	**Effect of decrease in rental income by 5%**
Decrease of 5% in estimated rental income	8,44%	98 625	93 694	1 110 757	-58 461

Market value

Market value is the amount for which an asset could be exchanged between knowledgeable, willing parties in an arm's-length transaction, other than a forced or liquidation sale. Market values are obtained, as appropriate, from quoted market prices, discounted cash flow projections and other valuation models.

To estimate the market value of individual classes of financial instruments, the following methods and assumptions are used:

Cash and cash equivalents, short-term investments

The book value of cash and other short-term investments approximates their fair value, as these financial instruments have a relatively short maturity.

Receivables and payables

The book value of short-term receivables and payables approximates their fair value, as these financial instruments have a short maturity.

Short-term loans

The book value approximates their fair value, as these instruments have a floating interest rate and a short maturity.

Long-term loan

The book value of long-term loans and other liabilities with different interest rates approximates their fair values.

Derivatives

The fair value of derivatives is based on their market value.

Investment property

Investment property is stated at fair market value based upon a discounted cash flow calculation for a 10-year period. The cash flow assumes a 10-year holding period with the exit value calculated on the 11th year income (refer to note 5 b).

Investment property under construction

The fair values are based on market values, being the estimated amount for which a property could be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion (refer to note 5 c).

27. Contingent liabilities

Issued guarantees

Škrobárna Reality,a.s. issued guarantees to secure a bank loan provided by Erste Bank Group to CTP Invest, spol. s r.o. The oustanding amount of the bank loan as at 31 December 2010 is EUR 10 800 thousand.

CTP Invest, spol. s r.o. issued guarantees to secure a bank loan provided by Erste Bank Group to Škrobárna Reality,a.s. The outstanding amount of the bank loan as at 31 December 2010 is EUR 13 833 thousand (31 December 2009 – EUR 14 166 thousand).

CTP Invest, spol. s r.o. issued guarantees to secure bank loans provided by Investkredit Bank Group to CTP Property, a.s. The outstanding amount of the bank loans as at 31 December 2010 is EUR 56 239 thousand (31 December 2009 – EUR 53 055 thousand).

Erste Group Bank AG, in favour of CTP Invest, spol. s r.o., issued a bank guarantee to secure due performance of all claims that may arise consequently to a share purchase agreement concluded between a related party (Multifin B.V.) and a third party. The guarantee is limited up to an aggregate maximum amount of EUR 8 million until 30 June 2012. After 30 June 2012 the guarantee will be decreased to EUR 3 million and the guarantee will finally expire on 30 June 2013 (on 30 June 2018 at the latest if a claim will have been notified before 30 June 2013).

Real estate transfer tax

All real estate transactions in the Czech Republic are subject to a 3% real estate transfer tax, with the exception of share-based transactions. The management expects that investment property will be held, or, when disposed of, then only as a share deal. Therefore, no provision for real estate transfer tax is recorded.

Legal dispute

There was a set of disputes going on, which related to the transfer of land from the Czech Republic – Pozemkový fond České republiky to Karel Wimětal, who subsequently transferred the land plots to CTP Group companies (as of the day hereof this relates to CTP Property VI, a.s.). Pozemkový fond ČR filed a lawsuit against Karel Wimětal to declare that the ownership title pertains to Pozemkový fond ČR due to invalidity of the Agreement on gratuitous transfer.

The District Court in Tachov and consequently the Regional Court in Plzeň decided that the owner of the land (land plots 803/115 and 803/113, cadastral area Ostrov u Tachova) was the Czech Republic – Pozemkový fond České republiky because the Agreement on gratuitous transfer was invalid. The decision is in legal force.

The Supreme Court of the Czech Republic refused the extraordinary appeal filed by CTP Property VI, a.s. The filed constitutional complaints have been refused by the Constitutional Court since similar disputes with Pozemkový fond ČR had such outcome. On 20 November 2009, the Czech Republic was formally invited to the negotiations prior to the initiation of arbitration proceeding on protection of CTP's investment. The negotiations are currently pending.

In this relation there is also pending lawsuit of CTP Property VI, a.s. (file no.: 29 C 224/2007) filed on 20 November 2007 for the payment of EUR 2,658,201 against Karel Wimětal at the Municipal Court in Brno as reimbursement of unjust enrichment incurred by Karel Wimětal due to payment of the purchase prices for the respective land plots (while the transfers of land were declared invalid). Due to pending negotiations the parties requested the court on 23 December 2010 to temporarily interrupt the proceedings until 1 April 2011.

28. Pledges

Shares in CTP Property, a.s. are pledged in favour of Investkredit-bank AG.

Shares of CTP Property II, a.s. are pledged in favour of Raiffeisenlandesbank Niederoesterreich AG.

Shares in CTP Property IV, a.s. are pledged in favour of ING and the ING loan facility is guaranteed by a guarantee issued by CTP Property Lux S.à r.l.

Shares in CTP Property V, a.s. are pledged in favour of Komerční banka, a.s. and the loan facility is guaranteed by a guarantee issued by CTP Property Lux S.à r.l.

Shares of CTP Property VI, a.s. are pledged in favour of Erste Bank Group.

Shares of CTP Property VIII, a.s. are pledged in favour of Raiffeisenlandesbank Niederoesterreich AG.

Shares of CTP Property IX, a.s. are pledged in favour of Erste Bank Group.

Shares, bank accounts and inter-company receivables of CTP Property Lux, S.à r.l. are pledged in favour of Erste Bank Group.

Shares of CTP Property N.V. are pledged in favour of Erste Bank Group.

Shares of CTP Invest Bucharest S.R.L. are pledged in favour of Erste Bank Group.

Shares of Škrobárna Reality, a.s. are pledged in favour of Erste Bank Group.

Shares of CTP Invest IX, spol. s r.o. are pledged in favour of Raiffeisenlandesbank Niederoesterreich AG.

Shares of CTP Invest VIII, spol. s r.o. are pledged in favour of Komerční banka, a.s.

The shares of Finspel B.V. and Multivest B.V. in CTP Invest, spol. s r.o. are pledged in favour of Česká spořitelna, a.s. to secure a loan facility (existing and future receivables up to TEUR 325 000).

The shares of Multifin B.V. in CTP Invest, spol. s r.o. are pledged in favour of Immorentbank GmbH for securing claims arising from the loan agreement signed on 30 January 2009 between a related company (CTP Property N.V.), Immorentbank GmbH and other banks.

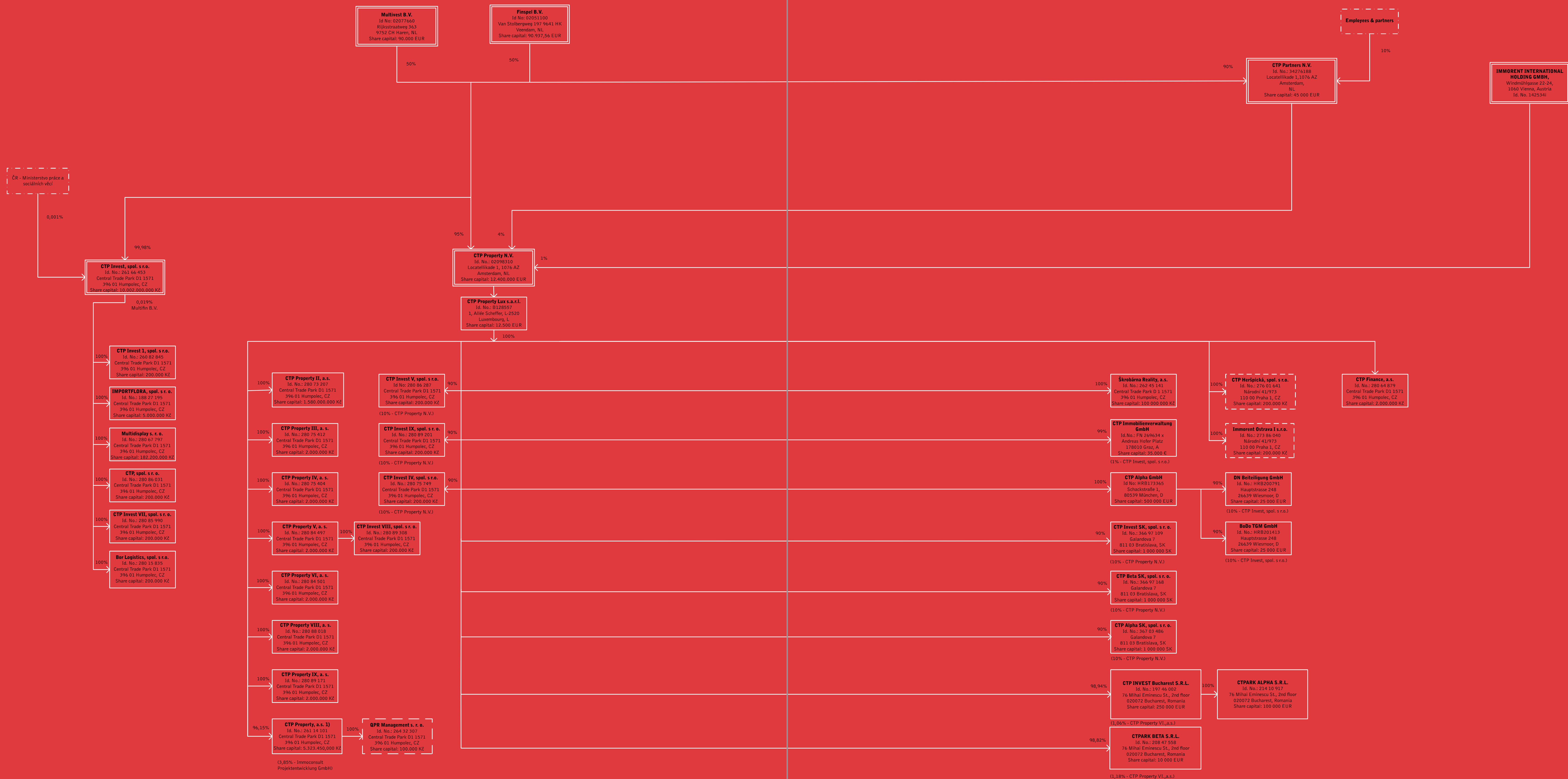
29. Subsequent events

CTP is not aware of any other events that have occurred since the pro-forma combined statement of financial position date that would have a material impact on this combined pro-forma financial information as at 31 December 2010.

Amsterdam, 21 March 2011

Remon L. Vos   Radek Zeman

CTP LEGAL STRUCTURE



CTP SPACES FOR LEASE ACROSS CEE