Analyst Presentation
Full Year 2012 Unaudited

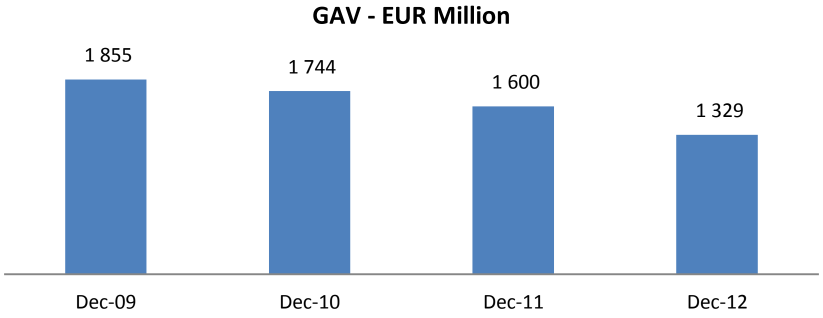
ORCO PROPERTY GROUP

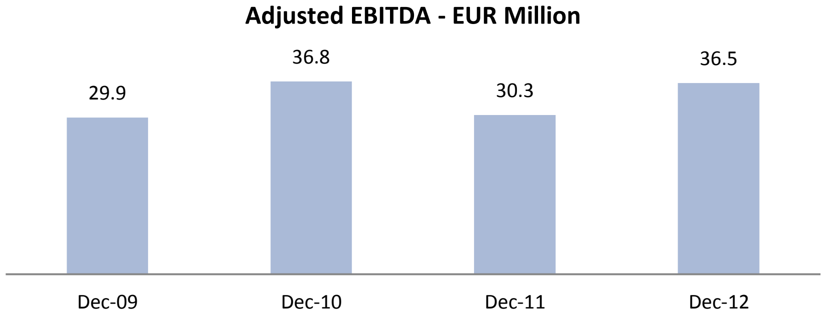
28 March 2013

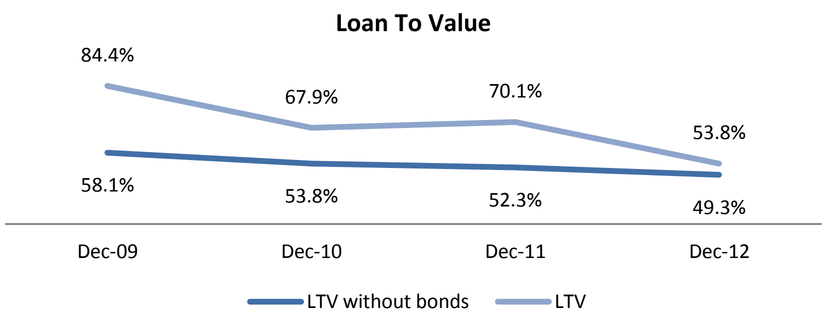
Summary

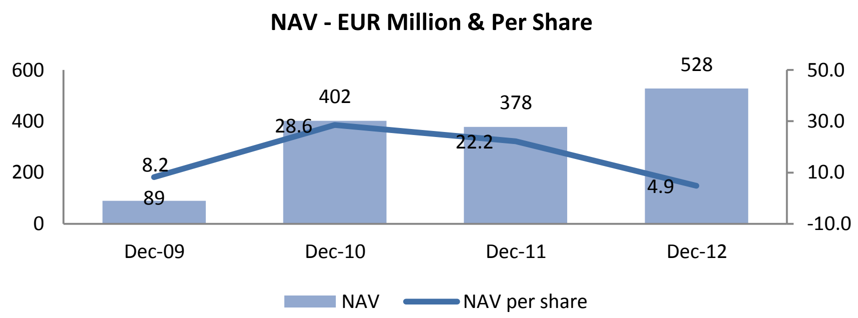
Key Events & Figures

Key figures


GAV - EUR Million
1 855
1 744
1 600
1 329
Dec-09
Dec-10
Dec-11
Dec-12


Adjusted EBITDA - EUR Million
29.9
36.8
30.3
36.5
Dec-09
Dec-10
Dec-11
Dec-12


Loan To Value
84.4%
67.9%
70.1%
53.8%
58.1%
53.8%
52.3%
49.3%
Dec-09
Dec-10
Dec-11
Dec-12
LTV without bonds
LTV


NAV - EUR Million & Per Share
600
400
200
0
50.0
30.0
10.0
-10.0
89
402
378
528
8.2
28.6
22.2
4.9
Dec-09
Dec-10
Dec-11
Dec-12
NAV
NAV per share

Key events

Successful deleveraging of the Balance Sheet

- Bonds' restructuring

The "New Orco", post equitization

Summary of the equitization terms

€678 Million of corporate debt → 91m shares at €6.6 → €73 Million of corporate bond 108 Million shares

- Berlin GSG refinancing finalized :

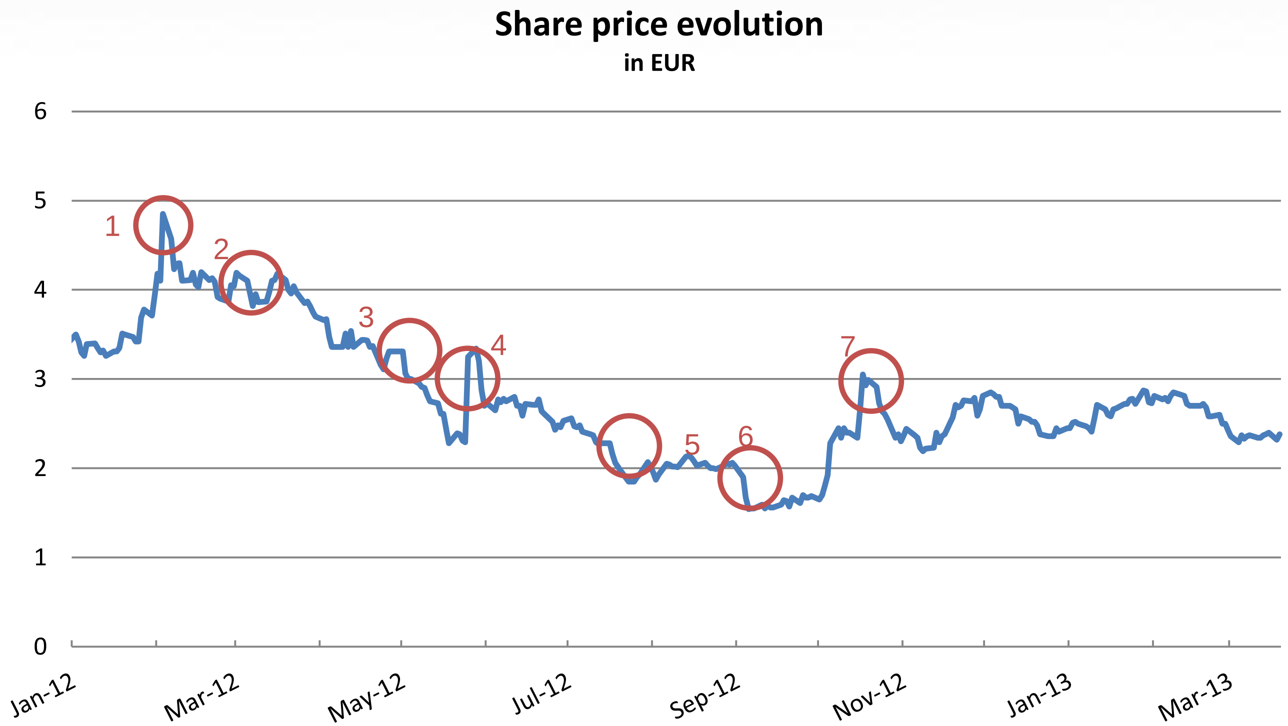
RBS loan fully repaid by a new loan granted by five German banks together with sale proceeds of Sky Office. Interest rate decreased by 2% or EUR 6 M per year

- Sales of over leveraged assets:

The Group executed the disposal of significant assets carrying at with LTV ratio

- Sky Office for EUR 117.3 M (LTV of 81%)
- Radio Free Europe for USD 94 M (LTV of 58%)

Stock market performance



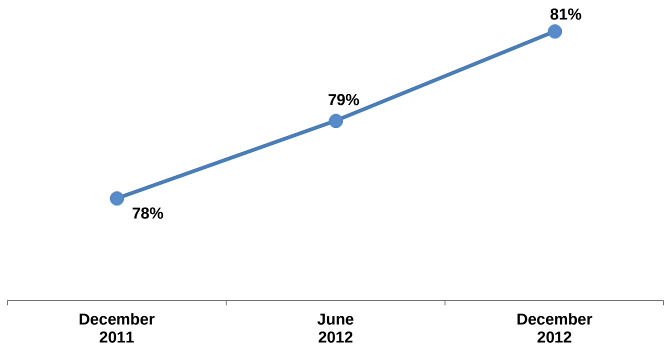
High:	EUR 4.95
Low:	EUR 1.37
Total volume over 2012:	83 879 157

1. OG Bonds conversion approved by Bondholders and Warrantholders meetings
2. Publication of unaudited estimated financial results
3. Bonds restructuring negociation
4. Publication of the full year audited report / positive outcome on bond restructuring
5. General Shareholder meeting and Bondholder meetings
6. Sovereign debt crisis
7. New shareholders acquire stake in the Company

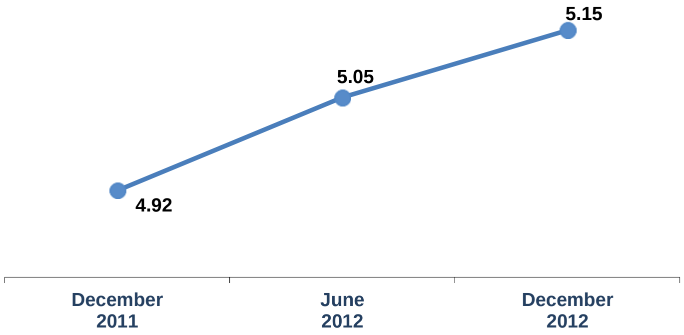
Operational Performance

Property Investments– occupancy rate & average rent

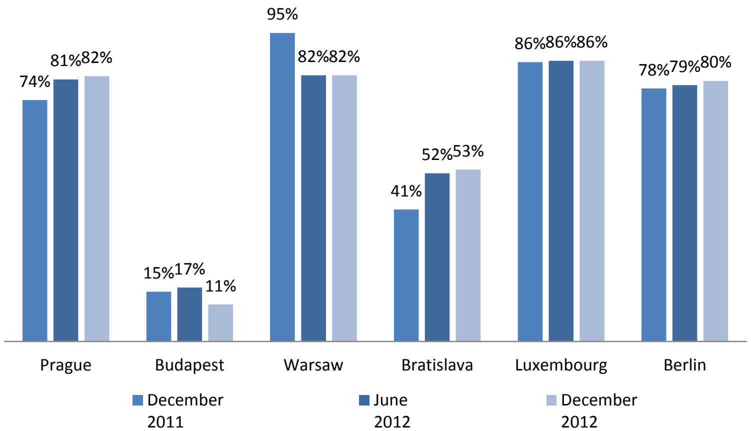
Occupancy rate evolution (%)



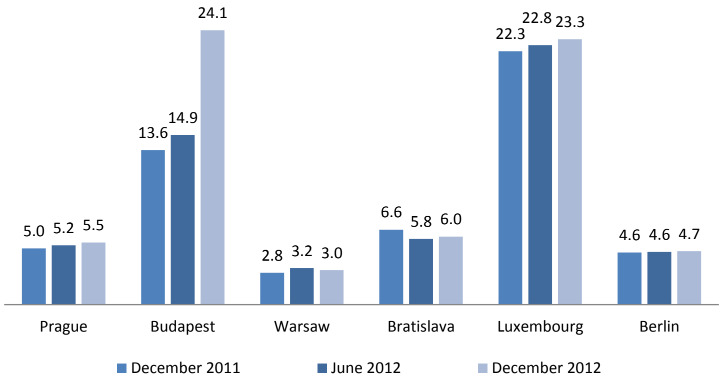
Average rent evolution (EUR/SQM)



Occupancy rate by country (%)

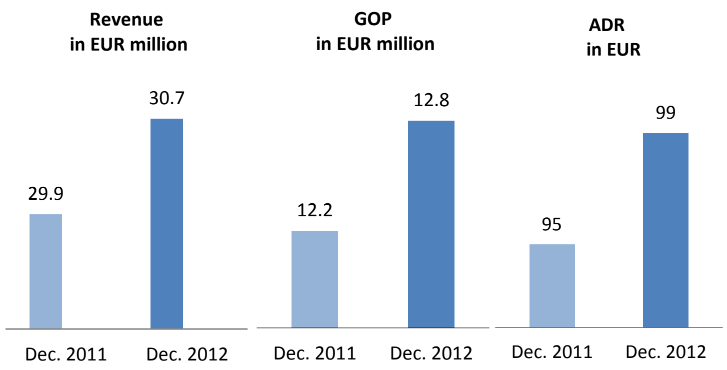


Average rent by country (EUR/SQM)

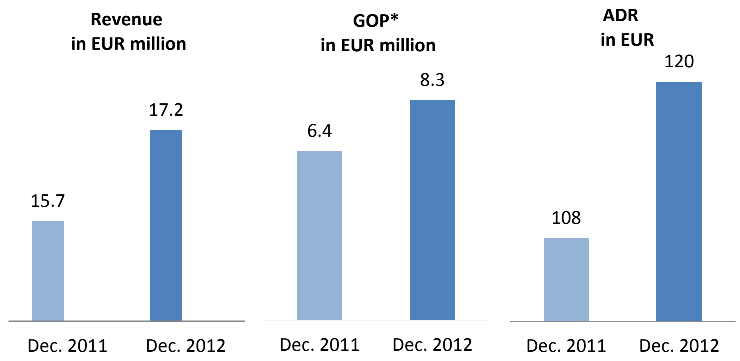


Property investments – hospitality portfolio

CEE Hotels



Suncani Hvar Hotels



CEE Hotels

- Total revenue reached EUR 31 Million in 2012 or an increase of 3% y-o-y with strong performance of the Pachtuv Palace and the Pokrovka Hotel.
- GOP reached EUR 13 Million in 2012 or an increase of 5 % y-o-y due to effective cost control
- ADR increased from EUR 95 in 2011 to EUR 99 in 2012

Suncani Hvar Hotels

- Total revenue reached EUR 17 Million in 2012 or an increase of 9% y-o-y due to higher occupancy and pricing confirming the positive outlook communicated during half year 2012 publications
- GOP excluding non operational hotels reached EUR 8 Million or an increase of 3% y-o-y
- ADR increased from EUR 108 as of December 2011 to EUR 120 as of December 2012

*GOP excluding non operational hotels and Obonjan Island

Development project progress

Agreements & Execution

Mezihori in Prague
- Successful pre-sales of 55% as of mid March
- Financing secured with disposal of Pivovar Vrchlabi to contractor.
- Opportunistic arbitrage to develop with minimal equity need high value inventory in Prague in exchange of non strategic project

Zlota 44 in Warsaw
- 90% of the façade finished
- Finalization expected for Q4 2013
- Strong exposition during EURO 2012
- Sales kick off scheduled for Q3 2013

Bubny in Prague
- Prague City assembly confirmed the Initiation of Master Plan Change January 2013, outcome expected Mid 2014
- Sale and transfer of the plot to a joint venture between ORCO and Unibail-Rodamco expected by end of April 2013

Berlin:
- Naunynstrasse 68 is the first conversion of an asset from the Kreutzberg area into a residential project
- Expected revenue up to EUR 7M.
- The Group is reviewing further develoment potentials in Berlin

Pipeline

Rental portfolio Berlin – GSG, Gebauer Hofe
- Identified land plots part located in Berlin of 19,635 SQM with over 55,000 SQM GFA potential* extension potential of 55,500 SQM
- Portfolio area located in Kreutbzerg with conversion interest up to 86 000 SQM*

Kosic 3B, in Prague
- Launch of Kosic 3B under advanced review

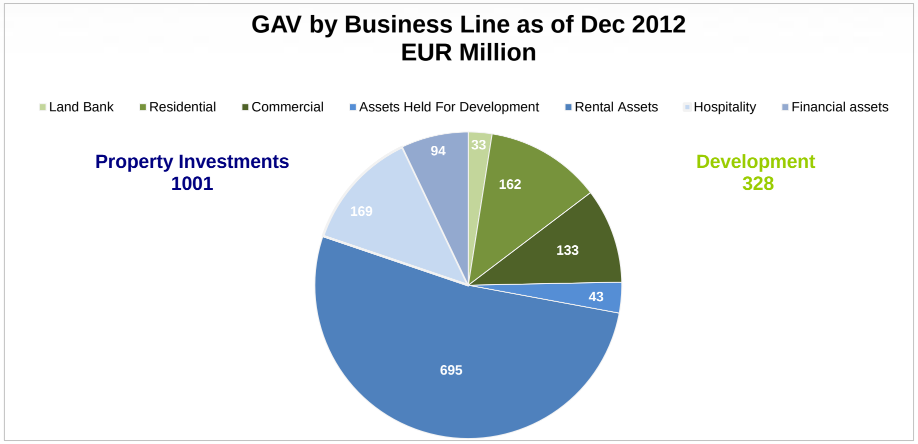
Benice, in Prague
- Phase I C currently under development (9 units)
- Additional phases bo be launched at the completion of phase I

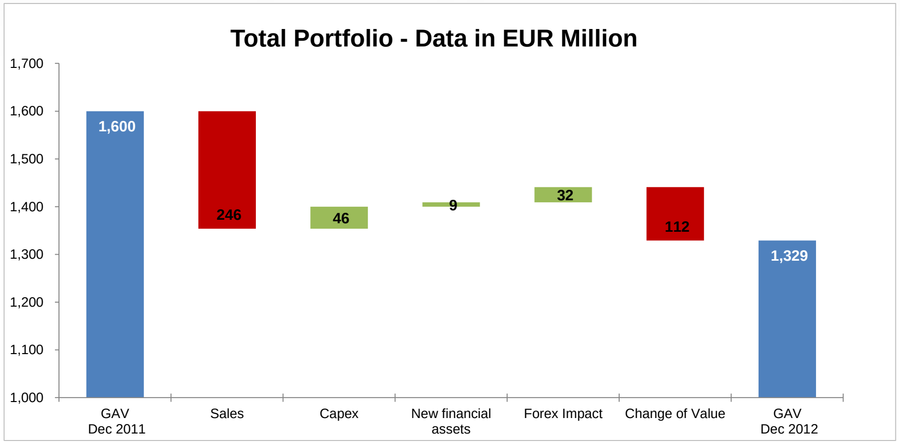
Assets held for development
- Bubenska and Stribro in Prague, Dunaj in Bratislava, Szervita and Vaci 190 in Budapest are planned for re development.
- Conservative strategy adopted « Pre lease only » redevelopment

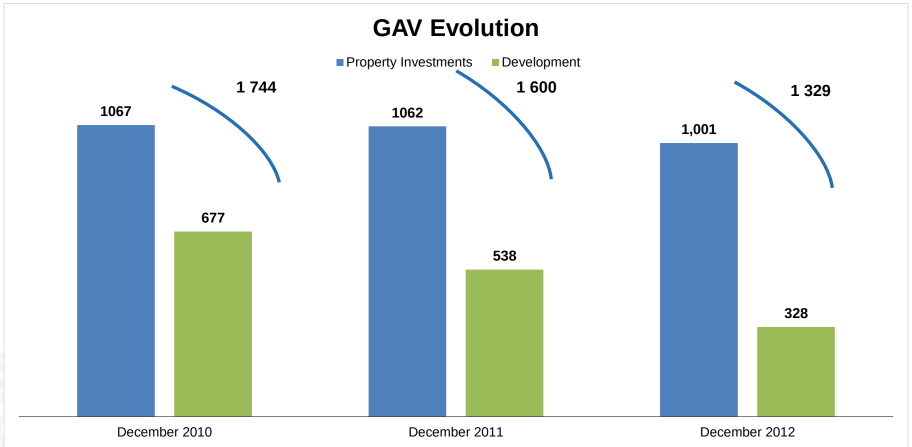
*Group's Estimates

GAV to NAV

GAV evolution







As of December 2012, the GAV breaks down to:

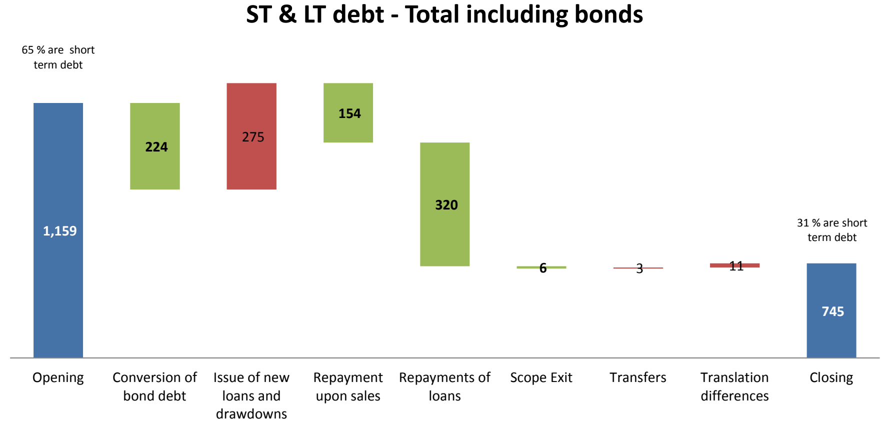
- 75% for Property Investments business line
- 25% for Development business line

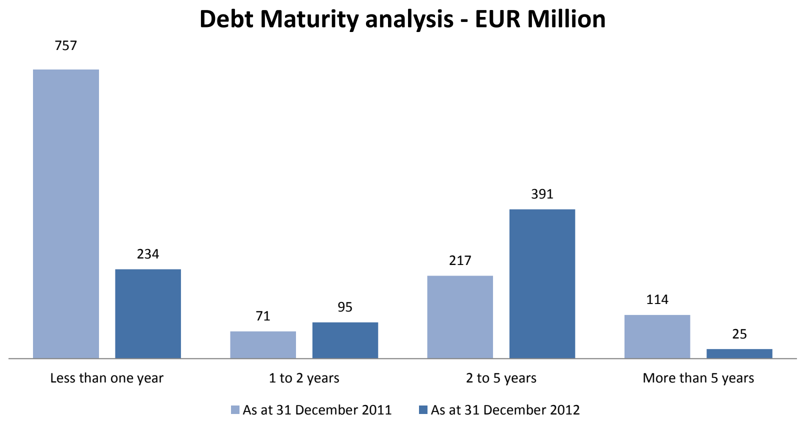
The EUR 271 M variation between 2012 and 2011 results from:

- EUR 246 M of sales and disposal including Sky Office (EUR 117 M) and Radio Free Europe (EUR 68 M)
- EUR 46 M additional investments in Developments and permitting of land bank mainly Zlota (EUR 29 M) and Mezihori (EUR 5 M)
- EUR 9 M increase of the financial assets with the addition of the Radio Free Europe promissory note
- EUR 32 M of net positive exchange rate impact mainly driven by the PLN (EUR 13 M) and the CZK (EUR 10 M)
- EUR 112 M of negative change in market value due to decreases of EUR 18 M on Financial assets, EUR 9 M on Assets held for development, EUR 45 M on commercial Projects (EUR 24 M for Sky Office, EUR 21 M on Bubny) and EUR 11 M on Hospitality. Those negative changes are mainly due to the increase of yields reflecting a sluggish investment market and lack of financing. In the meantime Rental portfolio increases by EUR 12 M.

Bank and bond financing

Easing of short term debt pressure





Main contributors to loan repayment :

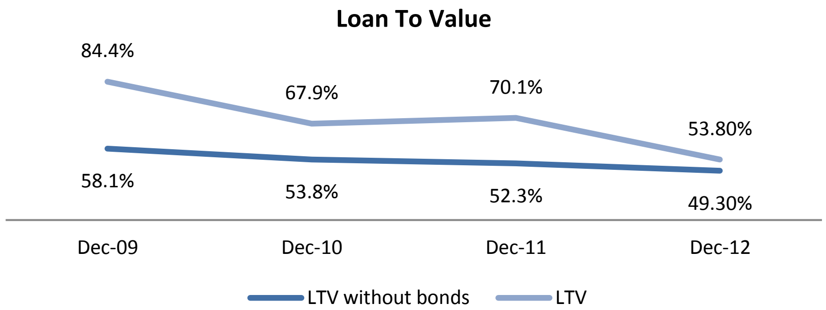
- Property Investments: disposal of Radio Free Europe (EUR 39 M), partial repayments on GSG (EUR 37 M) and sale of Ku-Damm 102 (EUR 6 M)
- Development : Sky Office (EUR 96 M), Mostecka (EUR 1 M), Koliba (EUR 3 M), Benice (EUR 3 M), Huettenstrasse (EUR 4 M), Przy Parku (EUR 5.1 M)

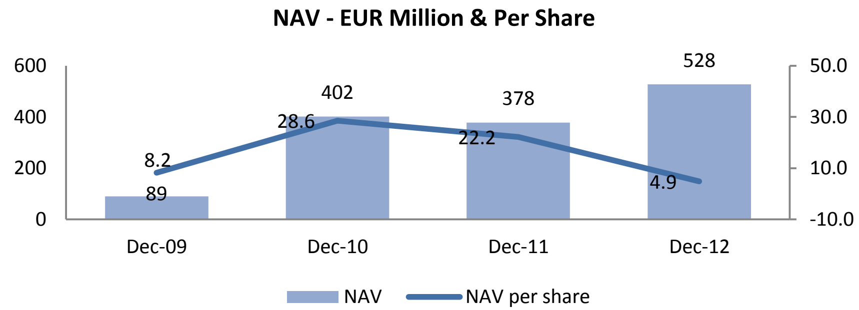
Refinancing and main prolongations achieved over 2012:

- GSG loan refinancing for EUR 284 M with 5 banks expiring in December 2017
- Zlota (EUR 46 M): prolongation till March 2015
- Bubny (EUR 20 M): prolongation till December 2013
- Na Porici (EUR 38 M): prolongation till December 2016
- Paris Department Store (EUR 16 M): prolongation till October 2013
- Szervita (EUR 10 M): prolongation till May 2013

LTV & NAV

A Stronger Balance sheet with a clear deleveraging trend





Clear deleveraging of the Group through :

- EUR 678 Million of bonds fully restructured by issuance of new shares and New Notes
- Repayment of principal upon disposalv(Sky Office, Radio Free Europe) and partial repayments (GSG)
- The Group is now closing the gap with peersonLTV ratio

The Group targets a long term ratio of LTV below 50%

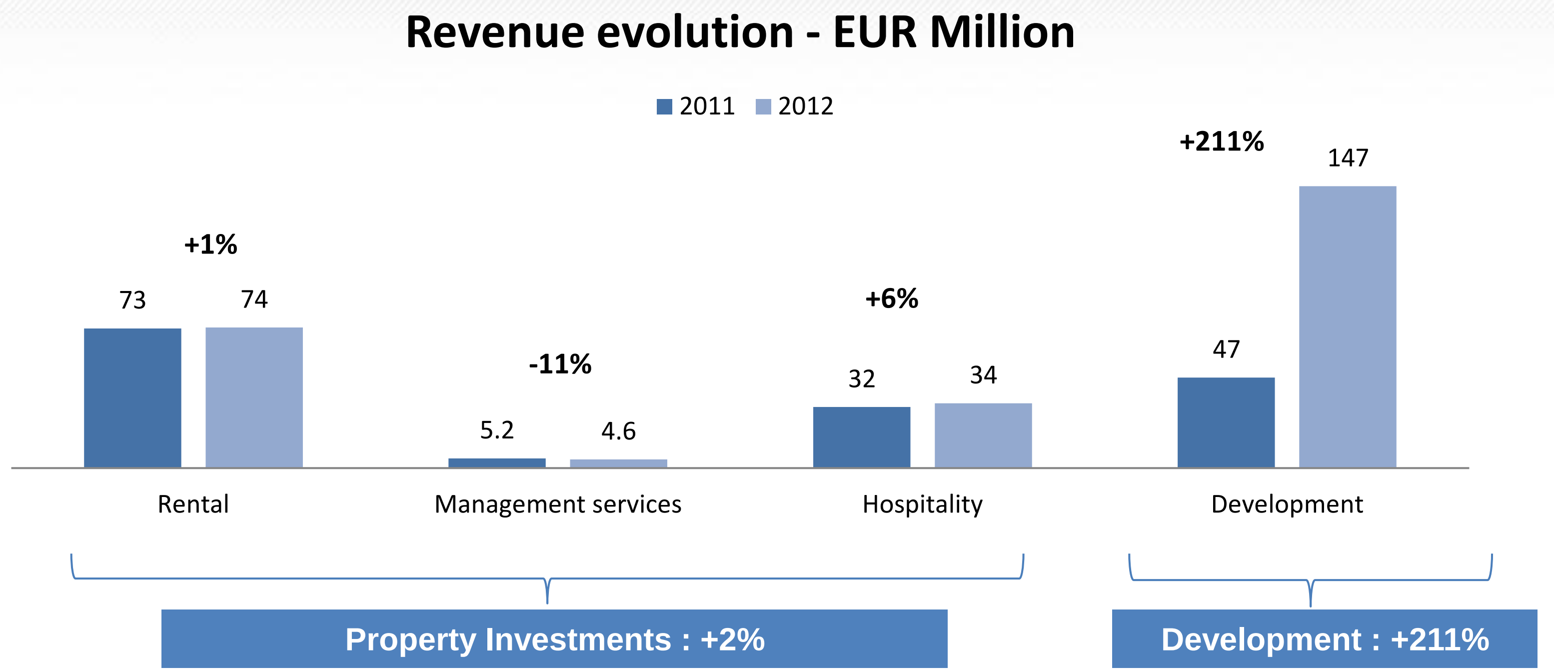
Consolidated Net Asset Value:

- As of Dec. 2012, NAV increased by EUR 150 Million.
- Main drivers are three capital increases for EUR 199 M, the net loss of the period for EUR 40 M and the foreign exchange gains in CTA for EUR 8 M.

*LTV post restructuring

Unaudited financial Results FY 2012

Revenue



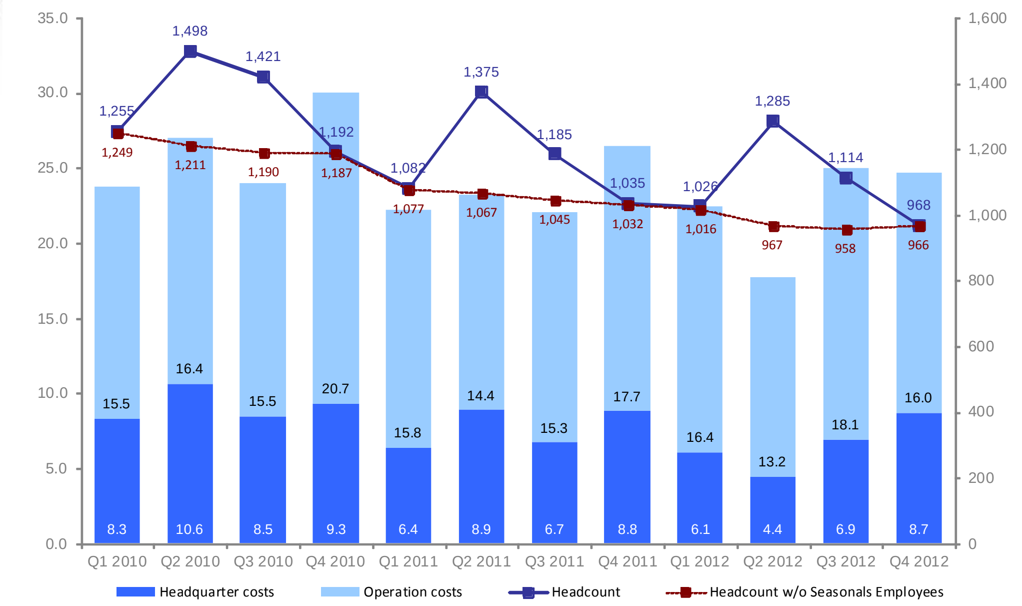
Property Investments business line revenue increased by 2% mainly driven by:

- **Berlin** rental portfolio EUR +2M or **+4%**
- **Suncani Hvar Hospitality** portfolio EUR +1.4 M or **+9%**
- Rental assets in the **Czech Republic** EUR +1.1M or **+16%**
- partially compensated by disposal of Radio Free Europe and assets in Berlin (EUR – 3.8 Million)

Development business line revenue increased by EUR 100 M mainly driven by:

- Sale of Sky Office for EUR 117 M
- Partially compensated by reduced revenue from residential development (EUR - 15Million) due to repositioning from mass to specific opportunistic developments which reduced new projects launched and completed over the year

Opex evolution from 2011 to 2012

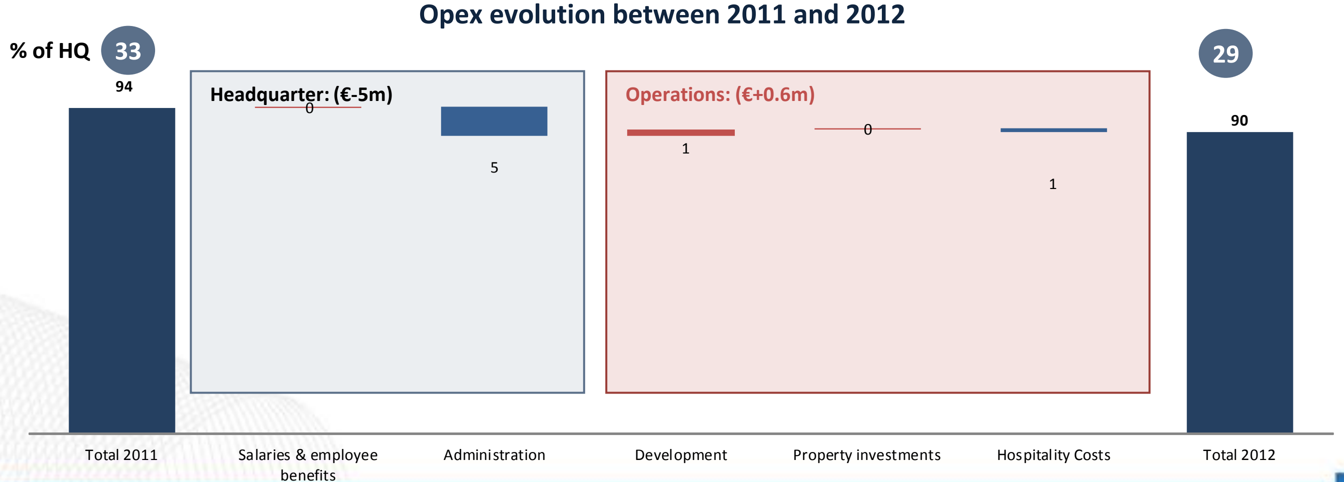


Opex decreased by EUR 50 Million or 36% between 2008 and 2012, driven by headquarter costs for EUR 26 M

Operating expenses of the Group decreased by 3% from EUR 94 million in 2011 to EUR 90 million in 2012

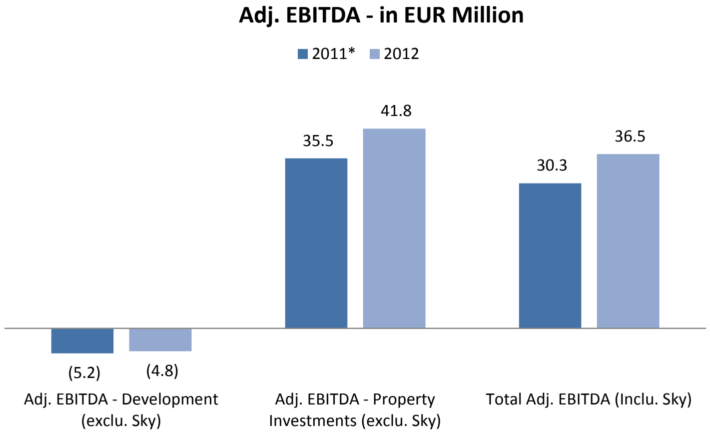
- ✓ Headquarter costs decreased by EUR 5 million vs. 2011.
- ✓ Development costs increased by EUR 1 million mainly due to sales costs of Sky Office
- ✓ As of December 2012 the total Group headcount reached 968 employees compared to 1,035 in December 2011. Without the seasonal employees in Hvar, the total Group's headcount continued to decrease to 966
- ✓ The objective of the Group is to reduce the percentage of headquarter costs below 25% of total costs by the end of 2013

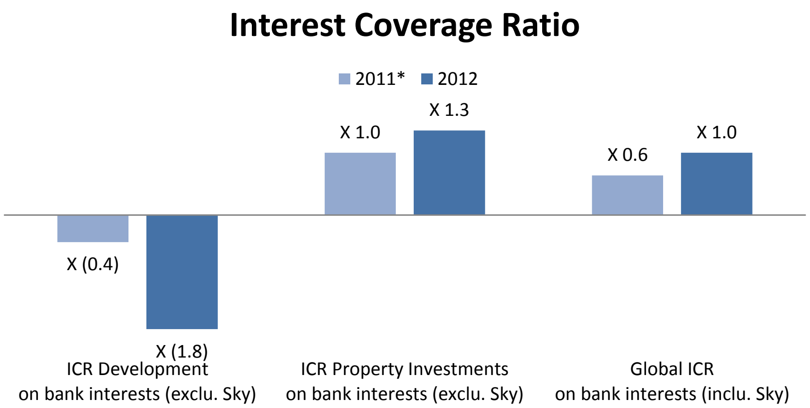
Opex evolution between 2011 and 2012



Adjusted EBITDA & Interest Coverage Ratio

Improvement of Cash Interests Coverage Ratio at 1





Business line ICR are calculated excluding the contribution of Sky Office in 2012 as the sale is a major one-off introducing deviations

Property Investments drives the improvement of the ICR with an Adj. EBITDA increase of EUR 6 M

- Improved operational performance of rental activities (increase of occupancy and rents) together with decreased bank loan
- Hospitality Adjusted EBITDA increased by EUR 3 M due to higher occupancy and costs reduction

Impairments tests and valuation of real estate assets

	12 months to December 2012			12 months to December 2011		
	Revaluation	Impairment	**Total**	Revaluation	Impairment	**Total**
Germany	18,050	(24,258)	**(6,208)**	13,095	546	**13,641**
Czech Republic	(5,517)	(7,798)	**(13,315)**	8,299	(8,832)	**(533)**
Poland	(2,695)	(1,893)	**(4,589)**	5,449	(1,051)	**4,397**
Hungary	(13,948)	(558)	**(14,506)**	(5,745)	-	**(5,745)**
Slovakia	(3,837)	(2,206)	**(6,042)**	(1,978)	(0)	**(1,978)**
Luxembourg	(1,530)	-	**(1,530)**	(330)	-	**(330)**
Croatia	(327)	(7,014)	**(7,342)**	769	(6,695)	**(5,926)**
Total	(9,805)	(43,727)	**(53,532)**	19,560	(16,032)	**3,528**

While on comparable basis valuation of the portfolio decreases by EUR 112 M, the loss on fair value adjustments and the impairments amount to EUR -54 M over 2012

- Impairments of EUR – 44 Million mainly relate to Sky Office (in relation to the GSG refinancing gap) for EUR -24 Million, the hotel values suffering from a low investment market demand for EUR -10 Million and the residential developments in Prague, Warsaw or Bratislava (EUR -10Million)
- buildings on weak markets with low average occupancy which have seen their valuation go down (EUR -28Million)
- valuation gains on the Berlin portfolio (EUR 18 Million)

Focus on Financial results

Exceptional impact of restructuring

EUR Thousands	FY 2012	FY 2011	VAR
Interest on bonds	(29 384)	(33 880)	4 496
Interest on bank loans	(37 278)	(48 784)	11 506
Interest income	3 374	4 077	(703)
Net interest	**(63 288)**	**(78 587)**	**15 299**
Foreign exchange result	**8 943**	**(12 074)**	**21 017**
Change in carrying value of liabilities at amortised cost	74 093	-	74 093
Change in fair value and realised result on derivative instruments	(1 284)	3 434	(4 718)
Change in fair value and realised result on other financial assets	(12 093)	(506)	(11 587)
Other net finance gains or losses	(2 760)	(1 893)	(867)
Other net financial results	57 957	1 035	56 921
Total 2012	**3 611**	**(89 626)**	**93 237**

As of December 2012 financial results stand at EUR 4 Million (EUR - 93 Million in 2011) :

- The interest expenses decrease from EUR 83 Million to EUR 67 Million, driven by bank interest expenses for EUR -11 Million and by the bonds expenses for EUR -4 Million. The decrease in interest expenses shall continue thanks to the EUR 6 Million of annual savings in interest expenses on GSG Berlin, and the sale of cash flow negative assets. The bonds interest expenses amounting to EUR 29 Million in 2012 should be limited to a maximum of EUR 12 Million in 2013 out of which EUR 3.2 should be paid cash
- One off positive gain of EUR 74 Million on the EUR 678 Million bond liabilities restructuring
- Change in fair value and realized result on derivative instruments for EUR 1.4 Million
- Change in fair value and realized result on other financial assets are related to: Endurance fund (EUR - 4 Million) and Fillion (EUR - 6 Million)
- Other finance charges are mainly composed of bank transaction costs

Income statement

	12 months 2012	12 months 2011	Variance
Revenue	**259,559**	**157,602**	**101,957**
Sale of goods	*142,742*	*40,150*	*102,593*
Rent	*66,499*	*68,488*	*(1,989)*
Hotels, Extended Stay & Restaurants	*31,421*	*30,014*	*1,406*
Services	*18,897*	*18,950*	*(53)*
Net gain or loss from fair value adjustments on Investment Property	(8,184)	19,560	(27,744)
Other operating income	9,553	1,877	7,677
Net result on disposal of assets	1,403	10,547	(9,144)
Cost of goods sold	(142,828)	(35,310)	(107,518)
Employee benefits	(30,654)	(29,607)	(1,046)
Amortisation, impairments and provisions	(58,454)	(20,464)	(37,990)
Other operating expenses	(59,171)	(64,260)	5,089
Operating result	**(28,775)**	**39,945**	**(68,720)**
Interest expenses	(66,661)	(82,665)	16,004
Interest income	3,374	4,077	(704)
Foreign exchange result	8,943	(12,074)	21,017
Other net financial results	57,956	1,035	56,921
Financial result	**3,611**	**(89,626)**	**93,237**
Share profit or loss from equity affiliates	(9,091)	2,574	(11,664)
Profit or loss before income taxes	**(34,255)**	**(47,108)**	**12,853**
Income taxes	(9,151)	(5,455)	(3,696)
Profit from continuing operations	**(43,406)**	**(52,563)**	**9,157**
Profit or loss after tax from discountinued operations	(1,466)	1,105	(2,571)
Net profit or loss for the period	**(44,872)**	**(51,458)**	**6,585**
Total profit or loss attributable to:			
Non controlling interests	(4,830)	1,799	(6,629)
Owners of the Company	**(40,042)**	**(53,256)**	**13,214**

- Increase of EUR 102 M of revenues is mainly due to the sale of Sky Office building in Düsseldorf
- EUR 54 M loss on real estate value valuation changes and impairments
- EUR 15 M of other operational impairments and provisions
- Operating expenses (incl. Employees) decreased by EUR 4.0 M
- Financial result strongly impacted by the EUR 74 M gain on equitization of the OG and OPG Safeguard bonds…
- … compensated by valuation changes and impairments on financial assets for a total loss of EUR 19.5 M
- Income tax mainly non cash related to GSG (EUR 8.7 Million)

Q&A