

GRAPHISOFT PARK SE

Interim Management Report – First Quarter 2011

May 16, 2011



GRAPHISOFT PARK





Financial highlights

IFRS, consolidated, thousand EUR

	3 months ended	3 months ended
	March 31, 2010	March 31, 2011
Revenue	1,836	1,970
Operating expense	(223)	(176)
Other income (expense)	16	15
EBITDA	1,629	1,809
Depreciation and amortization	(880)	(901)
Operating profit	749	908
Net interest expense	(581)	(528)
Operating profit and net interest	168	380
Exchange rate differences	22	111
Profit before tax	190	491
Income tax expense	(69)	(153)
Profit for the period	121	338
EBITDA margin (%)	88.7	91.8
Operating profit margin (%)	40.8	46.1

	December 31, 2010	March 31, 2011
Assets total	77,509	78,585
Investment property at historical cost*	67,119	67,966
Bank loans	53,831	53,398
Net debt	45,457	45,249

* Investment properties are shown in the financial statements of the Company at historical cost. Estimates on property fair market values are published annually. The latest valuation is disclosed in the Annual Report for 2010 (www.graphisoftpark.com).



Dear Shareholders,

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

- Financial results for the first quarter 2011,
- Utilization, occupancy,
- Development activities,
- Other key issues,
- Forecast for the year 2011.

Financial results for the first quarter 2011

The Company closed the first quarter 2011 with revenues of 1,970 thousand euros, EBITDA of 1,809 thousand euros, and a net profit of 338 thousand euros.

- **Revenue** increased by 7% compared to the previous year to 1,970 thousand euros. The growth is due to the continuously increasing occupancy of the properties (see details in the “Utilization, occupancy” section below).
- **Operating expenses** decreased by 22% compared to the previous year to 161 thousand euros as a result of strict cost control measures, including a more targeted and therefore cost effective utilization of marketing expenditures.
- **Depreciation** increased by 2% compared to the previous year to 901 thousand euros due to the constructions (development, remodeling and renovation of office space) completed on the office buildings of the core area in the amount of 1 million euros in 2010.
- **EBITDA** increased by 11% to 1,809 thousand euros and **operating profit** increased by 21% to 908 thousand euros compared to the previous year.
- **Net interest expense** decreased by 9% compared to the previous year to 528 thousand euros due to decreasing interest expenses of the loans.
- **Net profit** of the Company increased by 217 thousand euros compared to the previous year to 338 thousand euros in the first quarter 2011.

Utilization, occupancy

Last year, occupancy rate of Graphisoft Park’s 45,000 m2 office and laboratory space developed as follows:

2010 Q1	2010 Q2	2010 Q3	2010 Q4	2011 Q1
77%	79%	80%	83%	84%

The improvement in occupancy is due to the success of our tenants’ businesses and the consequent expansion needs, also to a host of new tenants moving in generally small offices.

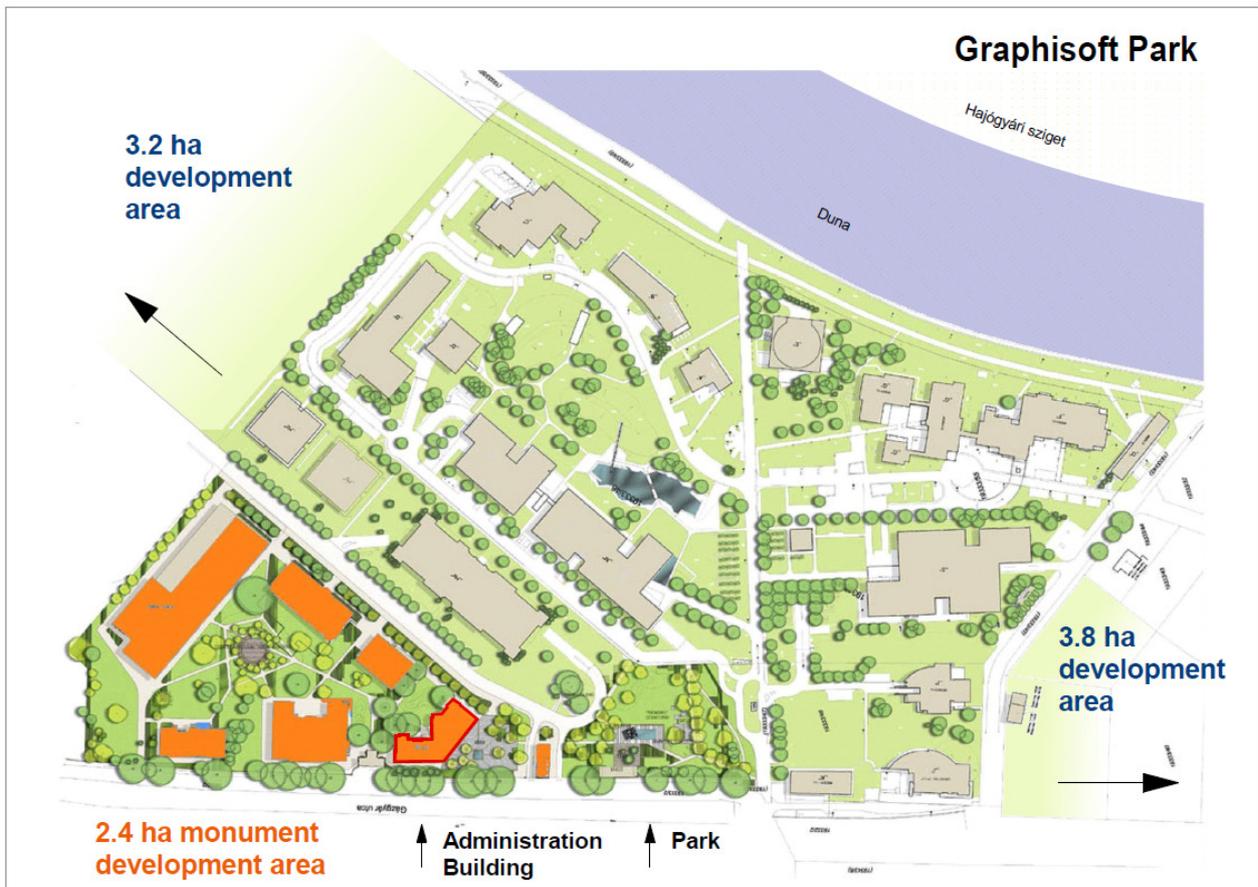
As a result of renovation activities that began in the second half of 2010 a new rental agreement has been signed to lease 1,000 m2 of the “Administration Building”, located in the Park’s monument development area, starting from the second quarter of 2011. The tenant moved in and began operation in April 2011.



Office space occupancy rates in Budapest have been growing continuously since the second half of 2010 - a positive development which is likely to increase occupancy of Graphisoft Park during 2011 as well. Our revenue forecast however, in the "Forecast for the year 2011" section reflects only the signed and valid lease agreements already in effect, and does not reflect this potential development.

Development activities

The total area of Graphisoft Park is nearly 18 hectares. Over the past 12 years 45,000 m² of office and laboratory space covering 8.5 hectares have been developed and occupied. In the remaining area there is a potential for the development of an additional 65,000 m² office space. In addition to this, 14,000 m² of building space in the monument area can be utilized after renovation.



Development of the **core area** of Graphisoft Park is completed. Investments such as development, remodeling and renovation of office space continue here to meet the needs of existing and new tenants. Current forecasts indicate that approximately 800 thousand euros will be spent on office space design and development in 2011.

The comprehensive renovation of the first building in the **monument development area** has been completed in April 2011 with guidance and recognition from the National Office of Cultural Heritage. This development included the restoration of the original secession-style façade into its historical state, as well as the replacement of the building machinery, insulation and other equipment to bring them up to 21st century standards. The entire development cost - including demolition and landscaping - stayed within the planned budget of 1.5 million euros.



There is no larger scale development planned for this area for 2011. We are proceeding with the preparatory works for planning and gathering the documentation for the permitting procedures of two more buildings so that the actual development may start without any delay in case of rising demand for further office capacity.

In the long term the monument development area will be used primarily for educational purposes and it will also house the Aquincum Institute of Technology (AIT).

In the **development areas**, we obtained permission for and carried out the demolition of those structures that are not protected landmarks. The planned archeological excavations have been completed. If new demand arises, construction of a new office building could begin in the excavated southern development area. No further preparatory work or development will take place in the northern development area until the clean-up projects planned by the Capital City Gas Works are finished. Total land development costs in these areas were 2.7 million euros.

The main risk factors and limitations associated with these areas remain as follows:

- no valid zoning plan is in effect,
- significant risk of environmental pollution,
- regulations protecting landmark buildings limit the land's usability.

Other key issues

Dividend

On April 28, 2011, the Annual General Meeting of Graphisoft Park SE approved dividend distribution of 25 forints per share (totaling 260,129 thousand forints and 933,198 euros as of December 31, 2010). The starting date for dividend payments is September 5, 2011.

Realization of the educational function

In order to further strengthen Graphisoft Park's "science park" features we have concluded an agreement with Aquincum Institute of Technology (AIT) to create and run international higher education functions in the Park. AIT does this in close cooperation with Budapest University of Technology and Economics (BME) operating as an independent, specialized program of that institution.

The Aquincum Institute of Technology (AIT) was launched with a successful inaugural summer session in June and July of 2010. The program hosted students from top U.S. universities (e.g. Princeton, Williams, Olin, RPI, Smith) at Graphisoft Park. International response to the summer session can be found at AIT's website: ait-budapest.com. The first regular semester started in February 2011, hosting students from many more excellent North-American universities (Skidmore, Swarthmore, Pomona). Besides the international students, AIT provides high level education in small classes for selected students from BME as well. To them, the personal relations with the foreign students may prove to be an invaluable asset for their careers further on. AIT's curriculum uniquely blends IT education in line with Graphisoft Park's professional orientation with business instructions. This is complemented by courses highlighting the riches of Hungarian culture (movies, music, language, architecture), tailored for the needs of the international students. At the time of writing this report, the Institute is holding final examinations to conclude the first regular semester.

This new educational institution, whose presence further increases the attractiveness of Graphisoft Park, is leasing a total of 550 m² of space during 2011 for educational purposes, further increasing the Park's occupancy rate.



Forecast for the year 2011

Our forecast for the year 2011 is summarized in the following table. It is based exclusively on signed, valid lease agreements and the resulting occupancy rate of 84%. (The first two columns show 2010 actual results and 2011 plans as disclosed in our previous quarterly report.)

(million euros)	2010 actual	2011 plan	2011 forecast
Rental revenue	7.40	7.8	7.9
Operating expenses	- 0.93	- 0.9	- 0.9
EBITDA	6.47	6.9	7.0
Depreciation and amortization	- 3.60	- 3.8	- 3.8
Operating profit	2.87	3.1	3.2
Net interest expense	- 2.28	- 2.1	- 2.1
Exchange rate difference	- 0.03	-	-
Income tax expense	- 0.27	- 0.3	- 0.3
Net profit	0.29	0.7	0.8

The expected significant increase in net profit is based on increasing occupancy rates on one hand and decreasing interest and operating expenses on the other.

We emphasize that the actual results may differ significantly from this forecast, especially if the occupancy rate should change. Other factors that can significantly affect the results are: market rates for office space rental; the EUR/HUF exchange rate; the EURIBOR, BUBOR and loan interest rates and the regulatory environment.

***Forward-looking statements** - This Interim Management Report contains 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 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.*

***Statement of responsibility** - We declare that the attached Quarterly Report which have been prepared in accordance with the applicable accounting standards and to the best of our knowledge, give a true and fair view of the assets, liabilities, financial position and profit or loss of Graphisoft Park SE and its undertakings included in the consolidation, and the Business Report gives a fair view of the position, development and performance of Graphisoft Park SE and its undertakings included in the consolidation, together with a description of the principal risks and uncertainties of its business.*

Budapest, May 16, 2011

Hajba Róbert
Chief Financial Officer

Kocsány János
Chief Executive Officer



GRAPHISOFT PARK SE

QUARTERLY REPORT

for the quarter ended March 31, 2011

in accordance with International Financial Reporting Standards (IFRS)

(unaudited)

Budapest, May 16, 2011

A handwritten signature in purple ink, reading "Hajba Róbert", positioned above a horizontal line.

Hajba Róbert
Chief Financial Officer

A handwritten signature in purple ink, reading "Kocsány János", positioned above a horizontal line.

Kocsány János
Chief Executive Officer

GRAPHISOFT PARK SE
QUARTERLY REPORT
MARCH 31, 2011

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GRAPHISOFT PARK SE
CONSOLIDATED BALANCE SHEET

AS OF MARCH 31, 2011

(all amounts in thousands EUR unless otherwise stated)

	Notes	December 31, 2010	March 31, 2011
Cash and cash equivalents	3	723	735
Securities	4	8,000	8,000
Trade receivables	5	362	357
Current tax receivable	6	380	361
Other current assets	7	517	777
Current assets		9,982	10,230
Investment property	8	67,119	67,966
Other tangible assets	8	222	213
Intangible assets	8	10	7
Investments	9	100	100
Deferred tax asset	10	76	69
Non-current assets		67,527	68,355
TOTAL ASSETS		77,509	78,585
Short-term loans	11	1,692	1,881
Trade payables	12	667	1,019
Current tax liability	6	180	129
Other short-term liabilities	13	837	906
Current liabilities		3,376	3,935
Long-term loans	11	52,139	51,517
Deferred tax liability	10	-	96
Non-current liabilities		52,139	51,613
TOTAL LIABILITIES		55,515	55,548
Share capital		213	213
Retained earnings		22,856	23,194
Accumulated translation difference		(1,075)	(370)
Shareholders' equity		21,994	23,037
TOTAL LIABILITIES & EQUITY		77,509	78,585

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

GRAPHISOFT PARK SE
CONSOLIDATED STATEMENT OF INCOME
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

	Notes	3 months ended March 31, 2010	3 months ended March 31, 2011
Property rental revenue	14	1,836	1,970
Revenue		1,836	1,970
Property related expense	15	(48)	(29)
Employee related expense	15	(101)	(94)
Other operating expense	15	(74)	(53)
Depreciation and amortization	15, 8	(880)	(901)
Operating expense		(1,103)	(1,077)
Other income (expense)	16	16	15
OPERATING PROFIT		749	908
Interest income	17	98	93
Interest expense	17	(679)	(621)
Exchange rate difference	18	22	111
Financial expense		(559)	(417)
PROFIT BEFORE TAX		190	491
Income tax expense	19	(69)	(153)
PROFIT FOR THE PERIOD		121	338
Attributable to equity holders of the parent		121	338
Basic earnings per share (EUR)	20	0.01	0.03
Diluted earnings per share (EUR)	20	0.01	0.03

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

GRAPHISOFT PARK SE
CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

	Notes	3 months ended March 31, 2010	3 months ended March 31, 2011
Profit for the period		121	338
Translation difference		256	705
Other comprehensive income		256	705
COMPREHENSIVE INCOME		377	1,043

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

GRAPHISOFT PARK SE
CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

	Share capital	Retained earnings	Accumulated translation difference	Total equity
December 31, 2009	<u>213</u>	<u>23,527</u>	<u>(657)</u>	<u>23,083</u>
Profit for the period	-	121	-	121
Other comprehensive income	-	-	256	256
Dividend	-	-	-	-
March 31, 2010	<u>213</u>	<u>23,648</u>	<u>(401)</u>	<u>23,460</u>
December 31, 2010	<u>213</u>	<u>22,856</u>	<u>(1,075)</u>	<u>21,994</u>
Profit for the period	-	338	-	338
Other comprehensive income	-	-	705	705
Dividend	-	-	-	-
March 31, 2011	<u>213</u>	<u>23,194</u>	<u>(370)</u>	<u>23,037</u>

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

GRAPHISOFT PARK SE
CONSOLIDATED STATEMENT OF CASH FLOWS
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

	3 months ended	3 months ended
	March 31, 2010	March 31, 2011
OPERATING ACTIVITIES		
Income before tax	190	491
Depreciation and amortization	880	901
Interest expense	679	621
Interest income	(98)	(93)
Unrealized foreign exchange gains	(11)	(85)
Changes in working capital:		
Increase in receivables and other current assets	(358)	(115)
Decrease in inventory	1	-
Increase in payables and accruals	18	214
Corporate income tax paid	(72)	(87)
Net cash from operating activities	1.229	1.847
INVESTING ACTIVITIES		
Purchase of investment property, other tangible assets and intangibles	(324)	(767)
Interest paid (capitalized)	-	(13)
Interest received	15	9
Net cash used in investing activities	(309)	(771)
FINANCING ACTIVITIES		
Loan repayments	(393)	(433)
Interest paid	(680)	(637)
Net cash used in financing activities	(1.073)	(1.070)
Increase / (decrease) in cash and cash equivalents	(153)	6
Cash and cash equivalents at beginning of period	1.688	723
Exchange rate gains on cash and cash equivalents	2	6
Cash and cash equivalents at end of period	1.537	735

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

GRAPHISOFT PARK SE
NOTES TO THE QUARTERLY REPORT
FOR THE QUARTER ENDED MARCH 31, 2011
(all amounts in thousands EUR unless otherwise stated)

1. General information

1.1. Business activities

Graphisoft Park SE was established through a demerger from Graphisoft SE on August 21, 2006. The purpose of the restructuring was to spin off a new company, dedicated to real estate development and management. Graphisoft Park SE operates as a holding and provides management, financial and administrative services to its subsidiaries. The real estate development is performed by Graphisoft Park SE's main subsidiary, Graphisoft Park Kft. and its two subsidiaries, Graphisoft Park Universitas Kft. and GP3 Kft. Graphisoft Park Kft's third subsidiary, Graphisoft Park Services Kft. is responsible for property operation tasks from January 1, 2009.

Graphisoft Park SE and subsidiaries are incorporated under the laws of Hungary. Court registration number of Graphisoft Park SE is CG 01-20-000002. Registered address of the Group is H-1031 Budapest, Záhony utca 7., Hungary. Headcount was 12 on March 31, 2011.

1.2. Properties

The total area of Graphisoft Park is nearly 18 hectares. Over the past 12 years 45,000 m² of office and laboratory space, covering 8.5 hectares, have been developed and occupied. The remaining area provides the opportunity to develop an additional 65,000 m² of office space and utilize 14,000 m² of building space comprising the monument area, after its renovation. The real estate is categorized as follows:

Area	Property
Core area	business park spreading over 8,5 hectares of land, comprising 9 office buildings with over 45,000 m ² office and laboratory space, 1 storage warehouse with supporting office space, 2 restaurants and 1 service building
Monument development area	2.4 hectares of development land comprising 14.000 m ² of monument buildings
Development areas	7.0 hectares of free development land

1.3. Governance

The governing body of Graphisoft Park SE, Board of Directors (single-tier system) is composed of the following:

Name	Position	From	Until
Bojár Gábor	Chairman	August 21, 2006	May 31, 2013
Hornung Péter	Member	August 21, 2006	May 31, 2013
Vásárhelyi István	Member	August 21, 2006	May 31, 2013
Dr. Kálmán János	Member	August 21, 2006	May 31, 2013
Kocsány János	Member	April 28, 2011	May 31, 2013

GRAPHISOFT PARK SE
NOTES TO THE QUARTERLY REPORT
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

The Audit Committee comprises of 3 independent members of the Board: Dr. Kálmán János (chairman), Hornung Péter and Vásárhelyi István. The Chief Executive Officer of Graphisoft Park SE is Kocsány János.

1.4. Stock information

Graphisoft Park SE shares are publicly traded at Budapest Stock Exchange from August 28, 2006. The share capital (authorized and fully paid) of the Company is 212,633 EUR comprising 10,631,674 Series A stocks of 0.02 EUR face value each.

The ownership structure is the following:

Name	Title	December 31, 2010		March 31, 2011	
		Shares (pcs)	Share (%)	Shares (pcs)	Share (%)
Directors and management		3,899,114	36.69	3,899,114	36.69
Bojár Gábor	BD Chairman	3,185,125	29.96	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	168,913	1.59	168,913	1.59
Hajba Róbert	CFO	1,000	0.01	1,000	0.01
Szűcs Tibor	MD*	150	0.00	150	0.00
Shareholders over 5% share		2,030,634	19.10	1,998,911	18.80
Tari István Gábor		1,074,329	10.10	1,074,329	10.10
Concorde Alapkezelő Zrt.		956,305	9.00	924,582	8.70
Other shareholders		4,475,412	42.08	4,507,135	42.38
Treasury shares**		226,514	2.13	226,514	2.13
Total		10,631,674	100.00	10,631,674	100.00

* Graphisoft Park Services Kft.

** Treasury share details are disclosed in Note 21.

GRAPHISOFT PARK SE
NOTES TO THE QUARTERLY REPORT
FOR THE QUARTER ENDED MARCH 31, 2011
(all amounts in thousands EUR unless otherwise stated)

2. Accounting policies

The accounting policies adopted are consistent with those of the previous financial year (see in Notes to the Consolidated Financial Statements for 2010), with the following differences:

The Company's business activities are neither seasonal nor cyclical; revenues and expenses generally accrue at a constant rate during the course of the financial year. Certain one-off transactions may affect the results from one quarter to the next.

Exchange rates used were as follows:

	3 months ended	3 months ended
	March 31, 2010	March 31, 2011
EUR/HUF opening:	270.84	278.75
EUR/HUF closing:	266.39	265.78
EUR/HUF average:	268.57	272.48

GRAPHISOFT PARK SE
NOTES TO THE QUARTERLY REPORT
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

3. Cash and cash equivalents

	December 31, 2010	March 31, 2011
Cash in hand	5	3
Cash at banks	718	732
Cash and bank	723	735

4. Securities

	December 31, 2010	March 31, 2011
Bonds	8,000	8,000
Securities	8,000	8,000

The securities statement consists solely of EUR-based bank bonds. The bonds are classified as available-for-sale financial assets. The bonds were purchased in one transaction in September 2009. The bonds are of fixed interest (4.25 effective interest rate), and will expire in August 2011. Fair value of the bonds equals their book value.

5. Trade receivables

	December 31, 2010	March 31, 2011
Trade receivables	363	358
Provision for doubtful debts	(1)	(1)
Trade receivables	362	357

Trade receivables are on 8-30 day payment terms.

GRAPHISOFT PARK SE
NOTES TO THE QUARTERLY REPORT
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

6. Current tax receivables and liabilities

	December 31, 2010	March 31, 2011
Current tax receivables	380	361
Current tax liabilities	(180)	(129)
Current tax receivable (net)	200	232

7. Other current assets

	December 31, 2010	March 31, 2011
Accrued income	458	627
Prepaid expense	6	94
Other receivables	53	56
Other current assets	517	777

Accrued income consists of the following as at the balance sheet date: revenues of 428 thousand EUR and interest income of 199 thousand EUR.

8. Tangible and intangible assets – book values

	December 31, 2010	March 31, 2011
Investment property	67,119	67,966
Other tangible assets	222	213
Intangible assets	10	7
Tangible and intangible assets (net)	67,351	68,186

GRAPHISOFT PARK SE
NOTES TO THE QUARTERLY REPORT
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

The table shows movements of investment property during the period:

	Land and buildings	Construction in progress	Investment property
Net value:			
December 31, 2010	51,536	15,583	67,119
Gross value:			
December 31, 2010	68,243	15,583	83,826
Additions	-	933	933
Capitalizations	73	(73)	-
Translation difference	20	782	802
March 31, 2011	68,336	17,225	85,561
Depreciation:			
December 31, 2010	16,707	-	16,707
Additions	886	-	886
Translation difference	2	-	2
March 31, 2011	17,595	-	17,595
Net value:			
March 31, 2011	50,741	17,225	67,966

The growth in investment property of 933 thousand EUR comprises the following:

- development and preparatory activities in the development areas (880 thousand EUR); and
- development activities involving the Core area's office buildings (53 thousand EUR).

Assets in course of construction, totaling 17.225 thousand EUR, comprise the historical cost of the development areas.

Estimates on investment property **fair values** are disclosed annually, in the Annual Report.

GRAPHISOFT PARK SE
NOTES TO THE QUARTERLY REPORT
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

9. Investments

	December 31, 2010	March 31, 2011
AIT-Budapest Kft.	100	100
Investments	100	100

The Company acquired a 10 % ownership share in AIT-Budapest Aquincum Institute of Technology Kft in 2009.

10. Deferred tax

	December 31, 2010	March 31, 2011
Development reserve	(180)	(249)
Depreciation	22	22
Loss carried forward	234	200
Deferred tax asset (liability)	76	(27)

11. Loans

	December 31, 2010	March 31, 2011
Short-term	1,692	1,881
Long-term	52,139	51,517
Loans	53,831	53,398

Property developments are financed from bank loans. The total original capital amount of these loans is 58 million EUR. Loans are denominated and due in EUR. Part of the loans is subject to fixed interest rates (3-5 years fixed period from start of term) and part to a floating rate. Collaterals provided for the bank are: mortgage on real estate, revenue assignment and bank account pledge. The Company had no undrawn borrowing facilities as of the balance sheet date.

GRAPHISOFT PARK SE
NOTES TO THE QUARTERLY REPORT
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

12. Trade payables

	December 31, 2010	March 31, 2011
Trade payables - domestic	667	1,019
Trade payables	667	1,019

13. Other short-term liabilities

	December 31, 2010	March 31, 2011
Amounts due to employees	26	29
Deposits from tenants	360	451
Other payables and accruals	451	426
Other short-term liabilities	837	906

14. Revenue

	March 31, 2010	March 31, 2011
Property rental	1,836	1,970
Revenue	1,836	1,970

Revenue solely consist of rental fees coming from the lease of investment properties.

GRAPHISOFT PARK SE
NOTES TO THE QUARTERLY REPORT
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

15. Operating expense

	March 31, 2010	March 31, 2011
Property related expense	48	29
Employee related expense	101	94
Other operating expense	74	53
Depreciation and amortization	880	901
Operating expense	1,103	1,077

Other operating expense consists of the following items:

	March 31, 2010	March 31, 2011
Office and telecommunication	4	2
Legal and administration	24	23
Marketing	32	5
Other	14	23
Other operating expense	74	53

16. Other income (expense)

	March 31, 2010	March 31, 2011
Income from recharged construction expenses	34	38
Recharged construction expenses	(33)	(38)
Income from recharged operation expenses	654	761
Recharged operation expenses	(634)	(747)
Others	(5)	1
Other income (expense)	16	15

GRAPHISOFT PARK SE
NOTES TO THE QUARTERLY REPORT
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

17. Interest

	March 31, 2010	March 31, 2011
Interest received	98	93
Interest income	98	93
Interest paid on loans	(674)	(631)
Other interest paid	(5)	(3)
Borrowing cost capitalized	-	13
Interest expense	(679)	(621)
Net interest expense	(581)	(528)

18. Exchange rate difference

	March 31, 2010	March 31, 2011
Exchange rate gains realized	11	20
Exchange rate gains not realized	11	91
Exchange rate gains	22	111

19. Income tax

	March 31, 2010	March 31, 2011
Current income tax	(40)	(47)
Deferred income tax	(29)	(106)
Income tax expense	(69)	(153)

GRAPHISOFT PARK SE
NOTES TO THE QUARTERLY REPORT
 FOR THE QUARTER ENDED MARCH 31, 2011
 (all amounts in thousands EUR unless otherwise stated)

Applicable tax rates are as follows:

- 2011: income tax 10%, local business tax 2%,
- second half 2010: income tax 10%, local business tax 2%,
- first half 2010: income tax 19%, local business tax 2%.

20. Earnings per share

Basic and diluted earnings per share amounts are calculated as follows:

	March 31, 2010	March 31, 2011
Net profit attributable to equity holders of the parent	121	338
Weighted average number of ordinary shares	10,405,160	10,405,160
Basic earnings per share (EUR)	0.01	0.03
Weighted average number of ordinary shares	10,405,160	10,405,160
Diluted earnings per share (EUR)	0.01	0.03

The weighted average number of ordinary shares does not take into account treasury shares.

21. Treasury shares

Graphisoft Park SE treasury share details are as follows:

	March 31, 2010	March 31, 2011
Number of shares	226,514	226,514
Face value per share (EUR)	0.02	0.02
Total face value (EUR)	4,530	4,530
Total book value (EUR)	0	0

The Company obtained treasury shares in pursuance of the demerger from Graphisoft SE. The historical cost (book value) of the shares is 0. Treasury shares are not entitled to dividend.

22. Commitments, contingencies

The Group has a contractual commitment to development for education purposes, which shall result in the set-up of an educational campus on a portion of the area purchased in 2008 (the Monument development area) and the start-up of a program of higher education within 5 years from the final approval of the zoning plan for the area (not yet approved).

In accordance with the project to develop a part of the property for educational purposes, the Group signed a cooperation agreement with AIT-Budapest Aquincum Institute of Technology Kft. According to this agreement, development of the educational infrastructure is the responsibility of Graphisoft Park, while organizing the educational program and operating the institute are the responsibility of AIT. Once the educational program begins, AIT will pay a market-rate rent 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.

23. Events after the balance sheet date

Following the recommendation of the Board of Directors, the Annual General Meeting on April 28, 2011, approved the 2010 consolidated financial statements of the Company prepared in accordance with International Financial Reporting Standards (IFRS) showing a balance sheet total of 77,509 thousand EUR and a profit for the year of 289 thousand EUR. Together with the approval of the consolidated financial statements for issue, the Annual General Meeting approved dividend distribution of 25 HUF per share, 260,129 thousand HUF in total (933,198 EUR as of December 31, 2010).

24. Declarations

Forward-looking statements - *This Quarterly Report contains 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 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.*

Statement of responsibility - *We declare that the Quarterly Report which has been prepared in accordance with the applicable accounting standards and to the best of our knowledge, gives a true and fair view of the assets, liabilities, financial position and profit or loss of Graphisoft Park SE and its undertakings included in the consolidation, and the Business Report gives a fair view of the position, development and performance of Graphisoft Park SE and its undertakings included in the consolidation, together with a description of the principal risks and uncertainties of its business.*