

# Graphisoft Park SE

Interim Management Report – Third Quarter 2009

November 13, 2009



GRAPHISOFT PARK





## Financial highlights:

IFRS, unaudited, amounts in thousand EUR

	3 months ended		9 months ended	
	September 30,	September 30,	September 30,	September 30,
	2008	2009	2008	2009
<b>Revenue</b>	<b>1,674</b>	<b>1,764</b>	<b>4,857</b>	<b>5,108</b>
Operating expenses	(229)	(372)	(593)	(802)
<b>EBITDA</b>	<b>1,445</b>	<b>1,392</b>	<b>4,264</b>	<b>4,306</b>
Depreciation and amortization	(656)	(914)	(1,930)	(2,362)
Other income (expense)	-	57	-	71
<b>Operating profit</b>	<b>789</b>	<b>535</b>	<b>2,334</b>	<b>2,015</b>
Net interest expense	(305)	(563)	(788)	(1,501)
<b>Operating profit and net interest</b>	<b>484</b>	<b>(28)</b>	<b>1,546</b>	<b>514</b>
Exchange rate differences	(971)	29	2,101	(706)
<b>Profit before tax</b>	<b>(487)</b>	<b>1</b>	<b>3,647</b>	<b>(192)</b>
Income taxes	85	(105)	(802)	(459)
<b>Profit for the period</b>	<b>(402)</b>	<b>(104)</b>	<b>2,845</b>	<b>(651)</b>
<b>EBITDA margin (%)</b>	<b>86.3</b>	<b>78.9</b>	<b>87.8</b>	<b>84.3</b>
<b>Operating profit margin (%)</b>	<b>47.1</b>	<b>30.3</b>	<b>48.1</b>	<b>39.4</b>
<b>Assets total</b>	<b>71,864</b>	<b>80,564</b>	<b>71,864</b>	<b>80,564</b>
<b>Investment properties</b>	<b>55,188</b>	<b>68,748</b>	<b>55,188</b>	<b>68,748</b>
<b>Bank loans</b>	<b>41,148</b>	<b>55,833</b>	<b>41,148</b>	<b>55,833</b>
<b>Net debt</b>	<b>27,977</b>	<b>46,559</b>	<b>27,977</b>	<b>46,559</b>
<b>Number of employees (closing)</b>	<b>12</b>	<b>12</b>	<b>12</b>	<b>12</b>
HUF/EUR (opening)	237.03	272.43	253.35	264.78
HUF/EUR (closing)	243.17	270.36	243.17	270.36
HUF/EUR (average)	236.11	271.36	247.69	283.82

The presentation currency of Graphisoft Park Group is the EUR. Because the office rental agreements are denominated in EUR, and because the EUR loan liability of the Company increased substantially in 2008, the functional currency of Graphisoft Park Kft. has been changed from the HUF to the EUR as of January 1, 2009. This change reduces the effect of the exchange rate fluctuation. In order to better reflect the actual performance of the reporting period and to enhance comparability with other periods, we present profit before tax without the effect of exchange rate fluctuation ('operating profit and net interest').



## Dear Shareholders,

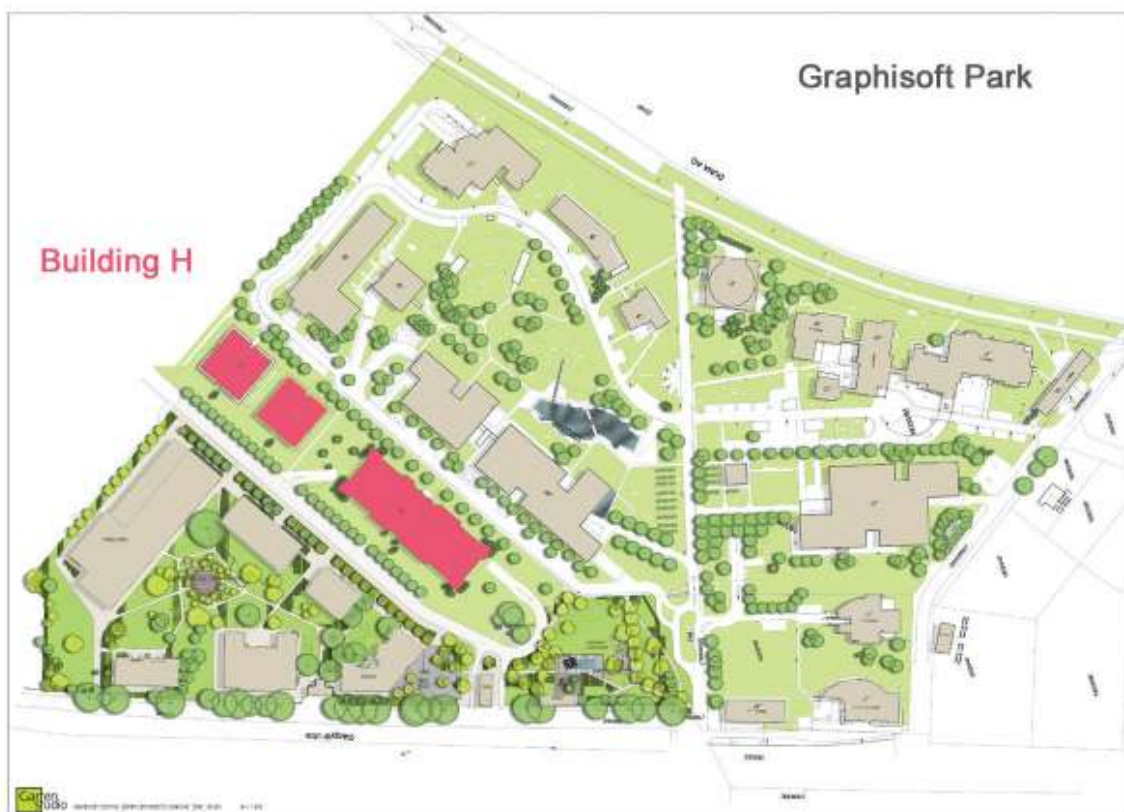
In this business report, Graphisoft Park SE presents the progress made toward its goals in four areas:

- Development activities,
- Rental results,
- Financial results,
- Other key issues.

### Development Activities

#### *Building H and other developments*

The core of the development activities of the Company during the past two years focused on the construction of office and laboratory facilities of Building H. Construction on this building began in December 2007. The building's gross area is approximately 33,000 m<sup>2</sup>, which is composed of 12,800 m<sup>2</sup> rentable office and laboratory space, 2,400 m<sup>2</sup> storage space, and a three-level underground garage providing parking spaces for 440 cars. Construction was completed in April of 2009 and we received the occupancy permit on the building on April 15.



The first wing of the building (Hx, with 6,500 m<sup>2</sup>) is office space, while the other two wings' (Hy and Hz, totaling 6,300 m<sup>2</sup>) function is office and laboratory.

Two of the existing tenants of Graphisoft Park, the US based biotech company AMRI and the Hungarian nanotechnology company Thales, required substantial expansion of their laboratories. From the beginning, the Hz building has been designed to meet AMRI's specifications. Construction was completed



according to schedule; AMRI has installed its laboratory equipment, and after successfully securing the necessary licenses and approvals of the relevant authorities, we turned the Hz building over to AMRI on April 1, 2009. After AMRI vacated its earlier premises in Building D, we renovated Building D according to the specification of Thales, who moved in on August 1, 2009.

Parallel with the new developments, we continue to upgrade the existing office buildings, including, for example, installation of sun shade technology, façade repair, reduction of energy and water consumption, and modernization of the existing systems. These tasks serve both to maintain the buildings and to improve their attractiveness for leasing in the future. In particular, we renovated and modernized the central restaurant and other two restaurants leading to a significant increase in their capacity, and installed sun shades on the exterior of Building GD.

*Preparatory tasks on the land acquired in 2008 and 2009*

A total of 9.5 hectares of land were purchased in October 2008 and September 2009, providing the opportunity to develop additional usable areas of about 80,000 m<sup>2</sup> in total. These land parcels include monument buildings that served as the management headquarters of the Gas Works. The monument buildings, when we acquired them, were in extraordinarily bad repair, so we immediately began maintenance activities to protect their condition, and have begun a survey of the condition of the utilities and to perform the hook-ups necessary for the occupied buildings to be fully functional. In addition, we are continuing the archeological excavations, the dismantling of the old and outdated utility systems, the design of detailed schematic plans for the area, and the planning of the new utilities network, in consultation with the public utilities companies.



We have signed an agreement with the Budapest Historical Museum regarding archaeological expertise and supervision, to determine the archaeological tasks associated with the land area under development. Together with the experts of the museum, we made significant archeological excavations on 3.5 hectares, on the southern part of the newly purchased land area.

Our goal is to ensure that as soon as a new development need arises, we will be able to quote the quickest possible deadline to our potential tenants.



The main risk factors and limitations associated with this land remain as follows:

- no valid zoning plan is in effect for the area,
- prohibition on modifications is enacted to the area,
- the land is affected by significant environmental pollution.

### Rental Results

With the expansion of AMRI and Thales, the total laboratory and office space occupied by these two tenants has increased to nearly 5,000 m<sup>2</sup>, from the total of approximately 3,000 m<sup>2</sup> previously.

With the completion of Building H, the Park's available office and laboratory space grew from 33,000 m<sup>2</sup> to 45,000 m<sup>2</sup>. As of today, of the new office space, only the Hz building has been rented. Consequently, the earlier 92% occupancy rate has fallen to 75%. Considering the present real estate market in Budapest, in 2009 we do not expect any improvement of the occupancy rate or any associated additional revenues.

In July 2009, one of our major clients extended its lease for an additional five years, under the existing conditions. No other significant rental activity occurred during the third quarter.

### Financial Results

#### *First three quarters results*

With revenues of 5,108 thousand EUR, the Company closed the first three quarters with an operating profit of 2,015 thousand EUR, which corresponds to our expectations.

Net financial expense of the first three quarters amounted to 2,207 thousand EUR, composed of the following items:

- net interest expense of 1,501 thousand EUR, consisting of interest expense on bank loans, amounting to 2,096 thousand EUR, decreased by interest income of 595 thousand EUR,
- exchange rate losses of 706 thousand EUR.

#### *Full year forecast*

For 2009, we project rental revenues of 6.8 million EUR as earlier forecasted. This projection assumes no further revenue growth above and beyond that from revenues from the newly leased spaces (Building Hz) of Building H. Our current forecast on net profits for the year - calculated without exchange rate differences and the related deferred taxes - is unchanged at 0.2 million EUR (2008: 1.5 million EUR), taking into consideration the following factors affecting our results:

- rental revenue increase from Building Hz: + 0.3 million EUR,
- additional depreciation of Building H: – 0.7 million EUR,
- increased interest expense of bank loans: – 0.6 million EUR,
- decreasing interest income on cash reserves: – 0.3 million EUR.

Beginning in 2009, with the change of the functional currency of Graphisoft Park Kft. from the HUF to the EUR, no exchange rate difference arises on EUR loans, but the Company continues to be exposed to exchange rate risk arising on HUF-based financial assets and liabilities. Given the current volatility of the HUF/EUR exchange rate, it is not possible to provide a reliable forecast on the future exchange rate differences.



## Other Key Issues

### *Aquincum Institute of Technology cooperation and investment*

In April 2009, in accordance with its project to develop the properties acquired in 2008 (the 'Universitas' properties) for educational purposes, the Company signed a cooperation agreement with Aquincum Institute of Technology Kft (AIT). According to this agreement, the real estate development project (creating a university campus) is the responsibility of Graphisoft Park, while organizing the educational program and operating the university are the responsibility of AIT. Once the educational program begins, AIT will pay a market-rate rent to the Company for its use of the real estate. The cooperation also covers the issue of the parties' coordinated appearance on the market and joint marketing activities.

On April 21, 2009, the Company acquired a 10% share in AIT. The value of this share is 30 million HUF (100 thousand EUR).

### *Additional land acquisition*

In September 2008, the Company made a contractual commitment to purchase 2 hectares of land adjacent to Graphisoft Park. The Company paid the purchase price and obtained the ownership of the land on September 7, 2009. The cost of this land was 630 million HUF (2,331 thousand EUR), which includes the purchase price, the related duty and incidental costs directly associated with the purchase.

The main risk factors and limitations associated with this land are as follows:

- the land is affected by significant environmental pollution,
- regulations protecting the landmark "Generator House" limit the land's usability.

**Forward-looking statements** - *This Interim Management Report contains forward-looking statements. Statements that are not historical facts, including statements about our beliefs and expectations, are forward-looking statements. These statements are based on current plans, estimates and projections, and therefore you should not place undue reliance on them. Forward-looking statements speak only as of the date they are made, and we undertake no obligation to update publicly any of them in light of new information or future events. Forward-looking statements involve inherent risks and uncertainties. We caution you that a number of important factors could cause actual results to differ materially from those contained in any forward-looking statement.*

**Declaration** - *We declare that to the best of our knowledge the Interim Management Report gives a true and fair view of the financial position and performance of Graphisoft Park SE and its controlled undertakings, and contains an explanation of material events and transactions that have taken place during the relevant period and their impact on the financial position of Graphisoft Park SE and its controlled undertakings.*

Budapest, November 13, 2009

Hajba Róbert  
Chief Financial Officer

Kocsány János  
Chief Executive Officer



# GRAPHISOFT PARK SE

## QUARTERLY REPORT

for the quarter ended September 30, 2009

in accordance with International Financial Reporting Standards (IFRS)

(unaudited)

Budapest, November 13, 2009

Hajba Róbert  
Chief Financial Officer

Kocsány János  
Chief Executive Officer

**GRAPHISOFT PARK SE**  
**QUARTERLY REPORT**  
SEPTEMBER 30, 2009

**CONTENTS:**

	<b>Page(s)</b>
<b>Consolidated Balance Sheet</b>	<b>3</b>
<b>Consolidated Statement of Income</b>	<b>4</b>
<b>Consolidated Statement of Comprehensive Income</b>	<b>5</b>
<b>Consolidated Statement of Changes in Shareholders' Equity</b>	<b>6</b>
<b>Consolidated Statement of Cash Flows</b>	<b>7</b>
<b>Notes to the Quarterly Report</b>	<b>8-12</b>



**GRAPHISOFT PARK SE**  
**CONSOLIDATED BALANCE SHEET**  
AS AT SEPTEMBER 30, 2009  
(all amounts in thousands EUR unless otherwise stated)

	September 30, 2008	December 31, 2008	September 30, 2009
Cash and cash equivalents	14,509	18,528	1,922
Securities	-	-	8,022
Trade receivables	490	394	408
Inventories	-	989	5
Current tax receivable	481	303	628
Other current assets	884	530	457
<b>Current assets</b>	<b>16,364</b>	<b>20,744</b>	<b>11,442</b>
Investment property	55,188	64,061	68,748
Other tangible assets	291	141	182
Intangible assets	21	37	27
Investments	-	-	100
Deferred tax asset	-	83	65
<b>Non-current assets</b>	<b>55,500</b>	<b>64,322</b>	<b>69,122</b>
<b>TOTAL ASSETS</b>	<b>71,864</b>	<b>85,066</b>	<b>80,564</b>
Short-term loans	908	1,265	1,577
Trade payables	2,077	1,218	846
Current tax liability	13	55	175
Other short-term liabilities	501	3,709	941
<b>Current liabilities</b>	<b>3,499</b>	<b>6,247</b>	<b>3,539</b>
Long-term loans	40,240	55,623	54,256
Deferred tax liability	602	-	206
<b>Non-current liabilities</b>	<b>40,842</b>	<b>55,623</b>	<b>54,462</b>
<b>TOTAL LIABILITIES</b>	<b>44,341</b>	<b>61,870</b>	<b>58,001</b>
Share capital	213	213	213
Retained earnings	25,927	23,613	22,964
Accumulated translation difference	1,383	(630)	(614)
<b>Shareholders' equity</b>	<b>27,523</b>	<b>23,196</b>	<b>22,563</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>71,864</b>	<b>85,066</b>	<b>80,564</b>

*The accompanying notes form an integral part of the report.*

**GRAPHISOFT PARK SE**  
**CONSOLIDATED STATEMENT OF INCOME**  
FOR THE QUARTER ENDED SEPTEMBER 30, 2009  
(all amounts in thousands EUR unless otherwise stated)

	3 months ended		9 months ended	
	September 30, 2008	September 30, 2009	September 30, 2008	September 30, 2009
Property rental revenues	1,674	1,764	4,857	5,108
<b>Revenue</b>	<b>1,674</b>	<b>1,764</b>	<b>4,857</b>	<b>5,108</b>
Property related expenses	(16)	(102)	(46)	(126)
Employee related expenses	(104)	(98)	(273)	(354)
Other operating expenses	(109)	(172)	(274)	(322)
Depreciation and amortisation	(656)	(914)	(1,930)	(2,362)
<b>Operating expenses</b>	<b>(885)</b>	<b>(1,286)</b>	<b>(2,523)</b>	<b>(3,164)</b>
Other income (expense)	-	57	-	71
<b>OPERATING PROFIT</b>	<b>789</b>	<b>535</b>	<b>2,334</b>	<b>2,015</b>
Interest income	277	128	756	595
Interest expense	(582)	(691)	(1,544)	(2,096)
Exchange rate difference	(971)	29	2,101	(706)
<b>Financial expense</b>	<b>(1,276)</b>	<b>(534)</b>	<b>1,313</b>	<b>(2,207)</b>
<b>PROFIT BEFORE TAX</b>	<b>(487)</b>	<b>1</b>	<b>3,647</b>	<b>(192)</b>
Income tax expense	85	(105)	(802)	(459)
<b>PROFIT FOR THE YEAR</b>	<b>(402)</b>	<b>(104)</b>	<b>2,845</b>	<b>(651)</b>
Attributable to equity holders of the parent	(402)	(104)	2,845	(651)
Basic earnings per share (EUR)	(0.04)	(0.01)	0.27	(0.06)
Diluted earnings per share (EUR)	(0.04)	(0.01)	0.27	(0.06)

*The accompanying notes form an integral part of the report.*

**GRAPHISOFT PARK SE**  
**CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME**  
**FOR THE QUARTER ENDED SEPTEMBER 30, 2009**  
(all amounts in thousands EUR unless otherwise stated)

	<b>3 months ended</b>		<b>9 months ended</b>	
	<b>September 30, 2008</b>	<b>September 30, 2009</b>	<b>September 30, 2008</b>	<b>September 30, 2009</b>
<b>Profit for the year</b>	<b>(402)</b>	<b>(104)</b>	<b>2,845</b>	<b>(651)</b>
Translation difference	(561)	94	1,132	16
<b>Other comprehensive income</b>	<b>(561)</b>	<b>94</b>	<b>1,132</b>	<b>16</b>
<b>COMPREHENSIVE INCOME</b>	<b>(963)</b>	<b>(10)</b>	<b>3,977</b>	<b>(635)</b>

*The accompanying notes form an integral part of the report.*

**GRAPHISOFT PARK SE**  
**CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY**  
FOR THE QUARTER ENDED SEPTEMBER 30, 2009  
(all amounts in thousands EUR unless otherwise stated)

	Share capital	Treasury shares	Retained earnings	Accumulated translation difference	Total equity
<b>January 1, 2008</b>	<u>213</u>	<u>-</u>	<u>23,082</u>	<u>251</u>	<u>23,546</u>
Profit for the year	-	-	3,247	-	3,247
Other compr. income	-	-	-	1,693	1,693
Share-based payment	-	-	-	-	-
<b>June 30, 2008</b>	<u>213</u>	<u>-</u>	<u>26,329</u>	<u>1,944</u>	<u>28,486</u>
Profit for the year	-	-	(402)	-	(402)
Other compr. income	-	-	-	(561)	(561)
Share-based payment	-	-	-	-	-
<b>September 30, 2008</b>	<u>213</u>	<u>-</u>	<u>25,927</u>	<u>1,383</u>	<u>27,523</u>
<b>January 1, 2009</b>	<u>213</u>	<u>-</u>	<u>23,613</u>	<u>(630)</u>	<u>23,196</u>
Profit for the year	-	-	(547)	-	(547)
Other compr. income	-	-	-	(78)	(78)
Share-based payment	-	-	2	-	2
<b>June 30, 2009</b>	<u>213</u>	<u>-</u>	<u>23,068</u>	<u>(708)</u>	<u>22,573</u>
Profit for the year	-	-	(104)	-	(104)
Other compr. income	-	-	-	94	94
Share-based payment	-	-	-	-	-
<b>September 30, 2009</b>	<u>213</u>	<u>-</u>	<u>22,964</u>	<u>(614)</u>	<u>22,563</u>

*The accompanying notes form an integral part of the report.*

**GRAPHISOFT PARK SE**  
**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**FOR THE QUARTER ENDED SEPTEMBER 30, 2009**  
(all amounts in thousands EUR unless otherwise stated)

	<b>3 months ended</b>		<b>9 months ended</b>	
	<b>Sept. 30,</b>	<b>Sept. 30,</b>	<b>Sept. 30,</b>	<b>Sept. 30,</b>
	<b>2008</b>	<b>2009</b>	<b>2008</b>	<b>2009</b>
<b>OPERATING ACTIVITIES</b>				
Income before tax	(487)	1	3,647	(192)
Depreciation and amortization	656	914	1,930	2,362
Interest expense	582	691	1,544	2,096
Interest income	(277)	(128)	(756)	(595)
Change in provision for bad debts	-	3	-	3
Unrealized foreign exchange losses (gains)	1,053	(749)	2,035	119
Changes in working capital:				
Decrease / (increase) in accounts receivable and other current assets	171	125	(979)	(274)
Decrease / (increase) in inventory	-	21	-	984
(Decrease) / increase in accounts payable and accruals	(715)	2,301	2,834	(116)
Corporate income tax paid	(184)	(92)	(361)	(278)
<b>Net cash from operating activities</b>	<b>799</b>	<b>3,087</b>	<b>5,824</b>	<b>4,109</b>
<b>INVESTING ACTIVITIES</b>				
Purchase of investment property, other tangible assets and intangibles	(3,969)	(4,799)	(8,876)	(9,593)
Interest paid (capitalized)	(90)	(1)	(160)	(56)
Proceeds on disposal of other tangible assets	-	-	4	-
Investment in associates	-	-	-	(100)
Purchase of securities	-	-	-	(8,022)
Interest received	275	172	755	643
<b>Net cash used in investing activities</b>	<b>(3,784)</b>	<b>(4,628)</b>	<b>(8,277)</b>	<b>(17,128)</b>
<b>FINANCING ACTIVITIES</b>				
Proceeds from receipt of loans	-	-	19,000	-
Loan repayments	(220)	(373)	(590)	(1,055)
Interest paid	(526)	(695)	(1,510)	(2,157)
<b>Net cash from (used in) financing activities</b>	<b>(746)</b>	<b>(1,068)</b>	<b>16,900</b>	<b>(3,212)</b>
Increase in cash and cash equivalents	(3,731)	(10,631)	14,447	(16,231)
Cash and cash equivalents at beginning of year	17,488	12,544	994	18,528
Exchange differences on cash and cash equivalents	752	9	(932)	(375)
<b>Cash and cash equivalents at end of year</b>	<b>14,509</b>	<b>1,922</b>	<b>14,509</b>	<b>1,922</b>

*The accompanying notes form an integral part of the report.*

**GRAPHISOFT PARK SE**  
**NOTES TO THE QUARTERLY REPORT**  
FOR THE QUARTER ENDED SEPTEMBER 30, 2009  
(all amounts in thousands EUR unless otherwise stated)

## **1. General information**

### **1.1. Business activities, organization**

The business goals and activities of the Graphisoft Park Group - that is, real estate development and management - remain unchanged. During the current year, the following changes in organization and structure took place within the Group:

#### **1.1.1. Property operation into a separate company**

On January 1, 2009, Graphisoft Park Services Kft. took over complete responsibility for property operation tasks from Graphisoft Park Kft. Thus, the property operation became organizationally separate from the real estate development and management activities. The primary goal of this reorganization is to increase the transparency in accounting for tenant-related transactions. In our consolidated statements, the operating results of Graphisoft Park Services Kft. are shown at other income (expense), net.

#### **1.1.2. Optimization of capital structure**

On March 2, 2009, two developments occurred: (1) Graphisoft Park SE increased the share capital of Graphisoft Park Kft. from 64 million HUF to 500 million HUF; and (2) Graphisoft Park Kft. increased the share capital of Graphisoft Park Universitas Kft. from 1,000 million HUF to 3,400 million HUF. The purpose of these internal capital increases was to optimize the capital and financing structure.

On September 7, 2009, Graphisoft Park Kft. increased the share capital of GP3 Kft. from 1 million HUF to 700 million HUF. This capital increase provided funding to GP 3 Kft. to enable the purchase of 2 hectares of land adjacent to Graphisoft Park.

### **1.2. Governance**

On April 28, 2009, Graphisoft Park SE's Annual General Meeting reelected the members and the chairman of Board of Directors. The Audit Committee (AC) continues to be composed of the three non-executive directors of the Board.

<b>Name</b>	<b>Position</b>	<b>From</b>	<b>Until</b>
Bojár Gábor	Chairman	August 21, 2006	May 31, 2011
Hornung Péter	Member	August 21, 2006	May 31, 2011
Moskovits Péter Tamás	Member (AC member)	April 30, 2008	May 31, 2011
Vásárhelyi István	Member (AC member)	August 21, 2006	May 31, 2011
Dr. Kálmán János	Member (AC chairman)	August 21, 2006	May 31, 2011

The Board extended the term of János Kocsány, Chief Executive Officer of Graphisoft Park SE, until June 15, 2012.

### **1.3. Approval of 2008 financial statements**

Following the recommendation of the Board of Directors, the Annual General Meeting on April 28, 2009, approved the 2008 consolidated financial statements of Graphisoft Park SE prepared in accordance with International Financial Reporting Standards (IFRS) showing a balance sheet total of 85,066 thousand EUR and a profit for the year of 531 thousand EUR, and also approved the 2008 financial statements of Graphisoft Park SE prepared in accordance with Hungarian Accounting Standards (HAS) showing a balance sheet total 5,928,927 EUR and a profit for the year of 164,162 EUR. The Company does not pay dividends out of profits for the year 2008.

**GRAPHISOFT PARK SE**  
**NOTES TO THE QUARTERLY REPORT**  
FOR THE QUARTER ENDED SEPTEMBER 30, 2009  
(all amounts in thousands EUR unless otherwise stated)

**1.4. Shares and shareholders**

Graphisoft Park SE shares have been publicly traded on the Budapest Stock Exchange since August 28, 2006. The Company's share capital is 212,633 EUR, which consists of 10,631,674 Series 'A' stock with a face value of 0,02 EUR each. The Company has 226,514 of treasury shares. Treasury shares are not entitled to dividend.

The ownership structure was as follows at the end of the quarter:

Name	Title	September 30, 2008		September 30, 2009	
		Shares (pcs)	Share (%)	Shares (pcs)	Share (%)
<b>Directors and management</b>		<b>3,353,895</b>	<b>31.56</b>	<b>3,899,114</b>	<b>36.68</b>
Bojár Gábor	BD Chairman	2,709,969	25.49	3,185,125	29.96
Hornung Péter	BD Member	530,426	5.00	530,426	5.00
Dr. Kálmán János	BD Member	13,500	0.13	13,500	0.13
Kocsány János	CEO	100,000	0.94	168,913	1.59
Szűcs Tibor	GM*	-	0.00	150	0.00
Hajba Róbert	CFO	-	0.00	1,000	0.01
<b>Shareholders over 5% share</b>		<b>1,946,229</b>	<b>18.30</b>	<b>2,015,587</b>	<b>18.95</b>
Tari István Gábor		1,074,329	10.10	1,074,329	10.10
Concorde Alapkezelő Zrt.		871,900	8.20	941,258	8.85
<b>Other shareholders</b>		<b>5,104,036</b>	<b>48.01</b>	<b>4,490,459</b>	<b>42.24</b>
<b>Treasury shares</b>		<b>227,514</b>	<b>2.14</b>	<b>226,514</b>	<b>2.13</b>
<b>Total</b>		<b>10,631,674</b>	<b>100.00</b>	<b>10,631,674</b>	<b>100.00</b>

\* Graphisoft Park Services Kft.

The number of treasury shares decreased by 1,000, a one-off reward provided to the CFO of the Company in April, 2009.

**2. Accounting policies**

The accounting principles and methods used in this report are identical to those presented and used in the accounting policy of the 2008 audited consolidated financial statements, with the difference that as of January 1, 2009, Graphisoft Park Kft's functional currency has been changed from the HUF to the EUR.

Balance sheet exchange rates used were 270.36 HUF/EUR on September 30, 2009, and 243.17 HUF/EUR on September 30, 2008. The average exchange rate was 283.82 HUF/EUR and 247.69 HUF/EUR for the first 9 months of 2009 and 2008, respectively.

**GRAPHISOFT PARK SE**  
**NOTES TO THE QUARTERLY REPORT**  
FOR THE QUARTER ENDED SEPTEMBER 30, 2009  
(all amounts in thousands EUR unless otherwise stated)

**3. Income statement**

**3.1. Revenue**

The Company realized rental revenue of 5,108 thousand EUR in the first three quarters, of which 1,764 thousand EUR was realized in the third quarter. In the first three quarters, rental revenue increased by 5.2% compared to the same period last year (4,857 thousand EUR). The growth mainly reflects additional revenues from the leased spaces of Building H (258 thousand EUR in the second and third quarters 2009).

The occupancy rate of the real estate, calculated without taking the new Building H into account, remained 92%. The occupancy rate when including Building H fell to 75%.

**3.2. Operating expenses**

The company realized operating expenses of 3,164 thousand EUR in the first three quarters, of which 1,286 thousand EUR was realized in the third quarter. In the first three quarters, operating costs increased by 25.4% compared to the same period last year (2,523 thousand EUR). The increase is due to additional depreciation (494 thousand EUR) of Building H and other developments capitalized, maintenance works at Universitas properties (80 thousand EUR) and other one-off marketing costs and bonuses related to the submission of a successful bid and to the successful completion of Building H, within budget and on deadline.

**3.3. Other income (expense)**

The other income (expense) item of 71 thousand EUR consists of the following: recharged operation expenses and related incomes (73 thousand EUR profit), recharged construction expenses and related incomes (28 thousand EUR profit), expenses of a tax audit (28 thousand EUR), and cost of share-based payments (2 thousand EUR).

**3.4. EBITDA, operating profit**

In the first three quarters, EBITDA (4,306 thousand EUR) increased by 1% compared to the same period last year (4,264 thousand EUR), while the operating profit for the first three quarters (2,015 thousand EUR) decreased by 13.7% compared to the same period last year (2,334 thousand EUR). The reason for this decrease is the amortization costs of Building H, which is, at present, not being used to capacity.

EBITDA margin is 84.3%, operating profit margin is 39.4% in the first three quarters (87.8% and 48.1% in the same period of 2008).

**3.5. Financial expense**

Net financial expense of the first three quarters amounted to 2,207 thousand EUR, composed of the following items:

- net interest expense of 1,501 thousand EUR, consisting of interest expense on bank loans, amounting to 2,096 thousand EUR, decreased by interest income of 595 thousand EUR,
- exchange rate losses of 706 thousand EUR.

Beginning in 2009, with the change of the functional currency of Graphisoft Park Kft. from the HUF to the EUR, no exchange rate difference arises on EUR loans, but the Company continues to be exposed to exchange rate differences arising on HUF-based financial assets and liabilities.



**GRAPHISOFT PARK SE**  
**NOTES TO THE QUARTERLY REPORT**  
FOR THE QUARTER ENDED SEPTEMBER 30, 2009  
(all amounts in thousands EUR unless otherwise stated)

**4. Balance sheet**

**4.1. Cash and cash equivalents**

Cash and cash equivalents totaled 1,922 thousand EUR, a decrease of 16,606 thousand EUR for the first three quarters. The components of changes in cash are detailed in the statement of cash flows.

**4.2. Securities**

The Company purchased bonds in the amount of 8,022 thousand EUR in the third quarter.

**4.3. Trade receivables**

Trade receivables totaled 408 thousand EUR at the end of the third quarter, a higher amount than at the end of last year (394 thousand EUR), but lower than at the end of the last quarter (490 thousand EUR) or one year earlier (814 thousand EUR). At the end of the quarter, the Company had no significant overdue receivables.

**4.4. Inventories**

Inventories of 5 thousand EUR include only expenses to be recharged to subcontractors.

**4.5. Investment properties**

The book value of investment properties has changed as follows:

<b>Net book value as at December 31, 2008:</b>	<b>64,061</b>
Additions:	7,231
Depreciation:	(2,326)
Translation difference:	(218)
<b>Net book value as at September 30, 2009:</b>	<b>68,748</b>

Increase in property value consists of the following items: completion of Building H and other property developments in the Park (3,474 thousand EUR), excavation and preparation works on the land purchased in 2008 (1,430 thousand EUR) and additional land purchase (2,327 thousand EUR).

Capitalization of Building H and other developments (16,580 thousand EUR) resulted in an additional depreciation of 494 thousand EUR in 2009.

**4.6. Investments**

On April 21, 2009, the Company acquired a 10% share in Aquincum Institute of Technology Kft (AIT). The value of this share is 30 million HUF (100 thousand EUR).

In April 2009, in accordance with its project to develop the properties acquired in 2008 (the 'Universitas' properties) for educational purposes, the Company signed a cooperation agreement with AIT. According to this agreement, the real estate development project (creating a university campus) is the responsibility of Graphisoft Park, while organizing the educational program and operating the university are the responsibility of AIT. Once the educational program begins, AIT will pay a market-rate rent to the Company for its use of the real estate. The cooperation also covers the issue of the parties' coordinated appearance on the market and joint marketing activities.

**GRAPHISOFT PARK SE**  
**NOTES TO THE QUARTERLY REPORT**  
FOR THE QUARTER ENDED SEPTEMBER 30, 2009  
(all amounts in thousands EUR unless otherwise stated)

**4.7. Loans**

The Company's loans of 55,832 thousand EUR consist solely of loans from the Westdeutsche Immobilien Bank AG. In 2009, the Company repaid 1,055 thousand EUR and did not draw any additional loans.

**4.8. Trade payables**

By the end of the third quarter, with the completion of work on Building H, trade payables decreased to 846 thousand EUR. At the end of the period, the Company had no overdue payables, and continues to meet its obligations in a timely manner.

**5. Other information**

**5.1. Additional land acquisition**

In September 2008, the Company made a contractual commitment to purchase 2 hectares of land adjacent to Graphisoft Park. The Company paid the purchase price and obtained the ownership of the land on September 7, 2009. The cost of this land was 630 million HUF (2,331 thousand EUR), which includes the purchase price, the related duty and incidental costs directly associated with the purchase.

The main risk factors and limitations associated with this land are as follows:

- the land is affected by significant environmental pollution,
- regulations protecting the landmark "Generator House" limit the land's usability.

**5.2. Extension of a rental contract**

In July 2009, one of our major clients extended its lease for an additional five years, under the existing conditions.