

# PREMIA

*Properties*

PREMIA S.A.

## **ANNUAL FINANCIAL REPORT FOR THE YEAR**

**1<sup>st</sup> January - 31<sup>st</sup> December 2021**

| TABLE OF CONTENTS                                                                                          | PAGE |
|------------------------------------------------------------------------------------------------------------|------|
| STATEMENTS OF THE MEMBERS OF THE BOARD OF DIRECTORS .....                                                  | 4    |
| ANNUAL REPORT OF THE BOARD OF DIRECTORS of PREMIA S.A.....                                                 | 5    |
| 1. Performance and financial position .....                                                                | 5    |
| 2. Significant events for the period .....                                                                 | 6    |
| 3. Description of the risks and uncertainties .....                                                        | 10   |
| 4. Alternative Performance Measures .....                                                                  | 12   |
| 5. Prospects for 2022 .....                                                                                | 14   |
| 6. Significant transactions with related parties.....                                                      | 14   |
| 7. Environmental issues .....                                                                              | 14   |
| 8. Labor issues.....                                                                                       | 15   |
| 9. Dividend policy.....                                                                                    | 15   |
| 10. Treasury shares .....                                                                                  | 15   |
| 11. Transactions and settlements not included in the Annual Financial Statements .....                     | 15   |
| 12. Events after the date of the Financial Statements. ....                                                | 15   |
| 13. Corporate Governance Statement.....                                                                    | 16   |
| 14. Board of Directors' Explanatory Report .....                                                           | 31   |
| Independent Auditor's Report .....                                                                         | 33   |
| I. STATEMENT OF FINANCIAL POSITION.....                                                                    | 40   |
| II. STATEMENT OF COMPREHENSIVE INCOME .....                                                                | 41   |
| III. STATEMENT OF CHANGES IN EQUITY - GROUP .....                                                          | 42   |
| IV. STATEMENT OF CHANGES IN EQUITY - COMPANY .....                                                         | 42   |
| V. STATEMENT OF CASH FLOWS.....                                                                            | 43   |
| NOTES TO THE ANNUAL FINANCIAL STATEMENTS .....                                                             | 44   |
| 1. General information .....                                                                               | 44   |
| 2. Significant accounting policies applied by the Group .....                                              | 44   |
| 2.1 Basis for preparation of the financial statements .....                                                | 44   |
| 2.2. Going concern principle .....                                                                         | 45   |
| 2.3 Consolidation.....                                                                                     | 46   |
| 2.4 Investment in subsidiaries.....                                                                        | 46   |
| 2.5 Investment property .....                                                                              | 47   |
| 2.6 Concession Agreements.....                                                                             | 47   |
| 2.7 Property, plant and equipment .....                                                                    | 48   |
| 2.8 Intangible assets.....                                                                                 | 48   |
| 2.9. Impairment of assets .....                                                                            | 49   |
| 2.10 Leases .....                                                                                          | 49   |
| 2.11 Accounting principles for the classification, valuation and impairment of financial instruments ..... | 50   |
| 2.12 Trade and other receivables .....                                                                     | 50   |
| 2.13 Cash and cash equivalents.....                                                                        | 50   |
| 2.14 Share capital .....                                                                                   | 50   |
| 2.15 Earnings per share .....                                                                              | 50   |
| 2.16 Dividend distribution .....                                                                           | 50   |
| 2.17 Borrowings .....                                                                                      | 51   |
| 2.18 Derecognition of financial liabilities .....                                                          | 51   |
| 2.19 Employee benefits .....                                                                               | 51   |
| 2.20 Provisions and contingent liabilities, contingent assets .....                                        | 52   |
| 2.21 Revenue recognition.....                                                                              | 52   |
| 2.22 Borrowing costs .....                                                                                 | 53   |
| 2.23 Income tax- Deferred tax .....                                                                        | 53   |
| 2.24 Related-party transactions .....                                                                      | 53   |
| 2.25 New standards and interpretations .....                                                               | 54   |
| 3. Critical accounting estimates and Management's judgments .....                                          | 57   |
| 3.1 Management's critical accounting estimates for the application of accounting policies .....            | 57   |
| 3.2 Management's critical judgments for the application of accounting principles.....                      | 58   |
| 3.3 Fair value measurement .....                                                                           | 59   |
| 4. Description of Main Risks and uncertainties .....                                                       | 59   |
| 5. Segment reporting.....                                                                                  | 63   |
| 6. Additional data and information on the Annual Financial Statements .....                                | 64   |
| 6.1 Investment property .....                                                                              | 64   |

|      |                                                                                                             |           |
|------|-------------------------------------------------------------------------------------------------------------|-----------|
| 6.2  | Financial assets at amortised cost .....                                                                    | 67        |
| 6.3  | Property, plant and equipment .....                                                                         | 69        |
| 6.4  | Right-of-use assets .....                                                                                   | 70        |
| 6.5  | Intangible Assets .....                                                                                     | 71        |
| 6.6  | Investments in subsidiaries .....                                                                           | 71        |
| 6.7  | Other non-current receivables .....                                                                         | 75        |
| 6.8  | Trade receivables .....                                                                                     | 75        |
| 6.9  | Other receivables .....                                                                                     | 75        |
| 6.10 | Blocked deposits .....                                                                                      | 76        |
| 6.11 | Cash and cash equivalents .....                                                                             | 76        |
| 6.12 | Share Capital .....                                                                                         | 76        |
| 6.13 | Share premium .....                                                                                         | 77        |
| 6.14 | Reserves .....                                                                                              | 77        |
| 6.15 | Retained earnings .....                                                                                     | 78        |
| 6.16 | Borrowings .....                                                                                            | 79        |
| 6.17 | Lease liabilities .....                                                                                     | 82        |
| 6.18 | Deferred income tax assets / liabilities .....                                                              | 83        |
| 6.19 | Employee benefit obligations .....                                                                          | 84        |
| 6.20 | Provisions .....                                                                                            | 85        |
| 6.21 | Other non-current liabilities .....                                                                         | 86        |
| 6.22 | Trade payables .....                                                                                        | 86        |
| 6.23 | Current income tax .....                                                                                    | 86        |
| 6.24 | Other current liabilities .....                                                                             | 87        |
| 6.25 | Investment property rental income .....                                                                     | 87        |
| 6.26 | Income from provision of services .....                                                                     | 87        |
| 6.27 | Expenses related to investment property .....                                                               | 88        |
| 6.28 | Employee benefits .....                                                                                     | 88        |
| 6.29 | Other operating expenses .....                                                                              | 88        |
| 6.30 | Other income .....                                                                                          | 89        |
| 6.31 | Finance expenses / income .....                                                                             | 89        |
| 6.32 | Income tax .....                                                                                            | 89        |
| 6.33 | Earnings per share .....                                                                                    | 90        |
| 6.34 | Transactions with related parties .....                                                                     | 91        |
| 6.35 | Auditors' Fees .....                                                                                        | 92        |
| 6.36 | Sensitivity Analysis .....                                                                                  | 92        |
| 6.37 | Commitments and Contingent liabilities and assets .....                                                     | 93        |
| 6.38 | Restatement of Financial Statements for the period ended 30/09/2020 .....                                   | 93        |
| 6.39 | Events subsequent to the Financial Statements .....                                                         | 93        |
|      | <b>WEBSITE ADDRESS WHERE ARE POSTED THE FINANCIAL STATEMENTS OF THE GROUP COMPANIES .....</b>               | <b>94</b> |
|      | <b>REPORT OF DISPOSAL OF FUNDS RAISED FROM THE INCREASE OF THE COMPANY'S SHARE CAPITAL .....</b>            | <b>95</b> |
|      | <b>Report of Factual Findings on Agreed-Upon Procedures on the Report of Disposal of Funds Raised .....</b> | <b>97</b> |

**STATEMENTS OF THE MEMBERS OF THE BOARD OF DIRECTORS**

The signatories state by the present that from what they know:

- a) The Annual Financial Statements for the year from 1 January to 31 December 2021, prepared in accordance with the applicable International Financial Reporting Standards (IFRS), give a true and fair view of the assets and liabilities items, the equity and the results of PREMIA S.A. as well as the companies included in the consolidation taken as a whole, in accordance with article 4 of L. 3556/2007, as applicable.
- b) The annual Report of the Board of Directors gives a true and fair view of the evolution, performance and the position of PREMIA S.A., as well as of the companies included in the Annual Consolidated Financial Statements, the main risks and uncertainties addressed as well as the required information based on paragraphs 6-8 of article 4 of L. 3556/2007.

Athens, 7 April 2022

The signatories

The Chairman of the B. of D.

The Managing Director

The Member of the B. of D.

Ilias Georgiadis

Konstantinos Markazos

Kalliopi Kalogera

**ANNUAL REPORT OF THE BOARD OF DIRECTORS of PREMIA S.A.****Report on the Annual Financial Statements for the year 2021**

This report aims to provide accurate and comprehensive information on the events, developments and performance of PREMIA S.A. (the "company" or "Premia Properties") during the financial year 2021 and describe its financial position at the end of the above period, i.e. 31.12.2021.

The report is uniform for the entire Premia Properties group and is based on the consolidated figures of the financial statements. References to company figures and data are made where appropriate for clarity.

**1. Performance and financial position*****Investment property***

During 2021, the company significantly expanded its investment portfolio with the addition of ten (10) properties. Specifically:

- On 28.01.2021 it acquired a supermarket (big box) property on Lavrio Avenue, Peania for €2.63 million.
- On 6.04.2021 it acquired a warehouse (logistics) property located in Aspropyrgos, Attica (Lakka area) for €5.19 million.
- On 29.6.2021 it acquired 100% of the shares of six (6) limited liability companies which operate seven properties, of which five (5) logistics and two (2) big boxes, for a total fair value of €55.21 million. The acquisition price of the shares of these companies amounted to €24.56 million.
- On 30.11.2021, the company completed the acquisition of a standalone property of serviced apartments via the acquisition of 100% of the shares of the companies Zonas and Top Realty. The acquisition cost of the shares of these companies amounted to €10.16 million.

The Group's total investment portfolio as at 31.12.2021 consists of:

- seventeen (17) investment properties with a total fair value of € 146.78 million as valued by the company's independent valuers (SAVILLS HELLAS I.K.E.), of which (a) (13) income properties with a total gross leasable area of 184,085 sq.m. the value of which amounts to €135.91 million, and (b) four (4) properties for future development, namely (2) industrial properties with a total surface area of 40,518 sq.m. and a value of €5.53 million and (2) land plots with a total surface area of 114,486 sq.m. and a value of €5.34 million, as at 31.12.2021.
- ten (10) school units with a total surface area of 35,921 sq.m., managed by the subsidiary JPA ATTICA SCHOOLS S.A. via a PPP Contract, with the total value of the financial assets from the Public-Private Partnership (PPP) Contract amounting to € 39.16 million

It is noted that the revaluation of the Group's investment properties at fair value on 31.12.2021 resulted in a profit of €7.10 million, compared to a profit of €0.56 million in the year 2020.

***Financial structure***

The Group's total borrowings (including liabilities from investment property leases (note 6.17)) amounted to €103.04 million compared to €50.01 million for 2020. The change is primarily due to the addition of the new subsidiaries' loans and the increase in the company's borrowings.

The Group's total cash and cash equivalents (including blocked deposits) amounted to €29.31 million compared to €4.27 million for 2020. The change is primarily due to the addition of the new subsidiaries and the completion of the SCI. The Group's blocked deposits amounted to €7.43 million compared to €2.40 million as at 31.12.2020.

The Group's net borrowings (total borrowings including liabilities from investment property leases (note 6.17) less cash and cash equivalents, including blocked deposits) as at 31.12.2021 amounted to €73.74 million compared to €45.74 million as at 31.12.2020.

**Turnover**

The Group's total revenues from property management in 2021 amounted to €9.52 million and include €6.52 million in rental income from real estate and €2.99 million from services rendered, which mainly consist of revenues from the subsidiary JPA ATTICA SCHOOLS S.A. and €0.5 million in shared utility income.

The measures taken by the Greek government to deal with the consequences of the coronavirus in Greece did not have a material impact on the Group's financial results, with the relevant reduction in the Group's rental income from real estate for the year 2021 amounting to €233 thousand.

It should be noted that the Group's revenues for the year 2021 do not fully incorporate the revenues of the new subsidiaries acquired during the year as their revenues are incorporated from the date of acquisition, i.e. 29 June 2021 for the above mentioned (6) companies and 30 November 2021 for Zonas and Top Realty, respectively.

**Operating results**

The Group reported operating earnings before interest, taxes, depreciation and amortization (EBITDA) of €10.84 million for 2021 compared to €1.03 million for the previous year 2020. The Group's operating earnings before interest, taxes, depreciation and amortization, excluding gains from revaluation of investment properties at fair value (Adjusted EBITDA), amounted to €3.73 million, compared to €0.46 million in the previous year.

Expenses related to investments in real estate amounted to €1.23 million from €0.24 million in the previous year. This increase is primarily due to the addition of new properties.

Staff costs amounted to €1.09 million from €0.34 million in the previous year, with the number of employees amounting to 15 persons as at 31.12.2021 compared to 6 persons as at 31.12.2020. The increase is primarily due to the staffing of the company based on its new organizational structure.

Other operating expenses in the year 2021 amounted to €4.15 million compared to €0.69 million in the year 2020. The increase is mainly due to the addition of the subsidiary JPA ATTICA SCHOOLS S.A. by €2.23 million and the parent company's reorganization costs.

**Financial income & expenses**

The Group's financial expenses amounted to €4.02 million, compared to €0.65 million in the year 2020. The increase is due to the addition of the corresponding expenses of the subsidiary JPA ATTICA SCHOOLS S.A. and the new subsidiaries acquired in the period 2021, as well as the company's new borrowings.

The Group's financial income relates in its entirety to the subsidiary JPA ATTICA SCHOOLS S.A. and amounted to € 2.42 million.

**Profit from continuing operations after tax**

Profit from continuing operations after taxes amounted to €14.6 million compared to a profit of €2.4 million in the year 2020. The €5.06 million increase in profit is partly due to the adjustment of deferred tax liabilities due to the conversion of the company into a Real Estate Company (R.E.I.C.) in 2022.

**2. Significant events for the period****Corporate events**

On 07.01.2021, the coverage of the company's share capital, which resulted from the share capital increase totaling €20 million with contributions in kind, was certified with the issue and distribution of 18,204,903 new ordinary, registered, voting shares each having a nominal value of €0.50 and a selling price of €1.10. In the context of this increase, the company's share

capital was increased by €9.10 million, while the total difference between the covered share capital and the valuation of the contributed assets, amounting to €10.92 million, has been credited to the company's equity account "Share premium". On 3.3.2021, the Capital Market Commission approved the Prospectus for the increase of the share capital and the listing of the new shares on the Athens Stock Exchange.

On 5.02.2021, an Extraordinary General Meeting of the shareholders was held which decided to change the name of the company from "PASAL REAL ESTATE DEVELOPMENT S.A." and distinctive title "PASAL DEVELOPMENT S.A." to "PREMIA S.A." and distinctive title "PREMIA PROPERTIES".

On 19.5.2021, the Extraordinary General Meeting of shareholders was held which resolved:

- Granting power to the company's Board of Directors to decide on the increase the company's share capital and to limit or exclude the preemptive right of the company's shareholders.
- Approval of the Suitability Policy of the members of the Board of Directors in accordance with Article 3 of Law No. 4706/2020.
- Amendment of Article 19, par. 2 of the company's Articles of Association regarding the term of office of the Board members.
- Election of a new Board of Directors and appointment of its independent non-executive members.
- Election of the Audit Committee in accordance with Article 44 of Law No. 4449/2017.

On 02.6.2021, the sale of the company's 715 ordinary shares from fractional balances was completed.

On 3.6.2021 the Board of Directors decided to increase the company's share capital to further strengthen the investment portfolio, to finance the investment program, and to expand its shareholding base. The total value of the increase amounted to up to €75 million and included a combination of (a) contribution of assets totaling €27.5 million (namely, shares of 6 companies operating 7 properties, as well as bonds issued by the company) and (b) cash, up to the amount of €47.5 million.

On 29.06.2021, the contract for the transfer of 100% of the shares of the above 6 new companies was signed in exchange for the sale of 16,358,565 new company shares, each having a nominal value of €0.50 and an issue price of €1.44 plus the cash deposit of €1.00 million (see Note 6.6). Also, on the same date, the contract for the transfer of the above mentioned bonds was signed in exchange for the sale of 2,728,090 new company shares each having a nominal value of €0.50 and an issue price of €1.44, which the company later cancelled due to confusion.

On 27.7.2021, the coverage of the company's share capital, which resulted from the share capital increase totaling €75,00 million with contributions in kind and cash, was certified with the issue and distribution of 52,083,331 new ordinary, registered, voting shares each having a nominal value of €0.50 and an issue price of €1.44. In the context of this increase, the company's share capital was increased by €26.04 million, while the difference between the nominal value of the new shares which was covered by the contribution of assets and the value of their valuation and the difference between the nominal value of the new shares which were covered by a cash payment and their issue price, totaling €48.96 million, has been credited to the company's equity account "Premium on stock capital". On 9.7.2021, the Capital Market Commission approved the Prospectus for the increase of the share capital and the listing of the new shares on the Athens Stock Exchange.

On 29.6.2021, the company's Ordinary General Meeting of shareholders was held.

On 1.11.2021, the company received a Credit Rating from ICAP CRIF S.A., which gave the company an "A-rating" (formerly "BB" based on the rating scale used by "ICAP CRIF S.A." until 5.12.2021).

On 18.11.2021, the Board of Directors decided to submit an application for the company to be licensed as a Real Estate Investment Company ("R.E.I.C") and the company submitted the application on 22.11.2021 after meeting all the legal requirements.

On 10.12.2021, an Extraordinary General Meeting of shareholders was held which, among other things, approved the above decision taken by the Board of Directors. On 05.04.2022, the company received the relevant license from the Hellenic Capital Market Commission (see Section 12 – Subsequent Events).

The Extraordinary General Meeting held on 10.12.2021 also approved the establishment of a plan for the allocation of free shares to the company's personnel, in accordance with Article 114 of Law no. 4548/2018. The existing allocation of free shares plan (hereinafter: plan) is as follows:

(a) source of shares to be allocated: either treasury shares acquired pursuant to par. 3, Art. 49 of Law No. 4548/2018, or new shares with capitalization of undistributed profits or distributable reserves or share premium,

(b) The nominal value of the shares made available under this plan added to the nominal value of the shares that may be made available under the stock option plan may not exceed, in total, one tenth (1/10) of the paid-up share capital.

The shares to be issued will be ordinary registered shares with voting rights and will incorporate all the rights provided by law and the company's Articles of Association.

The distribution will be made in three cycles:

The first cycle concerns a stock option to be granted from 1.1.2021 to 31.12.2021 to the final beneficiaries based on the achievement of interim targets for the year 2021.

The second round concerns a stock option, which will be granted from 1.1.2022 to 31.12.2022, to the final beneficiaries based on the achievement of interim targets for the year 2022.

The third round concerns a stock option, which will be granted from 1.1.2023 to 31.12.2023, to the final beneficiaries based on the achievement of interim targets for the year 2023.

Without prejudice to any exclusion from the plan due to a beneficiary's departure due to adverse circumstances, the shares will be made available to the final beneficiaries, in accordance with the terms of the plan, as follows:

- i. the beneficiaries of the 1st round will be allocated the shares on 1.7.2024,
- ii. the beneficiaries of the 2nd round will be allocated the shares on 1.7.2025,
- iii. the beneficiaries of the 3rd round will be allocated the shares until 1.7.2026.

Those departing from the plan under adverse circumstances (Bad Leavers) during the plan will be excluded from the plan and the company will be entitled not to proceed with the allocation of the shares.

Those departing from the plan under favorable circumstances (Good leavers) will be entitled to the shares that will have been allocated or disposed of within the cycle of the year that they departed.

For the purposes of the plan, adverse circumstances are considered to be the voluntary departure before the end of the plan, without the company's consent or the termination of the Beneficiary's relationship with the company for good cause by the company during the plan, including, but not limited to, the commission of a criminal offence in connection with or in the performance of his/her duties, as well as the violation of the beneficiary's obligations to the company.

For the purposes of the plan, favorable circumstances are deemed to be when the Beneficiary ceases to be associated with the company for any other reason (e.g. due to death, retirement, leaving with the consent of the company, etc.)

In any case, the beneficiaries or their categories and any other terms will be resolved by the company's Board of Directors.

In the case of corporate events or actions (e.g. merger, spin-off, increase of the company's share capital in any way, including, but not limited to, the capitalization of reserves, claims, reduction of the company's share capital in any way, or the occurrence of other corporate events), the terms of the plan may be subject to the following conditions being adjusted by the Board of

Directors of the company (at its absolute discretion) in such a way that, notwithstanding the adjustment of the nominal value of the company's share, the beneficiaries will receive rights of equivalent value under the terms of the plan.

### **Financing**

On 10.12.2020, the company issued a common bond loan with a principal amount of € 41.0 million, which was gradually disbursed during the first half of 2021. Specifically, on 18.01.2021, the amount of €36.0 million was disbursed for the purchase of a percentage of the properties at Kirillos and Psari and on 27.04.2021 the amount of €5.1 million for the purchase of the property at Imeros Topos. This loan was repaid in full on 2.2.2022 (see. Section 12 – Subsequent Events).

On 15.01.2021, a €2.6 million bond loan agreement was signed with Sterner Stenhus Greece.

On 05.05.2021, a €1.0 million bond loan agreement was signed with Sterner Stenhus Greece for the cash repayment of the 28.96% acquisition of the share capital of the company INVESTMENT COMPANY ASPROPYRGOS 1.

On 24.06.2021, the loans of the European Investment Bank and the JESSICA programme that JPA ATTICA SCHOOLS S.A. had received were refinanced by the company itself and the coverage by an Alpha Bank bond totaling € 35.6 million. This loan was used to repay the company's existing loan obligations (including related costs and early repayment penalty of €3.2 million) and to repay part of the bonds issued to the company for the amount of €3.5 million.

On 29.06.2021, the company issued a bond loan of €1.7 million, which was covered by Piraeus Bank, for the repayment of existing loan obligations to Sterner Stenhus Greece. The disbursement took place on 21.07.2021.

On 08.11.2021, the INVESTMENT COMPANY ASPROPYRGOS 1 issued a € 3.8 million common bond loan which was covered by Eurobank in order to repay existing obligations. The disbursement took place on 15.11.2021.

### **Investment property**

On 28.01.2021, a supermarket (big box) property on Lavrio Avenue, Peania was purchased for €2.63 million.

On 6.04.2021, a warehouse (logistics) property located in Aspropyrgos, Attica (Lakka area) was purchased for €5.19 million.

On 29.06.2021, 100% of the shares of six (6) limited liability companies which operate the following seven (7) properties, were acquired for €24.56 million (see Note 6.3): a) a logistics property on the Sindos-Chalastras provincial road owned by ADAM TEN S.A.; b) a big-box property in Kalamata owned by Piraeus Financial Leases S.A. and which MESSINIKA PROPERTIES S.A. leased under a leasing contract; c) a supermarket (big-box) property in Katerini owned by Piraeus Financial Leases S.A. and which MESSINIKA REAL ESTATE S.A. is leasing under a leasing contract; d) a warehouse (logistics) property at the location "Dio Pefka" in the municipality of Aspropyrgos, Attica, owned by STENHUS ASPROPYRGOS DYO PEYKA S.A.; e) a warehouse (logistics) property at the location "Xeropigado-Giacomo", in the municipality of Mandra-Eidyllia, Attica, owned by THESMIA S.A.; (f) a warehouse (logistics) property at the location 'Rikia', in the municipality of Aspropyrgos, Attica, owned by STENHUS ASPROPYRGOS RIKIA S.A.; (g) a warehouse (logistics) property at the location 'Strifi - Lekka - Kountoura - Kapsala' in the municipality of Elefsina, Attica, owned by INVESTMENT COMPANY ASPROPYRGOS 1 S.A.

On 30.11.2021, the company completed the acquisition of a standalone property of serviced apartments by acquiring 100% of the shares of the companies Zonas and Top Realty, owners of the property. The fully leased property is in Piraeus, in the area of Agios Dionysius and consists of 58 fully equipped apartments, with a total area of 3,600 sq.m. The cost of acquiring these company shares amounted to €10.16 million. (see Note 6.6)

On 10.12.2021, the company signed a preliminary agreement for the acquisition of all the shares of the company "IQ KARELA SINGLE MEMBER S.A. REAL ESTATE ", which owns a property where a biotechnology park will be developed. The property is located within the Peania Industrial Park. Located within the property are office and warehouse buildings which will be reconstructed and repurposed, while there are plans for the development of new buildings. The advance payment amounts to €7.95 million.

On 15.12.2021, the company signed a preliminary agreement for the acquisition of all the shares of the company "VALOR PROPERTIES SINGLE MEMBER PRIVATE COMPANY", which has entered into a long-term lease agreement for the lease of a building in Thessaloniki, which operates as student residencies. The advance payment amounts to €1.62 million.

On 21.12.2021, the company signed two (2) preliminary agreements for the acquisition of the entire horizontal ownership of two properties located in Kypseli of the municipality of Athens and in Patras, respectively, which operate as student residencies. The advance payment amounts to €3.29 million.

### 3. Description of the risks and uncertainties

The Group is exposed to risks arising from the uncertainty of the estimates of the exact market figures and their future development. These risks include market risk (changes in market prices and interest rates), liquidity risk and credit risk. The Group's risk management policy seeks to minimise the potential negative impact that they may have on the Group's financial performance.

#### ***Risk related to the macroeconomic environment in Greece***

Due to the nature of its business, the Group is exposed to fluctuations in the overall Greek economy and, in particular, the real estate market. It should be noted that it is uncertain when these changes will occur. This fluctuation in macroeconomic conditions and, by extension, in the conditions of the domestic real estate market, indicatively affects:

- the level of supply/demand for properties, affecting the Group's ability to lease the vacant investment properties or lease them on attractive terms (amount and duration of basic consideration in the lease agreements) and to creditworthy tenants; or to increase the costs required for the conclusion of leases (e.g. configuration costs) due to reduced demand or increased supply of properties or a shrinkage in domestic economic activity; and/or sell an asset in its portfolio (either because it does not yield the expected return or to meet any liquidity needs) in favourable market conditions and with an expected consideration (as the marketability of the properties, in addition to the location of the property also from the supply and demand for the type of the property asset and the wider macroeconomic environment of Greece, is also affected),
- the tenants' ability to pay rent,
- the discount rate and/or the supply/demand for comparable properties and, by extension, due to the above, the estimate of the properties' fair values.

#### ***Risk of COVID-19 pandemic***

The COVID-19 pandemic, which broke out in March 2020, led to distancing measures, including the imposition of a universal curfew and lockdown of business sectors to counter the spread of the pandemic and high spending by the Greek state to tackle the disease, support businesses and safeguard employment, with negative effects on the rate of economic growth and the development of the Greek economy, which saw a 9% slowdown in 2020. However, a significant recovery of the Greek economy is on the horizon, with GDP growth estimated at 8.5% in 2021 and 4.9% and 3.5% in 2022 and 2023, respectively, according to the European Commission's winter economic forecast.

The progress of the national vaccination rollout programme combined with the gradual easing of the pandemic restrictive measures is expected to have a positive impact on the recovery of economic activity and domestic demand. In any case, any estimates relating to the duration and timing of the end of the COVID-19 pandemic are subject to a high degree of uncertainty, as the phenomenon is still ongoing, with the emergence of new mutations of the disease, such as Omicron. Any prolonged duration of the pandemic due, e.g. the possible emergence of new, vaccine-resistant mutations and the possible imposition of further restrictive measures to encounter the pandemic, may have substantial adverse effects on the operation of key sectors of the Greek economy, including the sectors in which tenants operate and the real estate sector in which the Group operates, to an extent and to a degree that cannot be foreseen or quantified at present. If, contrary to current projections, a substantial deterioration were to occur in the economy, this could potentially give rise to a significant reduction in the Group's operating cash flows and the properties' fair values, as well as the Group's net worth, which could adversely affect the company's ability to adequately service its obligations.

In particular, with regard to the impact of the COVID-19 pandemic on the Group for 2021, it is noted that:

- the valuations of the Group's investment properties are not subject to material valuation uncertainty at the valuation date (31.12.2021) except for one property belonging to the commercial real estate (big-boxes) sector
- To date, rental income has not been significantly affected by the pandemic. It is noted that some of the tenants paid rent, reduced by 40% for the months of January-April 2021, based on a measure taken as part of the support measures to address the economic impact of the pandemic. This reduction represents a total revenue loss of approximately € 232 thousand for the properties in the Group's portfolio as at 31.12.2021, which is not assessed as significant for the Group. It is noted that it is not known whether there will be a corresponding reduced rent entitlement in 2022 for certain tenants and/or further support measures and/or whether the categories of affected sectors that are beneficiaries of the relevant measure will be expanded to include more tenants of the Group's properties.

### **Energy crisis**

The recent energy crisis, whose depth and scope cannot be assessed at present, is contributing to a climate of uncertainty in terms of the impact of the inflationary pressures that have already emerged on consumption, investments and, by extension, economic growth. Rising energy prices combined with disruptions in supply chains that increase transport and production costs have fueled strong inflationary pressures globally, increasing uncertainty regarding the impact that they will have on the economic growth rate in 2022. In addition, the recent crisis in Ukraine is expected to put further pressure on energy prices and by extension, on inflation. Any estimates regarding the impact of the energy crisis on the domestic economy, the real estate market and, by extension, on the Group's financial results are subject to a high degree of uncertainty. The company is keeping a close eye and continuously evaluates the evolving data.

### **Market risk**

#### **Investment property prices**

The operation of the real estate market involves risks related to factors such as the geographical location, the commerciality of the property, the general business activity of the area and the type of use in relation to future developments and trends. These factors, whether individually or in combination, can lead to a commercial upgrading or deterioration of the area and the property with a direct impact on its value. Moreover, fluctuations in the economic climate may affect the risk-return ratio sought by investors and lead them to seek other forms of investment, resulting in negative developments in the real estate market that could affect the fair value of the Group's properties and consequently its performance and financial position.

In general, when the economy goes through periods of growth, there is an increase in consumption and a corresponding increase in investment and the conditions are created for an increase in demand for new commercial space. On the contrary, in cases where unfavorable economic conditions prevail, the demand for products and services decreases, adversely affecting the respective productive sectors, thus limiting the demand for commercial space.

The Group focuses its investment activity on areas and categories of real estate (commercial properties such as storage and distribution centers, supermarkets, etc.) for which sufficient demand and commerciality are expected at least in the medium term based on current data and forecasts.

In the future, the Group may be exposed to potential claims relating to defects in the development, construction and renovation of the properties which may have a material adverse effect on its business activity, future results, and future financial position.

The thorough due diligence that is carried out by the Group when acquiring new properties may not be able to identify all the risks and liabilities related to an investment with adverse effects on future results and future financial position. Also, in accordance with the Group's policy, the investment properties held by the Group are valued every six months and at the end of the year by certified valuers and an extensive review and evaluation is also carried out on every property that is to be acquired.

#### **Cash flow risk due to changes in interest rates**

The Group's exposure to fluctuations in interest rate risk arises mainly from bank loans. The Group is exposed to fluctuations in interest rates prevailing in the market, which affect its financial position and cash flows. Borrowing costs may increase as a result of such changes and losses may be incurred or decrease when unexpected events occur.

**Risks concerning the Group's financing**

Any non-compliance by the company and its Group's subsidiaries (including JPA ATTICA SCHOOLS S.A.) with covenants and other obligations under existing and/or future financing agreements could result in the termination of such financing agreements and, further, in a cross-default of the financing agreements, which could jeopardize the ability of the company itself and the Group companies' to meet their loan obligations, making these obligations due and payable and while adversely affecting the Group's prospects.

The company's ability to distribute dividends to its shareholders, in addition to the minimum dividend under Article 161 of Law No. 4548/2018 as applicable, is limited by the specific terms of its loan agreements.

**Credit risk**

The Group is exposed to credit risk in respect of trade receivables from tenants and receivables from the sale of properties. In order to minimise its impact, procedures have been implemented to ensure that the Group's transactions are carried out with customers with adequate creditworthiness and that adequate guarantees are given, whether for leasing or property sales. A significant portion of the Group's rental income comes from three tenants, which jointly represent 40.2% of total annualized rental income, with a reporting date as at 31.12.2021. Therefore, the Group is exposed to counterparty risk and any failure to pay rent, termination or renegotiation of the terms of the specific leases by the tenants, on terms less favourable to the Group, may have material adverse effects on the Group's business activity, profit or loss, financial position and prospects.

**Risks relating to the activity of the subsidiary JPA ATTICA SCHOOLS S.A.**

JPA ATTICA SCHOOLS S.A. was established for the sole purpose of undertaking, designing, financing, constructing and technical management of 10 schools in the Attica region. Given that the construction phase of the school units was completed in 2017, the schools' operation and maintenance phase is currently in progress.

Under the PPP Contract, specific quality specifications must be met during the schools' operation and maintenance phase. Non-compliance with the relevant specifications may lead to termination, which would have a negative impact on the profit or loss of JPA ATTICA SCHOOLS S.A., and consequently on the Group's profit or loss and financial position.

The main client of JPA ATTICA SCHOOLS S.A. is KTYP S.A. (School Buildings Organization S.A.), which belongs to the wider Public Sector, thus the Group is exposed to credit risk in the event that the Greek State fails to meet its obligations, such as those arising from the PPP Contract, in a timely manner. Any such failure on the part of KTYP S.A. may have significant adverse effects on the business activity and profit or loss of JPA ATTICA SCHOOLS S.A., and by extension on the Group's profit or loss and financial position.

The Group may suffer material losses from the activity of JPA ATTICA SCHOOLS S.A. that exceed any insurance indemnity or from events that have taken place for which it cannot be insured, which would have a negative impact on the Group's profit or loss and financial position.

**4. Alternative Performance Measures**

Presented below are non-IFRS Alternative Performance Measures (based on the ESMA Guidelines on Alternative Performance Measures of 05.10.2015) derived from the Group's financial statements, which were calculated based on the financial information contained in the annual financial statements, as well as the method of their calculation.

Alternative Performance Measures should not be considered as substitutes for other figures that have been calculated in accordance with IFRSs and other historical financial measures. The company presents these figures as it considers them to be useful information for the assessment and comparison of its operating and financial performance with other companies in the industry. However, investors should not rely solely on historical or non-IFRS figures and financial ratios. These figures are used by the company's management to monitor the Group's operating performance and financial position. As these figures are not calculated in the same way by all companies, the presentation of these figures may not be consistent with similar figures used by other companies. Therefore, investors should not rely solely on these figures.

**Leverage ratios**

The company's management monitors the development of the Group's capital structure based on the following ratios:

- **Loan to Value (hereinafter "LTV") ratio**, which is calculated as total debt divided by total investments.
  - Total debt is defined as the sum of short-term and long-term loans plus short-term and long-term liabilities from investment property leases (note 6.17).
  - Total investments is defined as the sum of investment property, advances for the purchase of investment property and financial assets at amortized cost.
- **Net Loan to Value (Net LTV) ratio (hereinafter "Net LTV")**, which is calculated as the net financial debt divided by total investments.
  - Net financial debt is defined as total short-term and long-term loans, plus short-term and long-term liabilities from investment property leases (note 6.17), less cash and cash equivalents and blocked deposits
  - Total investments is defined as the sum of investment property, advances for the purchase of investment property and financial assets at amortized cost.

| <b>Leverage ratio (Loan-to-Value)</b>                            | <b>Group</b>      |                   | <b>Company</b>    |                   |
|------------------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|
| <i>Amounts in € thous.</i>                                       | <b>31.12.2021</b> | <b>31.12.2020</b> | <b>31.12.2021</b> | <b>31.12.2020</b> |
| Long-term loans                                                  | 55,885            | 41,397            | 1,916             | 14,334            |
| Short-term loans                                                 | 42,516            | 8,611             | 39,664            | 6,884             |
| Long-term lease liabilities for investment property (note 6.17)  | 4,482             | 0                 | 0                 | 0                 |
| Short-term lease liabilities for investment property (note 6.17) | 161               | 0                 | 0                 | 0                 |
| <b>Total Borrowing (a)</b>                                       | <b>103,044</b>    | <b>50,008</b>     | <b>41,580</b>     | <b>21,218</b>     |
| Less: Blocked deposits (b)                                       | 7,432             | 2,401             | 3,250             | 766               |
| Less: Cash and cash equivalents (c)                              | 21,873            | 1,864             | 19,934            | 171               |
| <b>Net financial debt (a-b-c = d)</b>                            | <b>73,739</b>     | <b>45,743</b>     | <b>18,396</b>     | <b>20,281</b>     |
| Investment Property                                              | 146,776           | 65,920            | 74,220            | 60,530            |
| Advances for the purchase of investment property                 | 12,934            |                   | 12,934            |                   |
| Financial assets at amortized cost                               | 39,160            | 40,384            | 1,181             | 5,156             |
| <b>Total Investments (e)</b>                                     | <b>198,870</b>    | <b>106,304</b>    | <b>88,335</b>     | <b>65,686</b>     |
| <b>Loan to Value Ratio (LTV) (a/e)</b>                           | <b>51.81%</b>     | <b>47.04%</b>     | <b>47.07%</b>     | <b>32.30%</b>     |
| <b>Net Loan to Value Ratio (Net LTV) (d/e)</b>                   | <b>37.08%</b>     | <b>43.03%</b>     | <b>20.83%</b>     | <b>30.88%</b>     |

It should be noted that for a more accurate calculation of the above LTV (Loan to Value) and Net LTV (Net Loan to Value) ratios, the company changed their calculation method in relation to the interim financial statements (30.6.2021 and 30.9.2021). Specifically, with respect to the calculation of Total Borrowings, apart from loan obligations, only long-term and short-term liabilities from investment property leases are included (note 6.17). Also, the calculation of the Total Investments does not include tangible, intangible, and right-of-use assets as they are not part of the company's investment portfolio.

**Net Asset Value (NAV)**

Net Asset Value (NAV) is defined as total net worth (before non-controlling interests).

The table below shows the calculation of NAV:

|                                                 | <b>Group</b>      |                   |
|-------------------------------------------------|-------------------|-------------------|
| <i>Amounts in € thous.</i>                      | <b>31.12.2021</b> | <b>31.12.2020</b> |
| Net Asset Value(1) (a)                          | 125,921           | 37,851            |
| Number of shares at the end of the year (2) (b) | 87,094            | 35,041            |
| <b>Net Asset Value (per share) (a)/(b)</b>      | <b>1.45</b>       | <b>1.08</b>       |

(1) before non-controlling interests

(2) after deduction of treasury shares

## 5. Prospects for 2022

Following the successful share capital increase of €75 million in July 2021 and the issue of a €100 million Common Bond Loan in January 2022, Premia Properties has laid solid foundations for further dynamic growth as it has:

- significantly expanded its portfolio with an additional 27 properties, while it has proceeded with the signing of preliminary agreements for the acquisition of 4 more properties.
- received authorization to convert into a R.E.I.C., in order to operate in the real estate market more effectively by utilizing the relevant tax benefits.
- substantially strengthened its shareholding base and has significant capital available to finance its growth.

Premia Properties continues to implement its business plan despite the uncertain prevailing conditions, both internationally and in Greece. The macroeconomic environment remains highly volatile as data on the intensity and duration of the pandemic, the energy crisis and the crisis in Ukraine are constantly changing, making any quantitative estimates regarding the impact on the domestic economy, the real estate market and, by extension, the Group's financial results, particularly difficult. The Group's management is keeping a close eye and continuously evaluates the situation that unfolds.

The company has strategically selected specific real estate sectors, thus forming an investment portfolio that is resistant to the effects of the pandemic and inflation, with long-term contracts and tenants of high creditworthiness. Taking into account the above, as well as its strong shareholding base, and its strengthened financial structure, the company believes that it is able to continue its business activities unhindered in the near future, while remaining on a growth track.

Premia Properties focuses on taking advantage of investment opportunities aimed at achieving high returns and added value for its shareholders, in the strategic supply chain sectors (logistics, industrial properties), serviced apartments, commercial properties (big boxes) and buildings of social nature, particularly in the field of education. At the same time, it constantly assesses the conditions of the real estate market for the purpose, if deemed appropriate, of selectively entering other real estate sectors.

## 6. Significant transactions with related parties

The company's commercial transactions with its related companies and persons during the year 2021 are disclosed in note 6.34 of the annual financial statements.

## 7. Environmental issues

The Group's operations and properties, as well as any properties it may acquire in the future, are subject to various local, national and international environmental laws and regulations, including any relevant EU rules and regulations related to environmental protection and human health and safety.

These laws and regulations generally govern the quality of air and water, noise pollution levels, indirect environmental impacts such as permitted land uses, protection of archaeological sites and findings, increased motor vehicle activity, liquid waste disposal, gas emissions, waste disposal (including solid and hazardous waste) and any remedial measures that need to be taken.

Property owners are usually liable for breaching these laws and regulations, although liability arising from certain activities (e.g. those carried out in the course of a commercial business) may be borne by the users (tenants) of the property.

The Group's activities and properties comply in all material respects with applicable local, national and international environmental laws and regulations and that there are no environmental restrictions that may significantly affect the Group's use of these properties. No cases of material non-compliance, liability or claims relating to any environmental laws or regulations have been communicated to the Group's companies by any public authority and the company is unaware of any such circumstances in relation to any properties that constitute part of the Group's portfolio.

However, it is possible that its environmental studies may not reveal all possible environmental liabilities. It is also possible that subsequent investigations may identify adverse environmental conditions that have arisen since the preparation of its environmental studies or that there are material environmental liabilities of which the company is currently unaware of. The company has not recorded a material liability in relation to environmental issues in its financial statements.

During the property acquisition process, the company carries out a thorough due diligence of the properties, which also includes data related to spatial and environmental issues (energy efficiency certificate of the property, certificates of non-arbitrariness, etc.).

## 8. Labor issues

The Group and the company fully comply with applicable legislation. Working relationships are at an excellent level, since their formation, in addition to those provided for by the relevant provisions, is based on respect for human rights and labor freedom, on the development of a spirit of mutual understanding and cooperation, as well as on the establishment of human resource management policies that clearly and impartially define all matters relating to recruitment, transfers, promotions, training, remuneration, fringe benefits, leave and absences. No strike action has taken place in the year, and there is complete respect for the right to trade unionism.

The Group and the company comply with labor legislation and collective agreements where applicable, including health and safety rules. The Group and the company wish to conduct regular training and educational seminars for their personnel based on professional requirements and operational or individual needs.

## 9. Dividend policy

The dividend distribution for the year 2021 will be decided by the company's Annual General Meeting.

## 10. Treasury shares

As of 31.12.2021, the company held 32,977 treasury shares, each with a nominal value of € 0.50, a percentage of 0.038% of its shares, for a total value of € 48,336.05, in execution of the decision of the Extraordinary General Meeting of shareholders held on 20.11.2020 (see Note 6.12).

## 11. Transactions and settlements not included in the Annual Financial Statements

There are no transactions, acts, contracts or other settlements carried out by the group's companies that are not reported in the annual financial statements as at 31.12.2021.

## 12. Events after the date of the Financial Statements.

On 21.1.2022, the public offering for the issue of the €100 million Common Bond Loan was closed. The overall valid demand by investors who participated in the public offering amounted to €203.96 million, thereby exceeding the issue by 2.04 times. The final bond yield was set at 2.80% and the interest rate on the bonds was set at 2.80% per annum.

On 2.2.2022, the company paid an amount of 39.4 million (including interest, costs and other charges) to fully repay the Alpha Bank Bond Loan.

On 05.04.2022 the company received the license to operate as a Real Estate Investment Company ("R.E.I.C") by the Hellenic Capital Market Commission.

From the date of the conversion into a Real Estate Investment Company ("R.E.I.C"), the parent company and its subsidiaries are taxed pursuant to Article 31 of Law 2778/1999.

By applying the provisions of SIC-25 "Income Taxes – Changes in the tax regime of an enterprise or its shareholders", due to the change in its tax regime, the Group and the company, reduced deferred tax liabilities and deferred tax assets. The change in the tax regime was recognized in profit or loss for the period.

### ***Effects of the prolonged duration of the pandemic (COVID-19) and the energy crisis on the Group and the company***

The macroeconomic environment remains highly volatile as data on the intensity and duration of the pandemic, the energy crisis and the crisis in Ukraine are constantly changing, making any quantitative estimates regarding the impact on the domestic economy, the real estate market and, by extension, the Group's financial results, particularly difficult. The Group's management is keeping a close eye and continuously evaluates the situation that unfolds.

Even to this day, any estimates relating to the duration and timing of the end of the COVID-19 pandemic are subject to a high degree of uncertainty, as the phenomenon is still ongoing, with the emergence of new mutations of the disease, such as Omicron. Any prolonged duration of the pandemic due, e.g. the possible emergence of new, vaccine-resistant mutations and the possible imposition of further restrictive measures to encounter the pandemic, may have substantial adverse effects on the operation of key sectors of the Greek economy, including the sectors in which tenants operate and the real estate sector in which the Group operates, to an extent and to a degree that cannot be foreseen or quantified at present.

The recent energy crisis, whose depth and scope cannot be assessed at present, is contributing to a climate of uncertainty in terms of the impact of the inflationary pressures that have already emerged on consumption, investments and, by extension, economic growth. Rising energy prices combined with disruptions in supply chains that increase transport and production costs have fueled strong inflationary pressures globally, increasing uncertainty regarding the impact that these will have on economic growth in 2022. In addition, the recent crisis in Ukraine is expected to put further pressure on energy prices and by extension, on inflation. Any estimates regarding the impact of the energy crisis on the domestic economy, the real estate market and, by extension, on the Group's financial results are particularly doubtful and this data is still being formed. The company is keeping a close eye and continuously evaluates the evolving data.

## **13. Corporate Governance Statement**

According to the provision of paragraph 1 of Article 152 of Law No. 4548/2018, the Annual Management Report of the PREMIA S.A. Board of Directors includes a Corporate Governance Statement for the financial year 2021. The reporting date of the Corporate Governance Statement is 31.12.2021.

### ***Corporate Governance Code***

In compliance with Article 17 of Law No. 4706/2020, the company adheres to the Hellenic Corporate Governance Council's Hellenic Corporate Governance Code (2021 edition) - subject to its Board of Directors' decision dated 07.07.2021 - which takes into account the relevant amendments to the legislative framework, the regulations, the best international corporate governance practices, as applicable and is posted on the company's website.

Listed below are the specific practices of the Corporate Governance Code which the company does not adhere to, with a brief explanation as to the reasons justifying the non-compliance/deviation and those for which it is in the process of compliance.

#### Non-compliance/deviation from specific practices

##### *Part A – Board of Directors*

##### *2.2. Composition of the Board of Directors*

*2.2.21 The Chair is not elected by independent non-executive members. An independent non-executive member is not appointed as Vice-Chair or as Senior Independent Director.*

*2.2.22 There is no independent non-executive Vice Chair or Senior Independent Director who supports the Chair, acts as a liaison between the Chair and the Board members, coordinates the independent non-executive directors and leads the evaluation of the Chair.*

According to the current structure and composition of the company's Board of Directors, the Chair is an executive member and has the required knowledge, experience and know how on the company's activities and operations and the Vice Chair is a non-executive member (in compliance with para. 2.2.19) and has international experience in the real estate industry. At the

company's discretion, the existing structure and composition of the Board of Directors effectively serves its business and operational needs.

#### Specific practices in the process of compliance

##### *Part A – Board of Directors*

##### *1 Role and responsibilities of the Board of Directors*

*1.13 Non-executive members of the Board of Directors shall meet at least once a year, or extraordinarily when deemed appropriate without the presence of executive members, in order to discuss the performance of the latter. At these meetings, non-executive members do not act as a de facto body or committee of the Board of Directors.*

Given that the existing Board of Directors was elected in May 2021, at the company's discretion, it is reasonable for this practice to be implemented after the new BoD has completed its first term of office.

##### *2.2. Composition of the Board of Directors*

*2.2.15 The company shall ensure that the diversity criteria apply not only to Board members, but also to senior management or high-ranking executives with targets being set for gender-specific representation and timelines for their achievement.*

The gender representation percentage on the Board of Directors complies with the provisions of Law 4706/2020, while that of the senior executives depends mainly on the availability of executives in the labour market. The adoption of this practice is under review and evaluation taking into account that the company has recently (in 2021) recruited its senior management (with the exception of the Managing Director).

##### *2.3. Succession of the Board of Directors*

*2.3.4. The company has a succession plan for the Managing Director. The preparation of a sound succession plan for the Managing Director is entrusted to the nominations committee.*

The company is in the process of reviewing and evaluating this practice.

##### *3.3. Evaluation of the Board of Directors/Managing Director*

*3.3.4 The Board of Directors are all - including the Chair, the Managing Director, and the other members of the Board of Directors - are evaluated annually on the effective performance of their duties. This evaluation shall be conducted by an external consultant at least every three years.*

*3.3.5 The evaluation process is presided by the Chair in cooperation with the nominations committee. The Board of Directors also evaluates the performance of its Chair, a process which is presided by the nominations committee.*

Given that the existing Board of Directors was elected in May 2021, at the company's discretion, it is reasonable for this practice to be implemented after the new BoD has completed its first term of office.

#### **Corporate Governance Practices in addition to the provisions of the law**

The company does not implement Corporate Governance practices in addition to the requirements of the applicable law.

#### **Internal Audit System & Risk Management**

##### *Main features of the Internal Audit System*

The Internal Audit System, to which the company attaches particular importance, consists of audit mechanisms and audit procedures that cover all its activities in order to ensure its effective and safe operation. The Internal Audit System is designed to ensure:

- the consistent implementation of the business strategy, with efficient use of available resources,
- the identification and management of the assumed risks,
- the completeness and reliability of the data and information required for the accurate and timely determination of the company's financial position and for the preparation of reliable financial statements,
- compliance with the applicable regulatory framework, internal regulations, and rules of conduct,
- the prevention and avoidance of errors that could jeopardize the reputation and interests of the company, its shareholders and its related parties,

- the effective operation of IT systems in support of the business strategy and for the secure transfer, processing and storage of critical business information.

The company has set up an Audit Committee, which is responsible for monitoring the financial information procedures, for the effective operation of the internal audit system and the risk management system, as well as for the supervision and monitoring of the regular audit and issues related to the objectivity and independence of the certified auditors.

The evaluation of the adequacy and effectiveness of the company's Internal Audit System is carried out: a) On an ongoing basis by the Internal Audit Department, through the audits that are conducted, as well as by the Regulatory Compliance Department regarding compliance with the regulatory framework, b) On an annual basis by the Audit Committee of the Board of Directors based on the relevant data and information provided by the Internal Audit Department, the findings and observations of the external auditors, as well as the supervisory authorities. The Internal Audit Department controls the activities of the company and its Group to ensure its effective operation and the reliability of the data that contribute to the preparation of the company's and the Group's financial statements.

It is primarily responsible for the compliance with the applicable regulatory framework, internal regulations, rules of conduct and overseeing the prevention and avoidance of errors that could jeopardize the reputation and interests of the company and the Group as well as the stakeholders.

The company's internal operating regulations, which include the necessary rules and regulate the procedures required to ensure the proper functioning of the company's internal audit, were approved and entered into force further to Board of Directors' decision dated 13.12.2006 and were revised by the Board of Directors' decisions dated 05.04.2020 and 23.10.2020, whereby, pursuant to the provisions of Article 16 par. 1(c) of Law No. 4706/2020, the Board of Directors is informed, at least on a quarterly basis, about the internal audit that was conducted by the company's Audit Committee.

#### *Management of the company's risks in relation to the preparation of the financial statements*

Pursuant to the specific rules laid down by the Board of Directors, the procedures and policies related to the preparation of the financial statements are observed by the Internal Audit Unit, in order to manage the risks that may arise during their preparation. These rules, among other things, aim at the control and proper recording of income and expenses as well as the monitoring of the company's assets and liabilities in accordance with IFRS, and corporate and tax law, in order to ensure the correct presentation of its financial position and performance through the financial statements.

Included in the procedures and policies that are implemented by the relevant departments are:

- The application of specific accounting principles and assumptions and the process of monitoring their compliance by independent auditors and valuers.
- The preparation of budgets and the monitoring of the implementation of both income and expenses through reports addressed to the Board.
- Keeping the company's books in a reliable IT system while applying security rules and access restriction to these.
- Approving revenue and expenditure, monitoring compliance with the terms of the relevant contracts and approving documents and payments.
- Monitoring and reporting of transactions, receivables and payables with related parties.

#### **General Meeting of shareholders**

##### *Function of the General Meeting*

According to the Articles of Association, the General Meeting of shareholders is the supreme management body, which decides on all corporate matters and its legal decisions are binding on all shareholders.

The General Meeting of shareholders is convoked by the Board of Directors and meets regularly at a place and time determined by the Board of Directors within the first half of each corporate financial year.

The General Meeting shall be convoked at least 20 days prior to the date of the meeting by means of an invitation which shall clearly state the time and place of the meeting, the agenda items and the procedure the shareholders need to follow in order to have a participation and voting right. The invitation is published as required by law and is posted on the company's website. The General Meeting meets and has a quorum if 20% of the share capital is present and represented, except where an increased quorum of 2/3 of the share capital is provided for in accordance with the Articles of Association.

The shareholders who participate in the General Meeting and have the right to vote elect the chair and a secretary. The agenda items are then discussed and resolutions are taken on these items by absolute majority. Minutes shall be kept of the items discussed and resolved, which are signed by the Chair and the Secretary of the meeting and published in accordance with the provisions on regulated information.

The General Meeting is solely competent to decide on the following matters:

- a) the prolongation of the term, conversion, merger or dissolution of the company
- b) the amendment of the Articles of Association
- c) the increase or decrease of the share capital
- d) the election of the company's Board members and auditors
- e) the approval of the annual financial statements
- f) the distribution of profits.
- g) the issuance of bond loans

#### *Shareholders' rights*

Shareholders' rights, as defined by relevant law and the Articles of Association, depend on the percentage of their contribution in the company's paid-up share capital and include:

##### *Dividend rights:*

1. The minimum dividend shall be calculated on the net profits, after deducting the amount for the formation of the statutory reserve, prior period losses and other credit items of the income statement, which are not derived from realized profits.
2. The minimum dividend shall set at thirty-five percent (35%) of the net profit after the deductions referred to in paragraph 1 and shall be paid in cash. Further to a General Meeting resolution taken by increased quorum and majority, the above percentage may be reduced, but cannot drop below ten percent (10%). Non-distribution of the minimum dividend is allowed only further to a General Meeting resolution, which is taken by the increased quorum of paragraphs 3 and 4 of Article 130 of Law No. 4548/2018 and a majority of eighty percent (80%) of the capital represented in the meeting.

Every shareholder who is listed in the shareholders' register that is kept by the company on the date of determination of dividend recipients is entitled to a dividend. The dividend is paid to the shareholder within two months of the Annual General Meeting that approved the annual financial statements. The method and place of payment shall be announced in the Press.

The right to collect the dividend lapses 5 years from the end of the year in which the General Meeting approved the distribution of the dividend and the amount is transferred to the State.

The preemptive right for any increase in the company's share capital in cash and the assumption of new shares.

Right to receive a copy of the financial statements and the reports prepared by certified auditors and the company's Board of Directors.

The right to participate in the General Meeting, which specializes in the individual rights: to be legal, to be present, to participate in discussions, to submit proposals on agenda items, to enter opinions in the minutes and to vote. Every share carries the right to one vote.

The right to assume the contribution during liquidation or, respectively, the amortization of the capital corresponding to the share, if so resolved by the General Meeting.

The General Meeting of the company's shareholders reserves all its rights during the liquidation.

The liability of the company's shareholders is limited to the nominal value of the shares they hold.

### **Administrative, Management, Supervisory and Senior Management Bodies**

According to Article 9 of the company's Articles of Association and Article 116 of Law No. 4548/2018, the General Meeting of shareholders the company's supreme body, which elects the Board members. According to Articles 19 and 20 of the company's Articles of Association and Article 77 of Law No. 4548/2018, the Board of Directors is the company's management body.

The company declares that it has fully complied with the provisions of Articles 1 -24 of Law No. 4706/2020.

In compliance with Article 17 of Law No. 4706/2020, the company adheres to the Hellenic Corporate Governance Council's Hellenic Corporate Governance Code (2021 edition) - subject to its Board of Directors' decision dated 07.07.2021 - which takes into account the relevant amendments to the legislative framework, the regulations, the best international corporate governance practices, as applicable and is posted on the company's website (see also Section 13 above).

The company has updated its Operating Regulations, in accordance with the provisions of Article 14 of Law No. 4706/2020, which were approved at the meeting held by the Board of Directors 07.07.2021 and amended by the Board of Directors' decision of 09.11.2021, the summary of which is posted on the company's website (<https://www.premia.gr>)

The company's management declares that the administrative, management and supervisory bodies and senior management are (a) the members of its Board of Directors, (b) the members of the Audit Committee, the Compensation and Nominating Committee and the Investment Committee, and (c) the company's Internal Auditor.

### **Board of Directors**

The company's Board of Directors was elected by the Extraordinary General Meeting of the company's shareholders on 19.05.2021 for a three-year term, which expires on 19.05.2024 and is automatically prolonged until the deadline within which the next Annual General Meeting must be convoked and until the relevant resolution is taken, and the Board of Directors' was formed further to the resolution dated 19.05.2021. The company's Board of Directors consists of a total of eight members, three executive and five non-executive members, of whom three are independent non-executive members.

Thus, the current Board of Directors consists of the following members:

| <b>Full Name</b>                       | <b>Position on Board of Directors</b> | <b>Capacity</b>                  |
|----------------------------------------|---------------------------------------|----------------------------------|
| Elias Georgiades of Nikolaos           | Chair                                 | Executive Member                 |
| Frank Roseen of Anastasios             | Vice-Chair                            | Non-Executive Member             |
| Konstantinos Markazos of Alexios       | Managing Director                     | Executive Member                 |
| Kalliopi Kalogera of Stamatis          | Member                                | Executive Member                 |
| Dimitrios Tsiklos of Ilias             | Member                                | Non-Executive Member             |
| Vassilios Andrikopoulos of Philip      | Member                                | Independent Non-Executive Member |
| Panagiotis Vroustouris of Konstantinos | Member                                | Independent Non-Executive Member |
| Rebecca Pitsika of George Taxiarchis   | Member                                | Independent Non-Executive Member |

The independent non-executive members of the Board of Directors meet the independence requirements of Article 9 of Law No. 4706/2020 from the date of their election.

Furthermore, it is noted that the composition of the Board of Directors is subject to the provisions of the Suitability Policy of the members of the Board of Directors, which was prepared in accordance with the provisions of Article 3 of Law No. 4706/2020, it was approved by the Board of Directors resolution dated 27.04.2021 pursuant to para. 1 of Article 3 of Law No. 4706/2020, and by the resolution of the Extraordinary General Meeting of the company's shareholders dated 19.05.2021. 3 of Article 3 of Law No. 4706/2020 and is available on the company's website (<http://www.premia.gr/dioikitiko-symvouljo-2/>).

During the year 2020, a total of 27 Board of Directors' meetings were held, while in the year 2021, a total of 35 Board of Directors' meetings were held. The Board of Directors meetings were attended by all its members.

*Remuneration of the Board of Directors - Report on the remuneration of the Board of Directors according to Article 112 of Law No. 4548/2018*

The remuneration of the members of the Board of Directors for the year 2021 is included in the remuneration report prepared in accordance with Article 112 of Law No. 4548/2018, which will be posted simultaneously with the publication of this annual financial report on the company's website (<https://www.premia.gr>).

### Audit Committee

The Audit Committee has and applies its own operating regulations, which were initially approved and entered into force further to the resolution dated 13.01.2020 by the company's Board of Directors, and was subsequently amended and updated further to the resolution dated 25.02.2021 by the Board of Directors and subsequently with the resolution dated 07.07.2021 by the Board of Directors. The Audit Committee's current Operating Regulations are posted on the company's website (<https://www.premia.gr>).

The General Meeting, at its meeting which was held on 19.05.2021, decided on the election of a three-member Audit Committee for a three-year term, which is a committee of the Board of Directors consisting of two independent non-executive members and one non-executive member.

The company's Board of Directors, at its meeting held on 19.05.2021, following the above resolution of the General Meeting, appointed the persons who filled the positions of the Audit Committee's members. Subsequently, at its meeting held on 19.05.2021, the Audit Committee formed a panel and decided on the appointment of the independent non-executive member, Mr. Panagiotis Vroustouris, as its Chair.

Hence, the company's Audit Committee is composed of the following persons:

| Full Name                              | Position                         | Capacity | Business Address                            |
|----------------------------------------|----------------------------------|----------|---------------------------------------------|
| Panagiotis Vroustouris of Konstantinos | Independent Non-Executive Member | Chair    | 9-11 Ethnikis Antistaseos Street, Chalandri |
| Frank Roseen of Anastasios             | Non-Executive Member             | Member   | Gustav IIIs Boulevard 43, Stockholm, Sweden |
| Vassilios Andrikopoulos of Philip      | Independent Non-Executive Member | Member   | Tzima site, Koropi Attica                   |

The composition of the Audit Committee meets the requirements of Article 44 of Law No. 4449/2017, as in force, since the majority of the Audit Committee's members meet the independence requirements of Article 9 of Law No. 4706/2020 on the date of their election and all members have sufficient knowledge in the real estate sector in which the company operates.

Moreover, at least one member of the Audit Committee has sufficient auditing or accounting knowledge and is required to attend the Audit Committee's meetings pertaining to the approval of the financial statements. In particular, Mr. Vroustouris, the Chair of the Audit Committee has sufficient auditing and accounting knowledge, given that he holds the title of Certified Public Accountant and is a member of the Institute of Certified Public Accountants of Greece (SOEL Reg. No. 12921) and is the President & CEO of MPI HELLAS S.A. in Greece since 1984. In addition, he has served for many years as an auditor and a consultant on International Financial Reporting Standards for various companies.

During the year 2021 the Audit Committee focused, among other things, on the approval of the internal audit reports and their submission to the Board of Directors, with the review of the financial statements to be published and their recommendation to the Board of Directors, and with the amendment of its operation regulations.

During year 2020, the company's Audit Committee held a total of 13 meetings, whereas in the year 2021, the Audit Committee held a total of 14 meetings. The Audit Committee meetings were attended by all its members.

### Annual Report of the Audit Committee

The annual report of the Audit Committee for 2021 was prepared in accordance with the provisions of par. 1i of Article 44 of Law No. 4449/2020 and provides information on the Committee's work in 2021 and will simultaneously be posted with the publication of this annual financial report on the company's website (<https://www.premia.gr>).

### Remuneration - Nominations Committee

The Remuneration - Nomination Committee consists solely of primarily non-executive and independent members of the Board of Directors. In particular, it consists of three members, of whom two are independent non-executive members and one is a non-executive member and is presided by an independent non-executive member of the BoD. The Remuneration and Nominations Committee shall meet at least once a year and whenever else required. The role, the convocation procedure, as well as the duties and responsibilities of the Remuneration and Nominations Committee are described in its Operating Regulations, which were approved by the company's Board of Directors on 07.07.2021.

In particular, the main duties and responsibilities of the Committee include:

With respect to the nomination of candidates:

- The determination of the company's requirements regarding the size and composition of the Board of Directors and the submission of
- proposals for changes - improvements when deemed necessary. The definition of the candidate selection criteria and the formulation of the responsibilities and
- skills of each position on the BoD. The processing of the candidate selection procedure and the proposal to the General Meeting for their election.

In relation to remuneration:

- The formulation of proposals to the Board of Directors regarding the remuneration policy to be submitted for approval to the General
- Assembly and on the remuneration of persons falling within the scope of the remuneration policy.
- The review of information provided through the annual remuneration report, providing its opinion to the BoD before the report is submitted to the General Meeting.

The Remuneration - Nominations Committee is composed of the following members:

| Full Name                            | Position                         | Capacity | Business Address                            |
|--------------------------------------|----------------------------------|----------|---------------------------------------------|
| Rebecca Pitsika of George Taxiarchis | Independent Non-Executive Member | Chair    | 17 Paradeisou Street, Maroussi              |
| Frank Roseen of Anastasios           | Non-Executive Member             | Member   | Gustav IIIs Boulevard 43, Stockholm, Sweden |
| Vassilios Andrikopoulos of Philip    | Independent Non-Executive Member | Member   | Tzima site, Koropi Attica                   |

The members of the Remuneration - Nomination Committee were appointed by a resolution taken by the company's Board of Directors on 19.05.2021. Subsequently, at its meeting held on 19.05.2021, the Remuneration - Nomination Committee formed a panel and decided on the appointment of the independent non-executive member, Ms. Rebecca Pitsika as its Chair.

It is noted that the composition of the Remuneration - Nomination Committee meets the requirements of Article 10, par.3 of Law No. 4706/2020.

In addition, the Remuneration Policy adopted by the company has been approved with the resolution taken on 20.11.2020 by the company's Extraordinary General Meeting and amended by the resolution taken on 10.12.2021 by the company's Extraordinary General Meeting.

During the year 2021, the Remuneration - Nominations Committee dealt, among other things, with the proposal for the election of a new Board of Directors by the upcoming Annual General Meeting on 19.05.2021, with the proposal for the

appointment of Audit Committee members by the company's Board of Directors following the election of a new BoD, with the amendment of the Remuneration Policy of the BoD, with the amendment of the Committee's Operating Regulations and with the free shares allocation plan based on performance

During year 2020, the company's Remuneration - Nominations Committee held a total of 5 meetings, while in the year 2021, the Remuneration - Nominations Committee also held a total of 5 meetings. The Remuneration - Nominations Committee meetings were attended by all its members.

### Investment Committee

The Investment Committee consists of three members who are elected by the Board of Directors. The Investment Committee shall meet whenever deemed necessary further to the invitation of its Chair.

The composition, the appointment procedure of the Investment Committee members, its responsibilities and operation are described in its Operating Regulations, which were approved by the company's Board of Directors on 09.11.2021. In particular, the main duties and responsibilities of the Committee include:

- Review of proposals for new real estate investments or special purpose vehicles (SPVs), further to the recommendation of the Real Estate Investment Department which is based solely on the proposed investments' compliance with the company's Investment Policy.
- Review of proposals for the sale of properties or special purpose vehicles (SPVs), further to the recommendation of the Real Estate Investment Department which is based solely on the proposed divestments' compliance with the company's Investment Policy.
- Recommendation to the company's Board of Directors regarding the compliance or non-compliance of the reviewed proposals for new investments or divestments with the company's Investment Policy.
- Overview of the conditions of the real estate investment market and recommendation to the Board of Directors regarding the possible need to update the company's Investment Policy.

The Investment Committee consists of the following members:

| Full Name                           | Position                            | Capacity | Business Address                     |
|-------------------------------------|-------------------------------------|----------|--------------------------------------|
| Elias Georgiades of Nikolaos        | Chair - Executive Member of the BoD | Chair    | Arstaangsvagen 11, Stockholm, Sweden |
| Konstantinos Markazos of Alexios    | Managing Director                   | Member   | 59 Vas. Sofias Avenue, Athens        |
| Constantin Pechlivanidis of Stavros | Chief Property Investment Officer   | Member   | 59 Vas. Sofias Avenue, Athens        |

The members of the Investment Committee were appointed further to the resolution dated 09.11.2021 by the company's Board of Directors. Subsequently, at its meeting that was held on 10.11.2021, the Investment Committee decided to appoint Mr. Georgiades as its Chair and formed a panel. From its establishment on 09.11.2021 until 31.12.2021, 2 Investment Committee meetings were held. The Investment Committee meetings were attended by all its members.

### Internal Audit Unit - Internal Auditor

At its meeting held on 23.10.2020, the company's Board of Directors appointed Ms. Katerina Loizou of Evangelos as the Internal Auditor, who took office from 24.10.2020. She is a full-time and exclusive company employee, personally and functionally independent and objective in the performance of her duties and has the appropriate knowledge and relevant professional experience. The company's Internal Auditor is headquartered at 59 Vasilissis Sofias Avenue, 11521, Athens.

The operating regulations of the company's internal audit unit, which include the necessary rules and regulate the procedures required to ensure the proper functioning of the company's internal audit, were approved and entered into force further to Board of Directors' decision dated 07.07.2021 further to the recommendation of the company's Audit Committee.

With respect to the provisions of Article 16, par. 1(c) of Law No. 4706/2020, and in accordance with the Operating Regulations of the Audit Committee and the Operating Regulations of the company's Internal Audit Unit, the Board of Directors is informed by the company's Audit Committee, at least on a quarterly basis, about the internal audit carried out.

### **Curricula vitae of the company's Board members and executives**

#### **Board Members**

Short curricula vitae of the Board members are provided below and are also posted on the Company's website at the following link <https://www.premia.gr/dioikitiko-symvoulío-2/>

#### **Elias Georgiades**

*Chair - Executive Member*

**Born:** 1978

**Professional Experience:** Elias Georgiadis has been running his own business in the construction and real estate sector as Chief Executive Officer for 23 years. Today, he is the President and Chief Executive Officer (CEO) of Sterner Stenhus AB Group, in Sweden and a Board member of the Group's company.

**Education:** Higher education with a focus on commerce.

**Professional Career:** Board member of the listed company Amasten Fastigheter AB, Sweden. Board member of Handelsbanken, Skärholmen.

#### **Frank Roseen**

*Vice-Chair, Non-Executive Member*

**Born:** 1962

**Professional Experience:** Frank Roseen, of Greek origin, has many years of experience in positions of high and individual responsibility. He is currently Chief Officer of Investment & Finance of WCM AG, Germany, CEO of Capital Real Estate, Germany and Central & Eastern Europe, Chief Financial Officer of GE Capital Real Estate, Asia, Chief Financial Officer of GE Capital Real Estate, Scandinavia, and Member of Ronson Development, Poland.

**Education:** MBA from Stockholm University, Sweden.

**Professional Career:** Chief Executive Officer of Capital Markets and Member of the Board of Aroundtown S.A., Luxembourg. Member of the Board of TLG Immobilien, Germany. Member of the Board of Directors of Bonava AB (listed), Sweden, Chair of the Board of Directors of Star Ventures Real Estate, Arizona, USA. Member of the Board of Directors of Premia Properties S.A., Greece.

#### **Konstantinos Markazos**

*Managing Director, Executive Member*

**Born:** 1962

**Professional Experience:** Konstantinos Markazos has many years of experience in Greek and multinational companies and a history with remarkable results in productivity and corporate profitability. He has published several articles with financial and tax content and was a member of the working group that created the law on Greek Accounting Standards. He currently holds the position of Managing Director of PREMIA S.A.

**Education:** Graduate of the Athens University of Economics and Business (AUEB) – MBA from Brunel University in London.

**Professional Career:** Cost specialist at Pharmaserve - Lilly S.A., Greece. Assistant Financial Manager at CHIPITA, Greece. Chief Financial Officer at Wyeth S.A., Greece. Chief Financial Officer at SATO Group of Companies, Greece. Chief Financial Officer at PREMIA S.A., Greece.

#### **Kalliopi Kalogera**

*Executive Member*

**Born:** 1983

**Professional Experience:** Kalliopi (Kelly) Kalogera is a Lawyer, a graduate of the Athens Law School and a member of the Athens Bar Association. She is also specialized in the whole range of Commercial and Civil Law, with further specialization in Tax Law. Today she provides her services as Legal & Tax Counsel to the Sterner Stenhus group of companies in Greece.

**Education:** Master's degree in tax law from the Athens University of Economics and Business, Greece. Master's Degree in Tax Law from the Jean Moulin University Lyon, France (Université Jean Moulin Lyon).

**Professional Career:** Tax Advisor, Ernst & Young, Greece. Lawyer at the law firm, Chara Kanellopoulou – Zerva & Associates, Athens.

#### **Panagiotis Vroustouris**

*Independent Non-Executive Member*

**Born:** 1959

**Professional Experience:** Panagiotis Vroustouris has more than 30 years of experience. He holds the title of Certified Public Accountant and he is a Member of the Institute of Certified Public Accountants of Greece (SOEL) since 1984 and he is the President & CEO of MPI HELLAS S.A. in Greece. He is also the author of several books in the field of accounting.

**Education:** University of Piraeus in Business Administration graduate.

**Professional Career:** Regular auditor and advisor on International Financial Reporting Standards (IFRS) matters in several public, privately-owned and listed companies. He was a member of the Accounting Regulatory Committee (ARC) in the European Union, of the Accounting Standards Board (SLOT), of the Supervisory Board of SOEL, of the Economic Chamber of Greece, of the Insolvency Management Committee and several legislative committees in relation to accounting, audit and tax matters.

#### **Vassilios Andrikopoulos**

*Independent Non-Executive Member*

**Born:** 1972

**Professional Experience:** Vassilis Andrikopoulos is the Group Deputy CEO at Karamolegos Bakery S.A. He has more than 25 years of experience in top executive positions in multinational and Greek businesses in Greece and abroad.

**Education:** Bachelor's Degree in Business Administration at the Athens University of Economics and Business (AUEB). Postgraduate studies at Harvard Business School and INSEAD in Financial Management and Mergers & Acquisitions.

**Professional Career:** Special Advisor to the Prime Minister of Greece on Development and Entrepreneurship. Managing Director of Green Cola Hellas. Managing Director of NOVAL Property, member of the VIOKHALCO Group. Deputy CEO of Olympic Brewery S.A., member of the Carlsberg Group. Chief Financial Officer of Western European Markets for DIAGEO Plc.

#### **Rebecca Pitsika**

*Independent Non-Executive Member*

**Born:** 1971

**Professional Experience:** Rebecca Pitsika has been running her own business in the human resources sector as Chief Executive Officer since 2007, with several distinctions and awards. A rounded HR Professional with 25 years of experience in the sector of human resources in Greek and international companies. Founding Member of the Greek Chapter of Entrepreneurs Organization. Included in the FORTUNE list for the 30 Most Powerful Women in Business for Greece, 2017, 2019 and 2021.

**Education:** Business Management, Athens University of Economics and Business (AUEB) - Diplome International de Management, Institute Commerciale De Nancy.

**Professional Career:** HR Manager and BoD Member, Manpower Hellas. Head of Training and Development, Laiki Bank, Payroll, Training and Recruitment Officer, Ericsson Hellas, Training Administrator, Metro S/M.

#### **Dimitrios Tsiklos**

*Non-Executive Member*

**Born:** 1980

**Professional Experience:** Dimitris Tsiklos possesses extensive experience in the field of constructions. For fifteen years, he had overseen the implementation and building process of various projects, including heavy industry, in Greece and abroad as the Technical Manager of NOE Metal Constructions S.A. Today, he is the owner and CEO of ENGINEERIA S.A., a company which mainly specializes in the construction and maintenance of logistics buildings.

**Education:** Having come from a professional athletic career in water polo with participation and multiple distinctions both at club level and with the Men's National Team, Dimitris simultaneously attended the School of Civil Engineering at the National Technical University of Athens.

**Professional Career:** President & Board Member of ENGINEERIA S.A., Board Member of NOE Metal Constructions S.A., Board Member the of Vouliagmeni Nautical Club.

#### **Executive Officers**

Short curricula vitae of the executive officers are provided below and are also posted on the company's website at the following link <https://www.premia.gr/diefthyntika-stelehi/>

#### **Nikolaos Baziotis**

*Chief Financial Officer / Chief Investment Officer*

**Born:** 1976

**Professional Experience:** Mr Baziotis possess extensive professional experience, in excess of 19 years in total, in the banking and investments sectors, having held roles of responsibility in leading banking and corporate groups. He currently holds the position of CFO/CIO of the company.

**Education:** BSc in International and European Economics from Athens University of Economics and Business – MSc in Finance from Birkbeck College, University of London.

**Professional Career:** Chief Investment Officer, Intracom Holdings, Athens; Board Member, Intrisoft International, Luxembourg; Head of Corporate Banking Division, Alpha Bank, Athens; Head of Corporate Finance Division, Alpha Bank, Athens; Director – Investment Banking, Alpha Bank, Athens; Investment Analyst, Emporiki Real Estate (Emporiki Bank Group), Athens; Consultant, PricewaterhouseCoopers, Athens.

#### **Constantin Pechlivanidis**

*Chief Property Investment Officer*

**Born:** 1963

**Professional Experience:** Konstantinos Pechlivanidis has over 31 years of experience as a consultant and investor in the real estate markets of Greece and Southeastern Europe, holding positions of responsibility in various leading Greek and international organizations.

**Education:** B.Sc. Civil Engineering, The University of Texas at Austin. M.Sc. Engineering, The University of Texas at Austin.

**Career:** Head of the Greek Real Estate & Hospitality practices of EY, PwC, and Arthur Andersen in Greece. Member of the Athens International Airport Real Estate Management & Development team. Investment Director of the Secure Management private equity fund.

#### **Georgios Bakos**

*Chief Operating Officer / Head of Assets Management*

**Born:** 1959

**Professional Experience:** Georgios Bakos has more than 30 years of work experience in C-Level positions in Greece, Bulgaria, Romania, Hungary and Cyprus. Previously to his current position, he was the General Manager of the Zeritis Group of companies, which operates in the real estate market in Greece and Hungary, as well as in paper production in Bulgaria and in recycling in Hungary. Today he holds the position of the Chief Operating Officer / Head of Assets Management.

**Education:** MBA from Canterbury University, UK, Bachelor in BA from American College of Greece, Diploma of International Management from Ashridge Management College, UK.

**Professional Career:** General Manager, Zeritis Group Director, Management Consulting KPMG, Greece. Chief Operating Officer, Plural Telecom S.A. Hellas General Manager, Sfakianakis Group of Companies S.A., Greece. General Manager Inchcape Holding Hellas - Toyota Hellas. Commercial Director, Eurodollar Hellas.

#### **Information regarding the number of company shares held by members of the Board of Directors and key management executives.**

The table below shows the number of shares held by the company's Board members and key management executives as at 31.12.2021

| Full Name                              | Position          | Number of shares |
|----------------------------------------|-------------------|------------------|
| Frank Roseen of Anastasios*            | Vice-Chair        | 347,222          |
| Konstantinos Markazos of Alexios       | Managing Director | 117,204          |
| Kalliopi Kalogera of Stamatis *        | BoD Member        | 6,944            |
| Panagiotis Vroustouris of Konstantinos | Member            | 69,445           |
| Nikolaos Baziotis of Antonios          | CFO / CIO         | 3,000            |

\* through closely-related party

#### Other professional commitments of Board members

Mr. Elias Georgiadis of Nikolaos - Chair and executive member of the company's BoD holds the position of the Chair, Board Member and/or Director in the following companies:

| S/N | Name of legal person                | Position on Board of Directors |
|-----|-------------------------------------|--------------------------------|
| 1   | Sterner Stenhus Holding AB          | BoD Member                     |
| 2   | Sterner Stenhus Greece AB           | BoD Member                     |
| 3   | Sterner Global Invest AB            | BoD Member                     |
| 4   | Marbel Songs AB                     | BoD Member                     |
| 5   | AP Records AB                       | BoD Member                     |
| 6   | Pallas Athena Group AB              | BoD Member                     |
| 7   | Rotnivå AB                          | BoD Member                     |
| 8   | Sterner Stenhus Entreprenad AB      | BoD Member                     |
| 9   | Fasadgruppen Group AB               | BoD Member                     |
| 10  | Strukturen AB                       | BoD Member                     |
| 11  | Stenhus Fastigheter i Norden AB     | BoD Member & Managing Director |
| 12  | Stenhus Projekt i Norden AB         | BoD Member                     |
| 13  | Xrosspoint Invest AB                | BoD Member                     |
| 14  | Stenhus Fastigheter 1 AB            | Board Member, Chair            |
| 15  | Stenhus Södertälje Företagaren 1 AB | Board Member, Chair            |
| 16  | Stenhus Botkyrka Kumlakneken 2 AB   | Board Member, Chair            |
| 17  | Stenhus Botkyrka Kyrkbyn 2 AB       | Board Member, Chair            |
| 18  | Stenhus Tumba Samariten 1 AB        | Board Member, Chair            |
| 19  | Stenhus Norsborg Alby Kvarn         | Board Member, Chair            |
| 20  | Stenhus Köping Våghagen 1 AB        | Board Member, Chair            |
| 21  | Stenhus Köping Montören 1 AB        | Alternate BoD Member           |
| 22  | Stenhus Vimmerby 3:314 AB           | Board Member, Chair            |
| 23  | Stenhus Kumla Radion 1 & 3 AB       | Board Member, Chair            |
| 24  | Stenhus Linköping Glaskulan 17 AB   | Board Member, Chair            |
| 25  | Stenhus Norrtälje Vattumannen 3 AB  | Board Member, Chair            |
| 26  | Stenhus Fastigheter 2 AB            | Board Member, Chair            |
| 27  | Stenhus Sigtuna Märsta 21:73 AB     | Board Member, Chair            |
| 28  | Stenhus Älvsjö Fabrikören 7 AB      | Board Member, Chair            |
| 29  | Stenhus Sigtuna Steninge 1:66 AB    | Board Member, Chair            |
| 30  | Stenhus Huddinge Rektangeln 2 AB    | Board Member, Chair            |
| 31  | Stenhus Uppsala Boländerna 32:7 AB  | Board Member, Chair            |
| 32  | Stenhus Huddinge Slipskivan 1&2 AB  | Board Member, Chair            |
| 33  | Stenhus Miljöhuset AB               | Board Member, Chair            |
| 34  | Stenhus Fastigheter 3 AB            | Board Member, Chair            |
| 35  | Stenhus Hässleholm Kuggen 18 AB     | Board Member, Chair            |
| 36  | Stenhus Hörby Borrestad 1 AB        | Board Member, Chair            |
| 37  | Stenhus Nybro Ängen 2 AB            | Board Member, Chair            |
| 38  | Stenhus Växjö Österled 3 AB         | Board Member, Chair            |
| 39  | Stenhus Fastigheter 4 AB            | Board Member, Chair            |
| 40  | Stenhus Burlöv Tågarp Holding AB    | Board Member, Chair            |
| 41  | Stenhus TEOP AB                     | Board Member, Chair            |
| 42  | Stenhus Sigtuna Steninge 1:217 AB   | Board Member, Chair            |
| 43  | Stenhus Burlöv Tågarp 16:38 AB      | Board Member, Chair            |

| S/N | Name of legal person                  | Position on Board of Directors |
|-----|---------------------------------------|--------------------------------|
| 44  | Stenhus JV-Holding AB                 | Board Member, Chair            |
| 45  | Sterner Stenhus Förvaltning AB        | BoD Member                     |
| 46  | Sterner Stenhus Fastigheter AB        | BoD Member                     |
| 47  | Stenhus Köping Förvaltning AB         | BoD Member                     |
| 48  | Stenhus Förvaltning Stockholm AB      | BoD Member                     |
| 49  | Botkyrka Kornet 6 & 15 AB             | BoD Member                     |
| 50  | Sterner Trygg Bostad AB               | BoD Member                     |
| 51  | Stenhus Tumba Läkarhuset AB           | BoD Member                     |
| 52  | Sterner Stenhus Services AB           | BoD Member                     |
| 53  | Uppsala F. 14:2 Holding AB            | Board Member, Chair            |
| 54  | Samstern Bromma Beckomberga 1:1 AB    | BoD Member                     |
| 55  | Via Futura Holding AB                 | BoD Member                     |
| 56  | Via Futura AB                         | BoD Member                     |
| 57  | Via Futura Helios AB                  | BoD Member                     |
| 58  | HSTR Hus av Tra AB                    | Board Member, Chair            |
| 59  | Stenhus Koping Spinnaren 4 och 6 AB   | Board Member, Chair            |
| 60  | Areim Orebro Kardanan AB              | Board Member, Chair            |
| 61  | Stenhus Ivalo 1 AB                    | Board Member, Chair            |
| 62  | Stenhus Sodertalje Sextanden 5 AB     | Board Member, Chair            |
| 63  | J.S. Logistikfastigheter A            | Board Member, Chair            |
| 64  | Tyreso F.4 Holding AB                 | Board Member, Chair            |
| 65  | Tyreso F.4 AB                         | Board Member, Chair            |
| 66  | MaxFastigheter Eskilstuna Valhalla AB | Board Member, Chair            |
| 67  | MaxFastigheter Uppsala Berthaga AB    | Board Member, Chair            |
| 68  | MaxFastigheter Katrineholm AB         | Board Member, Chair            |
| 69  | MaxFastigheter Folkesta AB            | Board Member, Chair            |
| 70  | MaxFastigheter Vasteras AB            | Board Member, Chair            |
| 71  | MaxFastigheter Borlange AB            | Board Member, Chair            |
| 72  | MaxFastigheter Hallsberg AB           | Board Member, Chair            |
| 73  | MaxFastigheter Osthammar AB           | Board Member, Chair            |
| 74  | MaxFastigheter Karlstad AB            | Board Member, Chair            |
| 75  | MaxFastigheter Fanfaren 5 AB          | Board Member, Chair            |
| 76  | MaxFastigheter Torshalla AB           | Board Member, Chair            |
| 77  | MaxFastigheter Norrtälje AB           | Board Member, Chair            |
| 78  | MaxFastigheter Gavle AB               | Board Member, Chair            |
| 79  | MaxFastigheter Sadviken AB            | Board Member, Chair            |
| 80  | MaxFastigheter Halla AB               | Board Member, Chair            |
| 81  | MaxFastigheter Rondellen AB           | Board Member, Chair            |
| 82  | MaxFastigheter Torsby AB              | Board Member, Chair            |
| 83  | MaxFastigheter Hagfors AB             | Board Member, Chair            |
| 84  | MaxFastigheter Saffle AB              | Board Member, Chair            |
| 85  | MaxFastigheter Arvika AB              | Board Member, Chair            |
| 86  | MaxFastigheter Blandaren AB           | Board Member, Chair            |
| 87  | MaxFastigheter Uppsala AB             | Board Member, Chair            |
| 88  | MaxFastigheter Fagersta Dagny 4 AB    | Board Member, Chair            |
| 89  | MaxFastigheter Laxa AB                | Board Member, Chair            |
| 90  | MaxFastigheter Fanfaren 3 AB          | Board Member, Chair            |
| 91  | MaxFastigheter Fanfaren 1 AB          | Board Member, Chair            |
| 92  | MaxFastigheter Fagestra L9 AB         | Board Member, Chair            |
| 93  | MaxFastigheter Ingelsta AB            | Board Member, Chair            |
| 94  | MaxFastigheter Grasvallen AB          | Board Member, Chair            |
| 95  | MaxFastigheter Norrköping AB          | Board Member, Chair            |
| 96  | MaxFastigheter Finspang AB            | Board Member, Chair            |
| 97  | MaxFastigheter Eskilstuna Slagsta AB  | Board Member, Chair            |
| 98  | MaxFastigheter Vissberga AB           | Board Member, Chair            |
| 99  | MaxFastigheter Kjula AB               | Board Member, Chair            |
| 100 | MaxFastigheter Filipstad AB           | Board Member, Chair            |

| <b>S/N</b> | <b>Name of legal person</b>        | <b>Position on Board of Directors</b> |
|------------|------------------------------------|---------------------------------------|
| 101        | MaxFastigheter Edsvalla AB         | Board Member, Chair                   |
| 102        | MaxFastigheter Sunne AB            | Board Member, Chair                   |
| 103        | MaxFastigheter Bro AB              | Board Member, Chair                   |
| 104        | MaxFastigheter Orebro AB           | Board Member, Chair                   |
| 105        | MaxFastigheter Malung AB           | Board Member, Chair                   |
| 106        | MaxFastigheter Hedemora AB         | Board Member, Chair                   |
| 107        | MaxFastigheter Fanfaren 2 AB       | Board Member, Chair                   |
| 108        | MaxFastigheter Grums AB            | Board Member, Chair                   |
| 109        | MaxFastigheter Fagersta AB         | Board Member, Chair                   |
| 110        | MaxFastigheter Slaggan AB          | Board Member, Chair                   |
| 111        | MaxFastigheter Ludvika AB          | Board Member, Chair                   |
| 112        | MaxFastigheter Linkoping AB        | Board Member, Chair                   |
| 113        | MaxFastigheter Eskilstuna AB       | Board Member, Chair                   |
| 114        | MaxFastigheter Skovde AB           | Board Member, Chair                   |
| 115        | MaxFastigheter Koping AB           | Board Member, Chair                   |
| 116        | MAXFASTIGHETER I SVERIGE AB        | Board Member, Chair                   |
| 117        | A-P Group AB                       | BoD Member                            |
| 118        | Delta Invest AB                    | BoD Member                            |
| 119        | A-P Tech AB                        | BoD Member                            |
| 120        | Stenhus Gavle Andersberg 14:50 AB  | Board Member, Chair                   |
| 121        | Stenhus Vasteras Magnetfaltet 1 AB | Board Member, Chair                   |
| 122        | Uppsala F. 14:2 AB                 | Board Member, Chair                   |
| 123        | Stenhus Fastigheter 5 AB           | Board Member, Chair                   |
| 124        | Stenhus Fastigheter 6 AB           | Board Member, Chair                   |
| 125        | Vestum AB                          | BoD Member                            |

Mr. Frank Roseen - Vice Chair and Non-Executive Director, member of the Audit Committee and member of the company's Remuneration - Nomination Committee, is a BoD member in the following companies:

| <b>S/N</b> | <b>Name of legal person</b>     | <b>Position on Board of Directors</b> |
|------------|---------------------------------|---------------------------------------|
| 1          | AROUNDTOWN SA                   | Executive Board Member                |
| 2          | TLG IMMOBILIEN GMBH             | Non-Executive Board Member            |
| 3          | STENHUS FASTIGHETER I NORDEN AB | Non-Executive Board Member            |
| 4          | BONAVA AB                       | Executive Board Member                |

Mr. Dimitrios Tsiklos - Non-Executive Member is a Board member and/or Chair or Legal Representative in the following companies:

| <b>S/N</b> | <b>Name of legal person</b>           | <b>Position on Board of Directors</b> |
|------------|---------------------------------------|---------------------------------------|
| 1          | ENGINEERIA S.A.                       | Board Member, Chair                   |
| 2          | DIEL IKE                              | Legal Representative                  |
| 3          | NOE METAL CONSTRUCTIONS S.A.          | Executive Board Member                |
| 4          | INVESTMENT COMPANY ASPROPYRGOS 2 S.A. | Executive Board Member                |
| 5          | MARGARITIS TIRIVIS S.A.               | Executive Board Member                |
| 6          | NOE CONSTRUCTIONS S.A.                | Vice-Chair                            |

Mr. Vassilios Andrikopoulos - Independent Non-Executive Member, member of the Audit Committee and the company's Remuneration - Nomination Committee is a Board member in the following company:

| <u>S/N</u> | <u>Name of legal person</u> | <u>Position on Board of Directors</u> |
|------------|-----------------------------|---------------------------------------|
| 1          | KARAMOLEGOS S.A.            | Executive Board Member                |

Mr. Panagiotis Vroustouris - Independent Non-Executive Member of the BoD and Chair of the company's Audit Committee is the Chair and/or Managing Director of the following companies:

| <u>S/N</u> | <u>Name of legal person</u> | <u>Position on Board of Directors</u> |
|------------|-----------------------------|---------------------------------------|
| 1          | MPI HELLAS SA               | Chair and Managing Director           |

Ms. Rebecca Pitsika - Independent Non-Executive Member of the Board of Directors and Chair of the company's Remuneration - Nomination Committee is a Board member or a Legal Representative in the following companies:

| <u>S/N</u> | <u>Name of legal person</u>                 | <u>Position on the Board of Directors /Capacity</u> |
|------------|---------------------------------------------|-----------------------------------------------------|
| 1          | Export Credit Insurance Organization (ECIO) | Non-Executive Board Member                          |
| 2          | People for Business                         | Legal Representative                                |

### ***The Company's Sustainable Development Policy***

Aimed at ensuring the sustainable operation and growth of the company, Premia Properties has incorporated the principles of Business Responsibility and Sustainable Development in its operations, according to which it expresses its current and future commitment to matters of environmental protection, excellent work environment and healthy workplace to ensure the well-being of its employees and, social prosperity and growth, robust Corporate Governance. The company's Sustainability Policy is posted on the company's website (<https://www.premia.gr>)

The company's core strategy is to promote sustainable investment opportunities that are beneficial to the environment, employees and society as a whole and which can be combined with strong investment returns. Premia's properties comply with the applicable local, national and international environmental laws; thus, during the property acquisition process, the a thorough due diligence of the properties is carried out, which also includes data related to spatial and environmental issues (energy efficiency certificate of the property, certificates of non-arbitrariness, etc.).

Demonstrating its commitment to achieving high ESG standards, Premia Properties is one of the 49 listed companies included in the Athens Exchange ESG index.

At the same time, in 2021, Premia successfully complied with Greek Sustainability Code's 20 criteria, which is the national adaptation of "The Sustainability Code", developed by the German Council for Sustainable Development and is a recognised European standard for the publication of non-financial data.

Finally, in confirmation of its practices, Premia Properties is acknowledged with its inclusion in the Pan-European Network of SUSTAINABLE COMPANIES for 2022.

**14. Board of Directors' Explanatory Report****DETAILED INFORMATION IN ACCORDANCE WITH ARTICLE 4, par. 7 of Law 3556/2007****Structure of the company's share capital**

The company's paid-up share capital as at 31.12.2021, amounted to € 43,563,581.00, divided into 87,127,162 ordinary registered shares with voting rights, each with a nominal value of € 0.50.

The company's shares are listed for trading on the Athens Stock Exchange and have all the rights and obligations set forth in Law No. 4548/2018 and the company's Articles of Association, as in force.

**Restrictions on the transfer of the company shares**

The transfer of the company's shares is carried out as stipulated by law and there are no share transfer restrictions in its Articles of Association.

**Significant direct or indirect participations within the meaning of the provisions of Articles 9 to 11 of Law No. 3556/2007**

The table below shows the company's shareholder composition as at 5.1.2022.

| Shareholder                | Number of ordinary shares | Contribution % in Share Capital |
|----------------------------|---------------------------|---------------------------------|
| Sterner Stenhus            | 36,264,824                | 41.62%                          |
| Fastighets AB Balder       | 15,000,000                | 17.22%                          |
| Nequiter                   | 9,325,176                 | 10.70%                          |
| NOE S.A.                   | 6,846,505                 | 7.86%                           |
| Elias Tsiklos Holdings Ltd | 1,703,300                 | 1.95%                           |
| Other Shareholders (<5%)   | 17,987,357                | 20.64%                          |
| <b>Total</b>               | <b>87,127,162</b>         | <b>100.00%</b>                  |

**Holders of all types of shares conferring special control rights**

There are no company shares that give special control rights to their holders.

**Restrictions on voting rights**

The company's Articles of Association do not provide for any restrictions on voting rights.

**Agreements between the company's shareholders that involve restrictions on the transfer of shares or restrictions on the exercise of voting rights.**

Based on the agreement signed between Sterner Stenhus and Nequiter, it has been agreed, inter alia, that the latter will exercise its voting rights held in the company in favor of the election of persons appointed by Sterner Stenhus to the company's Board of Directors and that it will generally exercise the voting rights it holds in the company in a manner that is consistent with the proposals made by Sterner Stenhus. Consequently, as a result of signing of the above agreement, Sterner Stenhus, in conjunction with Nequiter, own or control 45,590,000 voting rights, representing 52.32% of the total shares and voting rights in the company.

**Rules for the appointment and replacement of members of the Board of Directors and amendment of the Articles of Association**

The rules provided for in the company's Articles of Association for the appointment and replacement of Board members and the amendment of its provisions do not differ from those provided for in Law no. 4548/2018.

**Competence of the Board of Directors or certain Board members for the issue of new shares or the purchase treasury shares**

The Board of Directors and its members are not authorized to issue new shares or purchase treasury shares, acts which require the General Meeting of shareholders to have issued the relevant resolution.

**Significant agreement entered into by the company that enters into force, is amended or lapses in the event that the control of the company changes following a public offering and the effects of such an agreement.**

There are no agreements, which enter into force, are amended or lapse in the event that the control of the company changes following a public offering.

**Any agreement that the company has entered into with Board members or with its personnel that provides for compensation in the event of resignation or dismissal without just cause or termination of their term of office or employment due to the public offering.**

The company has not entered into specific agreement with Board members or with its personnel that provides for compensation in the event of resignation or dismissal without just cause or termination of their term of office or employment due to the public offering.

For the Board of Directors  
The Chair  
Elias Georgiades

Extract from the Board's minutes book.  
Athens, 7 April 2022

**Independent Auditor's Report**  
**To the Shareholders of PREMIA S.A.**

**Report on the Audit of the Separate and Consolidated Financial Statements**

**Opinion**

We have audited the accompanying separate and consolidated financial statements of PREMIA S.A. (the Company), which comprise the separate and consolidated statement of financial position as at 31 December 2021, the separate and consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying separate and consolidated financial statements present fairly, in all material respects, the financial position of PREMIA S.A. and its subsidiaries (the Group) as at 31 December 2021, their financial performance and their consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union.

**Basis for Opinion**

We conducted our audit in accordance with International Standards on Auditing (ISAs) as incorporated into the Greek Legislation. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the separate and consolidated Financial Statements" section of our report. We are independent of the Company and its consolidated subsidiaries throughout our appointment in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), as incorporated into the Greek Legislation and the ethical requirements that are relevant to the audit of the separate and consolidated financial statements in Greece, and we have fulfilled our other ethical responsibilities in accordance with the requirements of the current legislation and the above-mentioned IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

**Emphasis of Matter**

We draw attention to note 6.16 to the financial statements, where reference is made to the deviation under IAS 1 para. 19 concerning the recognition of the amount of the loan's early discount, not as an expense in the statement of income, but as the new borrowing cost that will increase the finance cost during its repayment period through the effective interest rate.  
Our opinion is not qualified in respect of this matter.

**Key Audit Matters**

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the separate and consolidated financial statements of the audited year. These matters and the related risks of material misstatement were addressed in the context of our audit of the separate and consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

| Key audit matter                                           | Addressing the audit matter |
|------------------------------------------------------------|-----------------------------|
| 1. Valuation of investment properties at fair value in the |                             |

| Key audit matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Addressing the audit matter                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Group and the Company</b></p> <p>The Group and the Company recognise investment properties initially at their cost and subsequently measure at fair value.</p> <p>The investment properties include privately owned land and buildings held for long-term leases or for capital gains and property assets for future development.</p> <p>At 31.12.2021, the fair value of Investment Properties for the Group and the Company amounts to € 146,7 million and € 74,2 million respectively (€ 65,9 million and € 60,5 million respectively at 31.12.2020) and was determined by Management based on the estimates of independent professional valuers.</p> <p>For the said properties, in the current period were recognised gains from the measurement at fair value of € 7,1 million for the Group and € 5,8 million for the Company, (€ 0,56 million and € -0,078 million respectively at 31.12.2020) recognised in the year's results.</p> <p>The most critical assumptions and estimates used concern, among others, the following:</p> <ul style="list-style-type: none"> <li>assumptions regarding rental income from future leases and taking into account the impact of the COVID-19 pandemic</li> <li>estimates of rental property vacancies</li> <li>estimates of the discount rate used in the discounted cash flow analysis.</li> <li>rate of return at maturity</li> <li>assumptions regarding the weighting factor in the valuation between the discounted future cash flows method and the comparative sales data method.</li> </ul> <p>Given the subjective nature of the key assumptions and estimates used by Management and the significance of the Investment Properties item in the separate and consolidated financial statements, representing for the Group and the Company, as a percentage of total assets (approximately 62 % and 47 % respectively), we assessed the fair value measurement of Investment Properties to be one of most significance matter.</p> <p>The disclosures of the Company and the Group regarding their accounting policies and the assumptions and estimates used in estimating the fair value of the Investments Properties, are included in notes 2.5 and 6.1 to the separate and consolidated financial statements.</p> | <p>Our main audit procedures included among other the following:</p> <ul style="list-style-type: none"> <li>We reviewed the procedures applied by the Company and the Group and the respective decisions of the Board of Directors regarding the purchase of new investment properties. We verified the purchase consideration of the new investment properties with the respective purchase contracts and examined their fair value as arose from the professional valuers at the date of their acquisition. We compared the purchase consideration with the fair value of the acquired investment properties as at 31 December 2021, in order to assess the reasonableness of the change.</li> <li>We understood the procedures carried out by Management for the valuation of the investment properties.</li> <li>We obtained the valuations of investment properties performed by Management's certified external valuers for the year ended 31 December 2021 and verified the fair value of the investment properties in the accounting books of the Company and the Group.</li> <li>Assessment of the independence, objectivity, appropriateness, adequacy of the qualification and ability of the independent professional valuers used by Management for the fair value estimation of property assets at 31.12.2021.</li> <li>Evaluation of the appropriateness of the valuation method for each asset's fair value estimation in relation to acceptable methods of valuation, taking into account the particular characteristics of each property.</li> <li>Assessment of the reasonableness of assumptions used in the valuation reports of the independent professional valuers used by Management with historic financial information and on the basis of our knowledge about the real estate sector.</li> <li>We evaluated how the impact of the COVID-19 pandemic was taken into account in the future cash flows used in the valuation of investment properties.</li> <li>We tested, on a sample basis, the accuracy and relevance of the data in the valuation reports of the independent professional valuers. This input of data concerns mainly information regarding the lease of properties, the future lease payments, the discount interest as well as other data included in the valuation reports.</li> </ul> <p>Also, we assessed the adequacy and appropriateness of the disclosures in Notes 2.5 and 6.1 to the separate and consolidated financial statements.</p> |
| <p><b>2. Estimation of acquisition cost and valuation of new Investments in subsidiaries</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <p>At 31.12.2021 the carrying amount of the investments in subsidiaries in the separate financial statements amounts to € 44,18 million (€ 9,42 million at 31.12.2020).</p> <p>The Company's new investments in its subsidiaries are recognised at cost and are tested for impairment at least annually if there are external or internal indications of impairment.</p> <p>This area was considered significant both because of the significant amount of the new investments in subsidiaries and because of the importance of their relevant accounting impact.</p> <p>The disclosures of the Company regarding their accounting policies and the assumptions and estimates used in estimating the value of the Investments in subsidiaries are included in notes 2.4 and 6.6 to the separate and consolidated financial statements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <p>Our main audit procedures included among other the following:</p> <ul style="list-style-type: none"> <li>We reviewed the procedures applied by the Company and the respective decisions of the Board of Directors regarding the purchase of new subsidiaries. We verified the purchase consideration of the new subsidiaries with the respective purchase contracts.</li> <li>Discussions were made with the Company's Management and we evaluated its assessment and conclusions regarding the valuations for the acquisition of new subsidiaries by contribution in kind.</li> <li>We examined the valuation reports of the fair value of the investments determined by independent valuers and evaluated Management's assumptions at the date of their acquisition.</li> </ul> <p>We also assessed the adequacy and appropriateness of the disclosures in Notes 2.4 and 6.6 to the separate and consolidated financial statements.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

## Other information

Management is responsible for the other information. The other information comprises the information included in the Board of Directors' Report for which reference is made to the "Report on other Legal and Regulatory Requirements", to the Statements of the Members of the Board of Directors, but does not include the financial statements and the auditor's report thereon.

Our opinion on the separate and consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the separate and consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the separate and consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard,

### **Responsibilities of Management and Those Charged with Governance for the Separate and Consolidated Financial Statements**

Management is responsible for the preparation and fair presentation of the separate and consolidated financial statements in accordance with IFRSs, as adopted by the European Union, and for such internal control as management determines is necessary to enable the preparation of separate and consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the separate and consolidated financial statements, management is responsible for assessing the Company's and the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless Management either intends to liquidate the Company and the Group or to cease operations, or has no realistic alternative but to do so.

The Audit Committee (art. 44 L. 4449/2017) of the Company is responsible for overseeing the Company's and the Group's financial reporting process.

### **Auditor's Responsibilities for the Audit of the Separate and Consolidated Financial Statements**

Our objectives are to obtain reasonable assurance about whether the separate and consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs, as incorporated into the Greek Legislation, will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these separate and consolidated financial statements.

As part of an audit in accordance with ISAs as incorporated into the Greek Legislation, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the separate and consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's and the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's and the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the separate and consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company and the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the separate and consolidated financial statements, including the disclosures, and whether the separate and consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient and appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the separate and consolidated financial statements. We are responsible for the direction, supervision and performance of the company and of its subsidiaries audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the separate and consolidated financial statements of the audited period and are therefore the key audit matters.

## **Report on other Legal and Regulatory Requirements**

### **1. Board of Directors' Report**

Taking into consideration that management is responsible for the preparation of the Board of Directors' Report and the Corporate Governance Statement included in this report, according to the provisions of paragraph 5 of article 2 of L. 4336/2015 (part B'), we note that:

- a) The Board of Directors' Report includes the Corporate Governance Statement that provides the data and information defined under article 152 of L. 4548/2018.
- b) In our opinion the Board of Directors' Report has been prepared in accordance with the applicable legal requirements of the articles 150 and 153 and the paragraph 1 (cases c' and d') of the article 152 of L. 4548/2018 and its content corresponds with the accompanying financial statements for the year ended 31/12/2021.
- c) Based on the knowledge we obtained during our audit of PREMIA S.A. and its environment, we have not identified any material misstatements in the Board of Directors' Report.

## **2. Additional Report to the Audit Committee**

Our audit opinion on the accompanying separate and consolidated financial statements is consistent with the Additional Report to the Company's Audit Committee referred to in Article 11 of European Union (EU) Regulation 537/2014.

## **3. Provision of Non-Audit Services**

We have not provided to the Company and its subsidiaries the prohibited non-audit services referred to in Article 5 of EU Regulation 537/2014.

## **4. Auditor's Appointment**

We were appointed for the first time as Certified Auditors Accountants of the Company by the dated 30/06/2003 decision of the annual ordinary general meeting of shareholders. Since then our appointment has been continuously renewed for a total audit period of 18 years based on the annual decisions taken by the ordinary general meeting of shareholders.

## **5. Operating Regulation**

The Company has an Operating Regulation in accordance with the content provided by the provisions of article 14 of L. 4706/2020.

## **6. Assurance Report on the European Single Electronic Format**

We examined the digital files of PREMIA S.A. (hereinafter Company), which were prepared according to the European Single Electronic Format (ESEF) defined by the European Commission Delegated Regulation (EU) 2019/815, as amended by the Regulation (EU) 2020/1989 (hereinafter ESEF Regulation), and which comprise the separate and consolidated financial statements of the Company and the Group for the year ended 31 December 2021, in XHTML format (213800MU91F1752AVM79-2021-12-31-el.xhtml), as well as the provided XBRL file (213800MU91F1752AVM79-2021-12-31-el) with the appropriate tag, on the above-mentioned consolidated financial statements.

### **Regulatory Framework**

The digital files of the European Single Electronic Format are prepared in accordance with the ESEF Regulation and the European Commission Interpretative Communication 2020/C 379/01 of the 10<sup>th</sup> November 2020, as provided by L. 3556/2007 and the relevant announcements of the Hellenic Capital Market Commission and the Athens Stock Exchange (hereinafter "ESEF Regulatory Framework"). In brief, this Framework includes, among other, the following requirements:

- All annual financial reports should be prepared in XHTML format.
- Regarding the consolidated financial statements under International Financial Reporting Standards, the financial information included in the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and the Statement of Cash Flows, should be tagged with XBRL 'tags', in accordance with ESEF Taxonomy, as applicable. The technical standards for ESEF, including the relevant taxonomy, are set out in the ESEF Regulatory Technical Standards.

The requirements set out in the applicable ESEF Regulatory Framework are appropriate criteria for expressing a conclusion that provides reasonable assurance.

### **Responsibilities of Management and Those Charged with Governance**

Management is responsible for the preparation and presentation of the separate and consolidated financial statements of the Company and the Group, for the year ended 31 December 2021, in

accordance with the requirements set out in the ESEF Regulatory Framework, and for such internal control as management determines is necessary to enable the preparation of digital files that are free from material misstatement, whether due to fraud or error.

### **Auditor's Responsibilities**

Our responsibility is to plan and carry out this assurance engagement, in accordance with the Decision No. 214/4/11-02-2022 of the B. of D. of the Hellenic Accounting and Auditing Standards Oversight Board (HAASOB) and the "Guidelines in relation to the Independent Auditor's work and assurance report on the European Single Electronic Format (ESEF) for issuers whose securities are admitted to trading on a regulated market in Greece", as issued by the Institute of Certified Public Accountants of Greece (SOEL) at 14/02/2022 (hereinafter "ESEF Guidelines"), in order to obtain reasonable assurance about whether the separate and consolidated financial statements of the Company and the Group prepared by management in accordance with ESEF comply, in all material respects, with the ESEF Regulatory Framework in force.

Our work was carried out in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), as incorporated into the Greek Legislation and also we have fulfilled the ethical and independence requirements, in accordance with L. 4449/2017 and Regulation (EU) No. 537/2014.

The assurance engagement we performed is limited to the items included in the ESEF Guidelines and was performed in accordance with the International Standard on Assurance Engagements (ISAE) 3000, "Assurance Engagements Other Than Audits or Reviews of Historical Financial Information". Reasonable assurance is a high level of assurance, but is not a guarantee that this engagement will always detect a material misstatement regarding non-compliance with the requirements of the ESEF Regulatory Framework.

### **Conclusion**

Based on the work performed and the evidence obtained, we conclude that the separate and consolidated financial statements of the Company and the Group, for the year ended 31 December 2021, in XHTML file format (213800MU91F1752AVM79-2021-12-31-el.xhtml), as well as the provided XBRL file (213800MU91F1752AVM79-2021-12-31-el) with the appropriate tag, on the aforementioned consolidated financial statements, have been prepared, in all material respects, in accordance with the requirements of the ESEF Regulatory Framework.

Athens, 7 April 2022

### **GRIGORIOS EM. PAPPAS**

Certified Public Accountant Auditor  
Institute of CPA (SOEL) Reg. No. 25201

SOL S.A.  
Member of Crowe Global  
3, Fok. Negri Str., 112 57 Athens, Greece  
Institute of CPA (SOEL) Reg. No. 125

**Separate and Consolidated  
Financial Statements  
for the year  
from 1 January to 31 December 2021**

According to International Financial Reporting Standards (IFRS)  
as adopted by the European Union

**I. STATEMENT OF FINANCIAL POSITION**

|                                                    |      | Group                 |                       | Company               |                      |
|----------------------------------------------------|------|-----------------------|-----------------------|-----------------------|----------------------|
|                                                    | Note | 31/12/2021            | 31/12/2020            | 31/12/2021            | 31/12/2020           |
| <b>Assets</b>                                      |      |                       |                       |                       |                      |
| <b>Non-current assets</b>                          |      |                       |                       |                       |                      |
| Investment property                                | 6.1  | 146,776,000.00        | 65,920,000.00         | 74,220,000.00         | 60,530,000.00        |
| Advances for the purchase of investment properties | 6.1  | 12,934,389.50         | 0.00                  | 12,934,389.50         | 0.00                 |
| Financial assets at amortised cost                 | 6.2  | 32,961,004.62         | 34,304,655.05         | 1,180,682.11          | 5,155,597.28         |
| Property, plant and equipment                      | 6.3  | 714,617.53            | 66,492.82             | 710,369.37            | 66,492.81            |
| Right-of-use assets                                | 6.4  | 1,078,963.90          | 85,536.81             | 1,050,005.74          | 85,536.81            |
| Intangible assets                                  | 6.5  | 25,541.81             | 15,846.24             | 21,519.29             | 15,846.24            |
| Investments in subsidiaries                        | 6.6  | 0.00                  | 0.00                  | 44,186,042.35         | 9,426,462.10         |
| Goodwill                                           | 6.6  | 4,410,813.32          | 0.00                  | 0.00                  | 0.00                 |
| Deferred tax assets                                | 6.18 | 0.00                  | 0.00                  | 0.00                  | 1,661,673.26         |
| Other receivables                                  | 6.7  | 38,929.17             | 8,215.20              | 34,692.88             | 5,940.20             |
| <b>Total</b>                                       |      | <b>198,940,259.85</b> | <b>100,400,746.12</b> | <b>134,337,701.24</b> | <b>76,947,548.70</b> |
| <b>Current assets</b>                              |      |                       |                       |                       |                      |
| Trade receivables                                  | 6.8  | 689,278.53            | 291,161.25            | 210,796.04            | 250,000.00           |
| Financial assets at amortised cost                 | 6.2  | 6,198,859.30          | 6,079,237.19          | 0.00                  | 0.00                 |
| Other receivables                                  | 6.9  | 1,015,926.58          | 145,881.83            | 146,378.54            | 41,319.98            |
| Blocked deposits                                   | 6.10 | 7,431,812.96          | 2,400,771.07          | 3,249,632.49          | 766,443.70           |
| Cash and cash equivalents                          | 6.11 | 21,873,380.21         | 1,863,606.09          | 19,933,714.76         | 170,695.56           |
| <b>Total</b>                                       |      | <b>37,209,257.58</b>  | <b>10,780,657.43</b>  | <b>23,540,521.83</b>  | <b>1,228,459.24</b>  |
| <b>Total Assets</b>                                |      | <b>236,149,517.43</b> | <b>111,181,403.55</b> | <b>157,878,223.07</b> | <b>78,176,007.94</b> |
| <b>Equity</b>                                      |      |                       |                       |                       |                      |
| <b>Attributable to equity owners of the parent</b> |      |                       |                       |                       |                      |
| Share capital                                      | 6.12 | 43,563,581.00         | 17,521,915.50         | 43,563,581.00         | 17,521,915.50        |
| Treasury shares                                    | 6.12 | (48,336.05)           | (1,201.20)            | (48,336.05)           | (1,201.20)           |
| Share premium                                      | 6.13 | 79,960,512.25         | 32,686,797.63         | 79,986,593.16         | 32,712,878.54        |
| Reserves                                           | 6.14 | 53,082,038.48         | 52,842,302.02         | 51,927,636.58         | 51,716,303.58        |
| Retained earnings                                  | 6.15 | (50,636,037.26)       | (65,197,935.54)       | (63,338,932.94)       | (67,279,462.99)      |
| <b>Total</b>                                       |      | <b>125,921,758.42</b> | <b>37,851,878.41</b>  | <b>112,090,541.75</b> | <b>34,670,433.43</b> |
| Non-controlling interests                          |      | 371,874.25            | 331,291.15            | 0.00                  | 0.00                 |
| <b>Total Equity</b>                                |      | <b>126,293,632.67</b> | <b>38,183,169.56</b>  | <b>112,090,541.75</b> | <b>34,670,433.43</b> |
| <b>Liabilities</b>                                 |      |                       |                       |                       |                      |
| <b>Non-current liabilities</b>                     |      |                       |                       |                       |                      |
| Borrowings                                         | 6.16 | 55,884,963.26         | 41,397,210.42         | 1,916,233.61          | 14,334,000.00        |
| Lease liabilities                                  | 6.17 | 5,491,578.51          | 50,125.10             | 981,368.73            | 50,125.10            |
| Deferred income tax liabilities                    | 6.18 | 0.00                  | 191,680.46            | 0.00                  | 0.00                 |
| <b>Employee benefit obligations</b>                | 6.19 | 10,292.00             | 0.00                  | 10,292.00             | 0.00                 |
| Provisions                                         | 6.20 | 803,456.00            | 948,578.26            | 703,456.00            | 848,578.26           |
| Other non-current liabilities                      | 6.21 | 2,670,510.39          | 1,105,994.64          | 1,265,408.41          | 1,105,994.64         |
| <b>Total</b>                                       |      | <b>64,860,800.16</b>  | <b>43,693,588.88</b>  | <b>4,876,758.75</b>   | <b>16,338,698.00</b> |
| <b>Current liabilities</b>                         |      |                       |                       |                       |                      |
| Trade payables                                     | 6.22 | 1,152,949.32          | 20,116,556.67         | 805,810.67            | 20,019,223.25        |
| Current income tax                                 | 6.23 | 67,022.65             | 0.00                  | 0.00                  | 0.00                 |
| Short-term borrowings                              | 6.16 | 42,516,339.49         | 8,611,446.15          | 39,663,519.13         | 6,884,176.83         |
| Current lease liabilities                          | 6.17 | 253,289.85            | 42,302.33             | 88,224.37             | 42,302.33            |
| Other current liabilities                          | 6.24 | 1,005,483.29          | 534,339.96            | 353,368.40            | 221,174.10           |
| <b>Total</b>                                       |      | <b>44,995,084.60</b>  | <b>29,304,645.11</b>  | <b>40,910,922.57</b>  | <b>27,166,876.51</b> |
| <b>Total liabilities</b>                           |      | <b>109,855,884.76</b> | <b>72,998,233.99</b>  | <b>45,787,681.32</b>  | <b>43,505,574.51</b> |
| <b>Total Equity and Liabilities</b>                |      | <b>236,149,517.43</b> | <b>111,181,403.55</b> | <b>157,878,223.07</b> | <b>78,176,007.94</b> |

## II. STATEMENT OF COMPREHENSIVE INCOME

| Continuing operations                                                          | Note | Group                |                      | Company             |                     |
|--------------------------------------------------------------------------------|------|----------------------|----------------------|---------------------|---------------------|
|                                                                                |      | 1.01-<br>31.12.2021  | 1.01-<br>31.12.2020  | 1.01-<br>31.12.2021 | 1.01-<br>31.12.2020 |
| Investment property rental income                                              | 6.25 | 6,522,549.24         | 1,544,613.68         | 4,491,056.27        | 1,544,613.68        |
| Income from provision of services                                              | 6.26 | 2,998,931.29         | 160,112.68           | 578,190.91          | 9,627.29            |
| <b>Total income</b>                                                            |      | <b>9,521,480.53</b>  | <b>1,704,726.36</b>  | <b>5,069,247.18</b> | <b>1,554,240.97</b> |
| Results from measurement at fair value of investment property                  | 6.1  | 7,107,245.09         | 566,404.78           | 5,828,127.26        | (78,595.22)         |
| Expenses related to investment property                                        | 6.27 | (1,227,314.70)       | (237,855.50)         | (1,117,999.38)      | (224,959.79)        |
| Personnel costs and expenses                                                   | 6.28 | (1,088,298.07)       | (339,952.63)         | (1,088,298.07)      | (339,952.63)        |
| Depreciation of PPE and intangible assets                                      | 6.3  | (281,112.83)         | (92,420.83)          | (280,592.72)        | (92,420.83)         |
| Other operating expenses                                                       | 6.29 | (4,152,255.61)       | (689,349.84)         | (1,518,701.03)      | (535,815.53)        |
| Other income                                                                   | 6.30 | 677,780.34           | 30,834.69            | 239,208.67          | 27,211.89           |
| <b>Operating profit</b>                                                        |      | <b>10,557,524.75</b> | <b>942,387.03</b>    | <b>7,130,991.91</b> | <b>309,708.86</b>   |
| Finance income                                                                 | 6.31 | 2,436,125.48         | 177,092.05           | 162,137.70          | 18,872.78           |
| Finance expenses                                                               | 6.31 | (4,017,594.53)       | (650,586.92)         | (1,690,926.30)      | (536,219.70)        |
| <b>Gain from ordinary business</b>                                             |      | <b>8,976,055.70</b>  | <b>468,892.16</b>    | <b>5,602,203.31</b> | <b>(207,638.06)</b> |
| Gains from sale of financial assets                                            |      | 0.00                 | 18,073.44            | 0.00                | 2,834.80            |
| Gains & losses from disposal of non-current assets                             |      | 0.00                 | 150,159.92           | 0.00                | 150,528.92          |
| Gains from acquisition of subsidiaries                                         | 6.6  | 594,127.23           | 745,539.94           | 0.00                | 0.00                |
| <b>Profit/(loss) before income tax</b>                                         |      | <b>9,570,182.93</b>  | <b>1,382,665.46</b>  | <b>5,602,203.31</b> | <b>(54,274.34)</b>  |
| Income tax expense                                                             | 6.32 | 5,060,701.91         | 1,026,018.70         | (1,661,673.26)      | 1,258,581.61        |
| <b>Profit from continuing operations</b>                                       |      | <b>14,630,884.84</b> | <b>2,408,684.16</b>  | <b>3,940,530.05</b> | <b>1,204,307.27</b> |
| Loss from discontinued operations                                              |      | 0.00                 | (318,207.40)         | 0.00                | 0.00                |
| <b>Profit for the year</b>                                                     |      | <b>14,630,884.84</b> | <b>2,090,476.76</b>  | <b>3,940,530.05</b> | <b>1,204,307.27</b> |
| Profit from discontinued operations                                            |      | 0.00                 | 25,551,553.90        | 0.00                | 0.00                |
| <b>Profit/(loss) for the year net of tax</b>                                   |      | <b>14,630,884.84</b> | <b>27,642,030.66</b> | <b>3,940,530.05</b> | <b>1,204,307.27</b> |
| <b>Other comprehensive income</b>                                              |      |                      |                      |                     |                     |
| <b>Total comprehensive income</b>                                              |      | <b>14,630,884.84</b> | <b>27,642,030.66</b> | <b>3,940,530.05</b> | <b>1,204,307.27</b> |
| <b>Profit for the year net of tax attributable to:</b>                         |      |                      |                      |                     |                     |
| <b>Equity owners of the parent</b>                                             |      |                      |                      |                     |                     |
| Profit/(loss) for the year from continuing operations                          |      | 14,590,301.74        | 2,092,397.35         | 3,940,530.05        | 1,204,307.27        |
| Profit/(loss) for the year from discontinued operations                        |      | 0.00                 | 25,551,553.90        | 0.00                | 0.00                |
| <b>Total</b>                                                                   |      | <b>14,590,301.74</b> | <b>27,643,951.25</b> | <b>3,940,530.05</b> | <b>1,204,307.27</b> |
| <b>Non-controlling interests</b>                                               |      |                      |                      |                     |                     |
| Profit/(loss) for the year from continuing operations                          |      | 40,583.10            | (1,920.59)           | 0.00                | 0.00                |
| <b>Total</b>                                                                   |      | <b>40,583.10</b>     | <b>(1,920.59)</b>    | <b>0.00</b>         | <b>0.00</b>         |
| <b>Grand Total</b>                                                             |      | <b>14,630,884.84</b> | <b>27,642,030.66</b> | <b>3,940,530.05</b> | <b>1,204,307.27</b> |
| <b>Total comprehensive income for the year attributable to:</b>                |      |                      |                      |                     |                     |
| <b>Equity owners of the parent</b>                                             |      |                      |                      |                     |                     |
| Profit/(loss) for the year from continuing operations                          |      | 14,590,301.74        | 2,092,397.35         | 3,940,530.05        | 1,204,307.27        |
| Profit/(loss) for the year from discontinued operations                        |      | 0.00                 | 25,551,553.90        | 0.00                | 0.00                |
| <b>Total</b>                                                                   |      | <b>14,590,301.74</b> | <b>27,643,951.25</b> | <b>3,940,530.05</b> | <b>1,204,307.27</b> |
| <b>Non-controlling interests</b>                                               |      |                      |                      |                     |                     |
| Profit/(loss) for the year from continuing operations                          |      | 40,583.10            | (1,920.59)           | 0.00                | 0.00                |
| <b>Total</b>                                                                   |      | <b>40,583.10</b>     | <b>(1,920.59)</b>    | <b>0.00</b>         | <b>0.00</b>         |
| <b>Grand Total</b>                                                             |      | <b>14,630,884.84</b> | <b>27,642,030.66</b> | <b>3,940,530.05</b> | <b>1,204,307.27</b> |
| <b>Basic earnings per share attributable to equity owners of the parent</b>    |      |                      |                      |                     |                     |
| From continuing operations                                                     | 6.33 | 0.2404               | 0.1885               | 0.0649              | 0.1085              |
| From discontinued operations                                                   |      | 0.00                 | 2.3025               | 0.00                | 0.00                |
| <b>Total</b>                                                                   |      | <b>0.2404</b>        | <b>2.4910</b>        | <b>0.0649</b>       | <b>0.1085</b>       |
| <b>Impaired earnings per share attributable to equity owners of the parent</b> |      |                      |                      |                     |                     |
| From continuing operations                                                     | 6.33 | <b>0.2399</b>        |                      | <b>0.0648</b>       |                     |

**III. STATEMENT OF CHANGES IN EQUITY - GROUP**

|                                         | Note | Share Capital        | Share premium        | Other reserves       | Retained Earnings      | Total Equity Owners of the Parent | Non-controlling interests | Total                  |
|-----------------------------------------|------|----------------------|----------------------|----------------------|------------------------|-----------------------------------|---------------------------|------------------------|
| <b>Balance at 01/01/2020</b>            |      | <b>935,496.00</b>    | <b>19,455,253.94</b> | <b>46,086,649.76</b> | <b>(86,027,062.76)</b> | <b>(19,549,663.06)</b>            | <b>274,039.97</b>         | <b>(19,275,623.09)</b> |
| Total comprehensive income for the year |      | 0.00                 | 0.00                 | 0.00                 | 27,643,951.25          | 27,643,951.25                     | (1,920.59)                | 27,642,030.66          |
| Share capital increase expenses         |      | 0.00                 | (236,367.93)         | 0.00                 | 0.00                   | (236,367.93)                      | 0.00                      | (236,367.93)           |
| Share capital increase                  |      | 16,586,419.50        | 13,467,911.62        | 0.00                 | (59,171.77)            | 29,995,159.35                     | 59,171.77                 | 30,054,331.12          |
| Treasury shares                         |      | (1,201.20)           | 0.00                 | 0.00                 | 0.00                   | (1,201.20)                        | 0.00                      | (1,201.20)             |
| Benefit from write-off of liabilities   |      | 0.00                 | 0.00                 | 6,755,652.26         | (6,755,652.26)         | 0.00                              | 0.00                      | 0.00                   |
| <b>Balance at 31/12/2020</b>            |      | <b>17,520,714.30</b> | <b>32,686,797.63</b> | <b>52,842,302.02</b> | <b>(65,197,935.54)</b> | <b>37,851,878.41</b>              | <b>331,291.15</b>         | <b>38,183,169.56</b>   |

|                                         | Note | Share Capital        | Share premium        | Other reserves       | Retained Earnings      | Total Equity Owners of the Parent | Non-controlling interests | Total                 |
|-----------------------------------------|------|----------------------|----------------------|----------------------|------------------------|-----------------------------------|---------------------------|-----------------------|
| <b>Balance at 01/01/2021</b>            |      | <b>17,520,714.30</b> | <b>32,686,797.63</b> | <b>52,842,302.02</b> | <b>(65,197,935.54)</b> | <b>37,851,878.41</b>              | <b>331,291.15</b>         | <b>38,183,169.56</b>  |
| Total comprehensive income for the year |      | 0.00                 | 0.00                 | 0.00                 | 14,590,301.74          | 14,590,301.74                     | 40,583.10                 | 14,630,884.84         |
| Legal reserve                           |      | 0.00                 | 0.00                 | 28,403.46            | (28,403.46)            | 0.00                              | 0.00                      | 0.00                  |
| Share capital increase expenses         | 6.13 | 0.00                 | (1,684,616.52)       | 0.00                 | 0.00                   | (1,684,616.52)                    | 0.00                      | (1,684,616.52)        |
| Share capital increase                  | 6.12 | 26,041,665.50        | 48,958,331.14        | 0.00                 | 0.00                   | 74,999,996.64                     | 0.00                      | 74,999,996.64         |
| Treasury shares                         | 6.12 | (47,134.85)          | 0.00                 | 0.00                 | 0.00                   | (47,134.85)                       | 0.00                      | (47,134.85)           |
| Stock incentive plan reserve            |      | 0.00                 | 0.00                 | 211,333.00           | 0.00                   | 211,333.00                        | 0.00                      | 211,333.00            |
| <b>Balance at 31/12/2021</b>            |      | <b>43,515,244.95</b> | <b>79,960,512.25</b> | <b>53,082,038.48</b> | <b>(50,636,037.26)</b> | <b>125,921,758.42</b>             | <b>371,874.25</b>         | <b>126,293,632.67</b> |

**IV. STATEMENT OF CHANGES IN EQUITY - COMPANY**

|                                         | Note | Share capital        | Share premium        | Other reserves       | Retained Earnings      | Total                |
|-----------------------------------------|------|----------------------|----------------------|----------------------|------------------------|----------------------|
| <b>Balance at 01/01/2020</b>            |      | <b>935,496.00</b>    | <b>19,481,334.85</b> | <b>44,960,651.32</b> | <b>(61,728,118.00)</b> | <b>3,649,364.17</b>  |
| Total comprehensive income for the year |      | 0.00                 | 0.00                 | 0.00                 | 1,204,307.27           | 1,204,307.27         |
| Share capital increase expenses         |      | 0.00                 | (236,367.93)         | 0.00                 | 0.00                   | (236,367.93)         |
| Share capital increase                  |      | 16,586,419.50        | 13,467,911.62        | 0.00                 | 0.00                   | 30,054,331.12        |
| Treasury shares                         |      | (1,201.20)           | 0.00                 | 0.00                 | 0.00                   | (1,201.20)           |
| Benefit from write-off of liabilities   |      | 0.00                 | 0.00                 | 6,755,652.26         | (6,755,652.26)         | 0.00                 |
| <b>Balance at 31/12/2020</b>            |      | <b>17,520,714.30</b> | <b>32,712,878.54</b> | <b>51,716,303.58</b> | <b>(67,279,462.99)</b> | <b>34,670,433.43</b> |

|                                         | Note | Share capital        | Share premium        | Other reserves       | Retained Earnings      | Total                 |
|-----------------------------------------|------|----------------------|----------------------|----------------------|------------------------|-----------------------|
| <b>Balance at 01/01/2021</b>            |      | <b>17,520,714.30</b> | <b>32,712,878.54</b> | <b>51,716,303.58</b> | <b>(67,279,462.99)</b> | <b>34,670,433.43</b>  |
| Total comprehensive income for the year |      | 0.00                 | 0.00                 | 0.00                 | 3,940,530.05           | 3,940,530.05          |
| Share capital increase expenses         | 6.13 | 0.00                 | (1,684,616.52)       | 0.00                 | 0.00                   | (1,684,616.52)        |
| Share capital increase                  | 6.12 | 26,041,665.50        | 48,958,331.14        | 0.00                 | 0.00                   | 74,999,996.64         |
| Treasury shares                         | 6.12 | (47,134.85)          | 0.00                 | 0.00                 | 0.00                   | (47,134.85)           |
| Stock incentive plan reserve            |      | 0.00                 | 0.00                 | 211,333.00           | 0.00                   | 211,333.00            |
| <b>Balance at 31/12/2021</b>            |      | <b>43,515,244.95</b> | <b>79,986,593.16</b> | <b>51,927,636.58</b> | <b>(63,338,932.94)</b> | <b>112,090,541.75</b> |

**V. STATEMENT OF CASH FLOWS**

|                                                                                          | <b>Group</b>                |                             | <b>Company</b>              |                             |
|------------------------------------------------------------------------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|
|                                                                                          | <b>1.01-<br/>31.12.2021</b> | <b>1.01-<br/>31.12.2020</b> | <b>1.01-<br/>31.12.2021</b> | <b>1.01-<br/>31.12.2020</b> |
| <b>Operating activities</b>                                                              |                             |                             |                             |                             |
| Profit/(loss) before taxes                                                               | 9,570,182.93                | 1,382,665.46                | 5,602,203.31                | (54,274.34)                 |
| Plus/less adjustments for:                                                               |                             |                             |                             |                             |
| Depreciation and amortisation                                                            | 281,112.83                  | 92,420.83                   | 280,592.72                  | 92,420.83                   |
| Provisions                                                                               | 76,502.74                   | (695,000.00)                | 76,502.74                   | (695,000.00)                |
| Results from investing activities                                                        | (10,137,497.80)             | (1,657,305.13)              | (5,935,490.61)              | (93,641.28)                 |
| Interest expense                                                                         | 4,017,594.53                | 650,586.92                  | 1,690,926.30                | 536,219.70                  |
| Plus/Less adjustments of working capital to net cash or related to operating activities: |                             |                             |                             |                             |
| Decrease/(increase) of receivables                                                       | 2,221,670.63                | 104,234.17                  | (94,607.28)                 | (44,600.99)                 |
| (Decrease)/increase of payables (except borrowings)                                      | (3,469,499.09)              | 1,416,445.60                | 756,082.99                  | 1,637,738.61                |
| Decrease/(increase) of financial assets at amortised cost                                | 3,659,736.76                | 2,093,250.54                | 0.00                        | 0.00                        |
| Interest expense paid                                                                    | (4,143,110.33)              | (630,610.99)                | (1,725,464.27)              | (494,563.30)                |
| Income tax paid                                                                          | (50,982.68)                 | 0.00                        | 0.00                        | 0.00                        |
| Discontinued operations                                                                  | 0.00                        | 129,040.46                  | 0.00                        | 0.00                        |
| <b>Net cash generated from Operating Activities (a)</b>                                  | <b>2,025,710.52</b>         | <b>2,885,727.86</b>         | <b>650,745.90</b>           | <b>884,299.23</b>           |
| <b>Investing Activities</b>                                                              |                             |                             |                             |                             |
| Acquisition of subsidiaries, associates, joint ventures and other investments            | (9,698,717.67)              | (5,116.80)                  | (11,251,580.30)             | (20,112.80)                 |
| Purchase of PPE and intangible assets                                                    | (41,273,463.32)             | (7,253,321.64)              | (41,273,463.32)             | (7,253,321.64)              |
| Sales of PPE and intangible assets                                                       | 1,201.05                    | 0.00                        | 3,976,116.37                | 0.00                        |
| Interest received                                                                        | 0.00                        | 75.35                       | 162,137.70                  | 75.30                       |
| Discontinued operations                                                                  | 0.00                        | (3,243.00)                  | 0.00                        | 0.00                        |
| <b>Net cash used in Investing Activities (b)</b>                                         | <b>(50,970,979.94)</b>      | <b>(7,261,606.09)</b>       | <b>(48,386,789.55)</b>      | <b>(7,273,359.14)</b>       |
| <b>Financing Activities</b>                                                              |                             |                             |                             |                             |
| Share capital increase                                                                   | 47,515,213.44               | 10,028,517.12               | 47,515,213.44               | 10,028,517.12               |
| Expenses for share capital increase                                                      | (1,684,616.52)              | 0.00                        | (1,684,616.52)              | 0.00                        |
| Raised/Repaid loans                                                                      | 28,338,575.16               | (6,521,498.73)              | 24,261,575.91               | (4,773,556.89)              |
| Repayments of finance lease liabilities                                                  | (345,055.57)                | (30,745.56)                 | (109,921.19)                | (30,745.56)                 |
| Increase/(decrease) of Blocked deposits                                                  | (4,869,072.97)              | 920,467.24                  | (2,483,188.79)              | 919,023.18                  |
| Discontinued operations                                                                  | 0.00                        | (58,165.84)                 | 0.00                        | 0.00                        |
| <b>Net cash used in Financing Activities (c)</b>                                         | <b>68,955,043.54</b>        | <b>4,338,574.23</b>         | <b>67,499,062.85</b>        | <b>6,143,237.85</b>         |
| Net increase/(decrease) in cash and cash equivalents for the year (a) + (b) + (c)        | 20,009,774.12               | (37,304.00)                 | 19,763,019.20               | (245,822.06)                |
| Cash and cash equivalents at beginning of the year                                       | 1,863,606.09                | 456,936.35                  | 170,695.56                  | 416,517.62                  |
| Cash and cash equivalents at beginning of the year of new subsidiaries                   | 0.00                        | 1,551,233.92                | 0.00                        | 0.00                        |
| Cash and cash equivalents from discontinued operations                                   | 0.00                        | (107,260.18)                | 0.00                        | 0.00                        |
| <b>Cash and cash equivalents at end of the year from continuing operations</b>           | <b>21,873,380.21</b>        | <b>1,863,606.09</b>         | <b>19,933,714.76</b>        | <b>170,695.56</b>           |

The notes on pages 44 to 98 are an integral part of these Annual Financial Statements at 31 December 2021.

**NOTES TO THE ANNUAL FINANCIAL STATEMENTS**  
**for the Year from 1 January to 31 December 2021****1. General information**

The Company "PREMIA S.A." under the distinctive name "**PREMIA Properties**" (with previous trade name "PASAL DEVELOPMENT S.A." and distinctive name "PASAL DEVELOPMENT S.A.") was established in 1991 in Greece in accordance with Greek law. The Company's Legal Entity Identifier (LEI) code is 213800MU91F1752AVM79. The Company is registered in the Public Companies Register under No. 25148/06/B/91/29 and registered with the G.E.M.I. No. 861301000. The duration of the Company, according to its Articles of Association has been set for 95 years (date of registration of the decision to set it up in the G.E.M.I.). The registered office of the Company is set at the Municipality of Athens of the Prefecture of Attiki and its offices are located at 59, Vas. Sofias Avenue, P.C. 11521. The website of the Company is (<http://www.premia.gr>).

The Company is the parent of the Group, which focuses on the purchase, exploitation and management of real estate. The Group operates in Greece.

These financial statements of the Group and the Company, for the year from 1 January to 31 December 2021, were approved by the Board of Directors on 07.4.2022 and are subject to the approval of the Ordinary General Meeting, which may meet until 10.09.2022, and have been posted on the internet at [www.premia.gr](http://www.premia.gr).

**Structure of the Group**

In the table below are set out the Company's holdings, direct and indirect, as these were at 31.12.2021 and at 31.12.2020:

| Company                     | Registered office | Activity                                              | % Held<br>31/12/2021 | % Held<br>31/12/2020 | Consolidation<br>Method |
|-----------------------------|-------------------|-------------------------------------------------------|----------------------|----------------------|-------------------------|
| EMEL S.A.                   | Greece            | Exploitation of real estate                           | 90.13%               | 90.13%               | Full                    |
| PASAL CYPRUS LTD            | Cyprus            | Exploitation of real estate                           | 100%                 | 100,00%              | Full                    |
| MFGVR LTD                   | Cyprus            | Exploitation of real estate                           | 100%                 | 100%                 | Full                    |
| ARVEN S.A.                  | Greece            | Exploitation of real estate                           | 100%                 | 100%                 | Full                    |
| JPA S.A.                    | Greece            | Construction and Technical Management of School Units | 100%                 | 100%                 | Full                    |
| THESMIA S.A.                | Greece            | Exploitation of real estate                           | 100%                 |                      | Full                    |
| STENHUS RIKIA S.A.          | Greece            | Exploitation of real estate                           | 100%                 |                      | Full                    |
| STENHUS DY0 PEFKA S.A.      | Greece            | Exploitation of real estate                           | 100%                 |                      | Full                    |
| INVESTMENT COMPANY 1 S.A.   | Greece            | Exploitation of real estate                           | 100%                 |                      | Full                    |
| ADAM TEN S.A.               | Greece            | Exploitation of real estate                           | 100%                 |                      | Full                    |
| MESSINIAKA REAL ESTATE S.A. | Greece            | Exploitation of real estate                           | 100%                 |                      | Full                    |
| PREMIA PHILADELPHIA S.A.    | Greece            | Exploitation of real estate                           | 100%                 |                      | Full                    |
| TOP REALTY S.A.             | Greece            | Exploitation of real estate                           | 100%                 |                      | Full                    |
| ZONAS S.A.                  | Greece            | Exploitation of real estate                           | 100%                 |                      | Full                    |

On 29.06.2021, the contract for the transfer of 100% of the shares of six new companies was signed. (See Note 6.6.).

Also, at 31.08.2021 was established with the purpose of operating and managing real estate, the limited company under the name "PREMIA PHILADELPHIA SINGLE-MEMBER S.A.", which is newly established and without activity with a share capital of €25 thousand which was paid in October 2021.

On 30.11.2021 the Company completed the acquisition of 100% of the shares of Zonas and Top Realty companies (see Note 6.6.).

**2. Significant accounting policies applied by the Group****2.1 Basis for preparation of the financial statements**

The Financial Statements relate to the financial year 1.1 - 31.12.2021 and have been prepared:

- a) in accordance with the I.F.R.S., as these are adopted by the European Union, on the basis of Regulation No. 1606/2002 of the European Parliament and the Council of the European Union of 19 July 2002 and

- b) in accordance with the going concern principle of the Company and the Group, under the historical cost principle except for the Investment properties which have been measured at fair value with changes recognized in the statement of income.

The amounts included in these Financial Statements shall be presented in euro, unless otherwise stated in the individual notes.

The comparative data of 31 December 2020 cover the period 1/1/2020 - 31/12/2020.

The accounting policies adopted are consistent with those that were used for the preparation of the annual Financial Statements for the year ended 31 December 2020 and which are available on the Company's website [www.premia.gr](http://www.premia.gr).

For the refinancing of its loans, the subsidiary JPA ATTICA SCHOOLS S.A. applied the settlement of para. B 3.3.6 of IFRS 9, in conjunction with para. 19 of IAS 1 regarding the departure from the requirement for reasons of fair presentation of the financial statements, given that such restructuring as a whole was beneficial to the company. The cost of early payment resulting from the refinancing was not recognised as an expense in the statement of income for that period, but was considered as the cost of the new borrowing and will increase the effective interest rate during its repayment period (Note 6.16).

Where deemed necessary, the comparative data have been adjusted to keep pace with the changes in the presentation during the current period. The reclassifications made do not have a significant impact on the presentation of financial statement items.

The preparation of financial statements in accordance with IFRS requires the use of estimates and assumptions that may affect both the carrying amounts of assets and liabilities and the required disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of income and expenses recognised during the reporting period. The use of available information and the exercise of judgements and assumptions in applying accounting policies are integral parts of making estimates in the following areas: valuation of the fair value of investment properties, post-employment benefit obligations, contingent liabilities from pending litigation and open tax years. Actual future results may differ from those published. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 3.

## 2.2. Going concern principle

The Company and the Group, for the preparation of the Financial Statements at 31.12.2021, were based on the going concern principle. The main factors that create uncertainties regarding the application of this principle relate mainly to the Covid-19 pandemic and the adverse economic environment in Greece and internationally.

The real estate sector is significantly affected by current macroeconomic developments, including the Covid-19 pandemic that broke out in March 2020 and the following measures imposed on Greek territory.

In the event of a future deterioration of the economic climate in Greece due to the ongoing wave of the pandemic, as well as the uncertainty as to the duration and extent of the pandemic, levels of unemployment, consumer spending and demand are expected to be materially adversely affected, thus affecting the sectors in which the tenants and the Group operate and leading to an extension of the duration of the measures for the payment of reduced rents and/or to the expansion of the beneficiaries of this reduction and/or to the adoption by the State of further measures to support employees, and as a result, there may be a significant reduction in the Group's cash flow and the fair value of the properties, and thus adversely affect the equity of the Group.

In addition, the Group's ability to raise capital through borrowing or an increase in share capital from the capital markets for the implementation of future investments (either the purchase of new investment properties, or the construction / renovations / configurations of buildings), is significantly affected, inter alia, by the prevailing macroeconomic conditions, developments in the financial system and the Greek stock market. Any negative developments in liquidity-raising conditions in the Greek market, as well as any deterioration in macroeconomic conditions, may have a negative impact on both the Group's ability to raise capital, either through borrowing or through capital markets, and its borrowing cost.

Rental income has so far not been significantly affected by recent developments with the Coronavirus pandemic and the measures announced by the Greek Government and at this time it is not known whether in the coming months there will be a corresponding right to pay a reduced rent for additional tenants and/or further measures to support them.

Following the share capital increases in which the Company has proceeded during the period 2020-2021, the Company has been strengthened with the presence of Sterner Stenhus Greece, Fastighets AB Balder and NOE S.A. in its share capital and the conditions for the healthy development of the Group have been created. More specifically, at 31.12.2021, the Group has significantly expanded its portfolio by owning 17 investment properties, while it has undertaken the management of 10 properties of social character (schools) under a PPP Agreement (through its wholly owned subsidiary JPA).

In view of the above, the Management of the Company and the Group considers that for the next 12 months the conditions for the application of the going concern principle for the preparation of their Financial Statements are fulfilled.

### 2.3 Consolidation

The consolidated Financial Statements include the parent company PREMIA S.A. and its subsidiaries. The Financial Statements of the companies included in the consolidated Financial Statements have been prepared with reporting date 31.12.2021 and the accounting principles, on the basis of which they were prepared, have been adjusted where necessary to ensure consistency with the respective principles of the Group.

The Group takes into account the following factors, demonstrating a relationship of control:

- Power over the company,
- Exposure or rights to variable returns from its involvement with the company, and the ability to use its power over the company to affect the amount of the company's returns.

Subsidiaries are consolidated by the full consolidation method, from the date on which control is transferred to the Group and cease to be consolidated on the date when the Group no longer exercises control.

The Group re-evaluates the control relationship, provided that the events and circumstances indicate that there are changes in one or more of the elements constituting control.

The acquisition method of accounting is used to account for the acquisition of subsidiaries. The application of the method requires the determination of the acquirer, the date of acquisition of control, the measurement of the price paid, the identifiable assets acquired, the liabilities assumed and any minority interests in the acquired company, in order to determine the goodwill or profit resulting from the consolidation. Where the acquisition cost exceeds the fair value of the assets and liabilities of the acquired subsidiary, it shall be considered goodwill, recognized as an asset and subject to impairment testing at each financial statement date. However, if it is less than the fair value, this difference is recognised directly in the statement of income. Where the Group's participation percentage in subsidiaries changes, due to the purchase of an additional percentage, the difference between the price paid and the net equity redeemed is recognised directly in the account "Retained earnings". Sales of a participation percentage in subsidiaries, which do not result in a loss of control exercised by the Group in these companies, are considered to be transactions between the parties that make up the Group' net worth and any resulting results are recognised directly in the account "Retained earnings".

Intra-group balances and intra-group transactions as well as unrealized gains on transactions between Group companies (at Group level), are eliminated when the consolidated financial statements are prepared.

### 2.4 Investment in subsidiaries

The parent Company's participating interests in its consolidated subsidiaries are measured at acquisition cost less any accumulated impairment loss.

In the financial statements of the parent, the investments in associates are measured at acquisition cost less any accumulated impairment loss.

## 2.5 Investment property

Properties held for long-term leases or for capital gains or both, and which are not used by the Group, are classified as investment property.

Investment property includes privately owned land and buildings, as well as buildings held under finance lease status.

Land held under an operating lease is classified and considered as an investment property, when all the necessary conditions apply to classify a property as such.

Investment property is initially recognised at cost, including the relative direct cost attributed to the acquisition.

Subsequent to initial recognition, investment property is measured at fair value. Fair value is based on market prices, revised, where necessary, due to differences in the physical condition, location or the status of the property concerned. If this information is not available, the Group applies alternative valuation methods, such as recent prices in markets with similar characteristics or cash flow discounting. These valuations are carried out annually by independent valuers and are in line with the guidelines issued by the International Valuation Standards Committee.

The fair value of investment property reflects, among other, rental income from existing leases, proceeds from concessions for the year and assumptions about income from future leases, based on current market conditions. Fair value also reflects, on a similar basis, any cash outflow expected related to the property. Some of these outflows are recognised as an obligation, including the finance lease obligations of land classified as an investment property. Other outflows, including any rentals payable, are not recognised in the financial statements. Subsequent costs are included in the asset's carrying amount, only when it is probable that future economic benefits associated with the item will flow to the Group and its cost can be measured reliably. All other repairs and maintenance are charged to the Statement of Comprehensive Income during the financial year in which they are incurred. Changes in fair values are recognised in the Statement of Comprehensive Income at the end of each year.

If the use of a property classified in Investment property is changed into own-used, then the asset is classified in Property, Plant and Equipment (PPE assets) and its fair value at the date of classification is considered the imputed cost of the asset for accounting purposes. Properties that are constructed or improved for future use as investment property are classified in PPE assets until the property is completed or is in use. At the date the property is classified in investment property, any difference between the fair value of the asset and its previous carrying amount is recognised in the statement of Comprehensive Income. If the use of a property asset changes and the asset is classified as investment property, any difference between the carrying amount and the fair value, at the date of its transfer, is recognised in equity as a revaluation difference of the property assets. Where a gain from measurement at fair value reverses earlier impairment losses, then that gain is recognised in the year's results.

## 2.6 Concession Agreements

In the Concession Agreements for the provision of public services to an individual, the Group applies IFRIC 12 if the following two conditions are met:

- a) the concessionaire (grantor) controls or determines which services the concessionaire (operator) should provide, to whom and at what price, and
- b) the concessionaire controls any significant balance of interest in the infrastructure at the end of the concession agreement period.

According to IFRIC 12, such infrastructures are not recognized in the concessionaire's assets as tangible assets, but in financial assets as a financial asset model and/or intangible assets as an intangible asset model, depending on the contractually agreed terms.

### *Financial Asset Model*

The Group, as a concessionaire, recognises a financial asset to the extent that it has an unconditional contractual right to receive cash or other financial assets from the concessionaire for construction services.

In the case of concessions, the concessionaire shall have an unconditional right to receive cash if the concessionaire contractually guarantees to pay to the concessionaire:

- a) specific or fixed amounts or
- b) the deficit which may, where appropriate, arise between the amounts received from public service users and the specific or fixed amount provided for in the Concession Agreement.

Financial assets as a result at the application of IFRIC 12 are shown in the Statement of Financial Position as "Financial assets at amortised cost" and are recognised at unamortised cost based in the effective interest rate method less any impairment losses. The effective interest rate is equal to the weighted average cost of capital of the concessionaire, unless otherwise specified in the Concession Agreement.

## 2.7 Property, plant and equipment

Property, plant and equipment includes improvements on leased property assets and other equipment, which are held by the Group for operational purposes.

All PPE assets are initially recognised at acquisition cost, which includes any costs attributable to the asset that is for an asset to be put into operating order. Assets constructed by the Group are recognised in the cost of self-construction, which includes the costs to subcontractors, materials and technical fees. Depreciation is calculated using the straight-line method over the estimated useful life of the asset, with the start of its use as follows:

| Category                                                   | Years |
|------------------------------------------------------------|-------|
| Buildings & building installations on third-party property | 8-12  |
| Furniture & other equipment                                | 3-5   |

Land and assets that are in course of construction (in progress) are not depreciated. Improvements on leased assets are depreciated over the lifetime of the lease.

Subsequently, the Group's property, plant and equipment is stated at cost less accumulated depreciation and, if the relevant conditions are met, impairment losses.

The Group's management periodically reviews the property assets in order to determine whether there is a possible impairment of their value. If there is an indication that an asset's carrying amount exceeds its recoverable value, an impairment test is performed.

The recoverable amount of properties, premises and equipment is the higher between their fair value less cost of disposal and their value-in-use. Fair value less cost of disposal is the amount that can be obtained from the sale of an asset in the context of an arm's length transaction in which the parties are fully aware and voluntarily accede, after deducting any additional direct costs for of the asset's disposal. For the calculation of the value-in-use, expected future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market estimates for the long-term value of money and associated risks to the asset. For assets that do not generate cash inflows from continuous use independent of those of other assets, the recoverable amount is determined for the cash generating unit to which the asset belongs.

Property, plant and equipment are written-off from the balance sheet, when disposed of, withdrawn, or when no future economic benefits are expected from their use. Gains and losses resulting from disposal or withdrawing of PPE assets are determined by comparing estimated net proceeds from the disposal with the asset's carrying amount and are recognised as income or expense in the statement of income.

## 2.8 Intangible assets

Goodwill (positive or negative) represents the amounts paid at the acquisition of shares in subsidiaries, in excess of (or less) the fair value of the net identifiable assets acquired and their liabilities. The goodwill relating to investments made after 1 January 2004 is shown in the consolidated balance sheet at its acquisition price and shall be impaired, if the relevant conditions are concurring, at the expense of the results of the period in which the impairment takes place.

Other intangible assets acquired by the Group are shown at their acquisition cost, reduced by accumulated amortisation and, if the relevant conditions concur, by the amount of impairment of their value.

Amortisation of intangible assets burdens the profit or loss account using the straight-line amortisation method throughout their useful life. The estimated useful life of these assets is as follows:

| Category            | Years   |
|---------------------|---------|
| Software programmes | 3,3 - 5 |

Assets that have an indefinite useful life and are not subject to amortisation are tested for impairment at each date of financial statements preparation. Assets that are subject to amortisation are reviewed for impairment whenever events indicate that the carrying amount may not be recoverable. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment losses, assets are grouped at the lowest levels for which there are separately identifiable cash generating units. Impairment losses are recognized as an expense in the statement of income when they incur.

## 2.9. Impairment of assets

Assets that are carried at cost are tested for impairment whenever there are indications that their carrying amount shall not be recoverable. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. Impairment losses are recognised as an expense in the statement of income when they occur. For the purpose of assessing impairment, property, plant and equipment and intangible assets are grouped in two cash flow generating units (Trade activity and electricity production).

## 2.10 Leases

The Group and the Company conclude contracts on fixed assets either as lessees or as lessors.

At the time of the agreement's entry into force, the Group and the Company assess whether the agreement constitutes or involves a lease. If the agreement conveys a right to control the use of an identifiable asset for a period of time in return for a payment, then the agreement constitutes or involves a lease. The term of the lease shall be determined as the irrevocable period for which the lessee has the right to extend the lease of the asset, provided that it is almost certain that the lessee will exercise that right, and any additional period for which the lessee has the right to withdraw from the agreement, since it is almost certain that the lessee will not exercise this right. After the start of the lease term, the occurrence of a significant event or a significant change in the conditions under its control, the Group and the Company, as a lessee, reassess the term of the lease. The Group and the Company, either as a lessor or as a lessee, revise the lease term if there is a change in the irrevocable period of the lease.

### a) Where the Company and the Group are the lessors

When the risks and rewards associated with the ownership of the leased assets are transferred to the lessee, then the respective contracts are classified as finance leases. All other leases are classified as operating leases.

It is noted that all lease contracts entered into by the Group and the Company are classified as operating leases.

### b) Where the Company and the Group are the lessees

#### *Right-of-use assets*

The Company recognises right-of-use assets at the start of the lease (the date the asset is available for use). The right-of-use assets are measured at their cost, less any accumulated depreciation and impairment and adjusted for any revaluation of the respective lease liabilities.

Right-of-use assets are subject to impairment testing.

#### *Lease liabilities*

At the start of the lease, the Company recognises lease liabilities equal to the present value of the leases over the lifetime of the lease agreement.

To calculate the present value of payments, the Company uses the cost of additional borrowing at the start of the lease, if the effective interest rate is not directly determined by the lease agreement. Subsequent to the start of the lease, the amount of the lease liabilities is increased by the interest expense and reduced by the lease payments made. In addition, the carrying

amount of lease liabilities is measured if there is a contract modification, any change in the lease term, in fixed rents or in the purchase assessment of the asset.

## 2.11 Accounting principles for the classification, valuation and impairment of financial instruments

### *Initial recognition*

The Company and the Group recognize financial instruments as assets or liabilities if they become counterparties acquiring rights or taking on liabilities under the contractual terms of the financial instrument.

At the time of initial recognition, financial assets and liabilities are measured at their fair value. In the case of financial instruments not measured at fair value through the Statement of Income, the value at initial recognition is increased by transaction costs and reduced by revenues and commissions directly related to their acquisition or creation. The financial assets and liabilities of the Company and the Group relate to the securities of the investment portfolio, the cash and cash equivalents, trade receivables, suppliers and certain items of other receivables and other liabilities.

### *Subsequent measurement of financial assets*

- Financial assets stated at amortised cost are part of a business model aimed at holding in order to collect their contractual cash flows, and the contractual terms governing them provide exclusively for cash flows of principal and interest on outstanding principal, which should be paid on specific dates (Solely Payments of Principal and Interest - SPPI).

This category is stated at amortised cost using the effective interest method and is examined at each financial statements preparation date for the existence of expected impairment losses.

## 2.12 Trade and other receivables

Trade and other receivables are initially at their fair value and subsequently measured at amortised cost with the use of the effective rate (if they are due over a period of more than one year), reduced by any impairment provision for expected credit losses. The impairment provision is recognized when there is an objective indication that the Company is not able to collect all the amounts due based on the contractual terms and the calculation of expected credit losses for the items that are not credit impaired. The amount of the impairment provision is the difference between the carrying amount of the receivables and the present value of the estimated future cash flows, discounted by the effective rate and recognised as an expense in the statement of comprehensive income.

The Company applies the simplified approach of IFRS 9 to calculate the expected credit losses. The provision for loss is always measured at an amount equal to the expected credit losses over the lifetime of the receivable. In order to calculate the expected credit losses in relation to trade and other receivables, the Company uses a credit loss provision table based on the aging of the balances of the receivables. Provision for credit losses is based on historical data taking into account future factors in relation to debtors and the economic environment.

## 2.13 Cash and cash equivalents

Cash and cash equivalents include cash in hand, current deposits and other short-term highly liquid investments with original maturities of 3 months or less and of low risk.

## 2.14 Share capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of shares are shown in Share Premium Account. The acquisition cost of treasury shares, net of income tax (if appropriate), is shown as a deduction from the Company's equity, until the treasury shares are cancelled or disposed of. Any gain or loss on sale of treasury shares, net of other costs directly attributable to the transaction and income tax, if applicable, is shown as reserve in equity.

## 2.15 Earnings per share

Basic earnings per share is calculated by dividing the profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the year. Diluted earnings per share is calculated adjusting the weighted average number of ordinary shares outstanding to assume conversion of all dilutive potential ordinary shares.

## 2.16 Dividend distribution

Dividend distribution to the parent Company's shareholders is recognised as a liability in the financial statements in the period in which the dividends are announced and approved by the General Meeting of shareholders.

## 2.17 Borrowings

Borrowings are recognised initially at fair value, net of costs incurred associated with the loan. After initial recognition, loan liabilities are measured at amortised cost using the effective interest method. Amortised cost is calculated taking into account any difference between the proceeds net of transaction costs and the redemption value. Gains and losses are recognised in the statement of income when the liabilities are written off or impaired, as well as through the amortisation process.

## 2.18 Derecognition of financial liabilities

The Group and the Company eliminate a financial liability (or part of a financial liability) from the statement of financial position when, and only when, it is paid - namely when the commitment determined in the contract is fulfilled, annulled or expired.

A transaction between an existing debtor and lender of debt instruments with substantially different terms is addressed and accounted for a repayment of initial financial liability and recognition of a new financial liability. Likewise, material amendment to the terms of an existing financial liability or part of it (either due to debtor's economic difficulty either not) is addressed and accounted for as repayment of initial financial liability and recognition of a new financial liability.

The difference between the carrying amount of a financial liability (or part of a financial liability) that is paid or transferred to another part and the consideration paid including any transferred assets other than cash or any assumed obligations is recognised in the statement of income.

If an entity repurchases part of a financial liability allocates the previous carrying amount of the financial liability between the part that continues to be recognised and the part that has been derecognised based on the related fair values of these parts at the date of the repurchase. The difference between a) the carrying amount allocated to the derecognised part and b) the consideration paid, including any transferred assets other than cash or any assumed obligations, for the derecognised part, is recognised in the statement of income.

## 2.19 Employee benefits

### A) Post-employment benefits

The defined benefit plan relates to the legal obligation for a lump-sum payment to employees at the date of termination of service due to retirement. The liability recognised in the statement of financial position for this plan is the present value of the defined benefit obligation based on the employees' entitlements and the time over which the defined benefit obligation is expected to be paid. The defined benefit obligation is calculated annually by an independent actuary using the projected unit credit method.

The present value of the defined benefit obligation is calculated by discounting the estimated future cash outflows using interest rates of high-quality corporate bonds that are denominated in the currency in which the benefits will be paid, and that have terms to maturity approximating to the terms of the related pension obligation.

The current service cost of the defined benefit plan is recognised in the statement of comprehensive income except when it is included in the cost of an asset. Current service cost reflects the increase in the defined benefit obligation arising from employee service during the year and changes due to curtailments or settlements.

The past service cost is recognized directly in the results.

Net interest cost is calculated as the net amount between the defined benefit obligation and the fair value of the plan's assets multiplied by the discount rate. This cost is included in the statement of comprehensive income under employee benefits.

Actuarial gains and losses arising from empirical adjustments and changes in actuarial assumptions are recognized in the other comprehensive income in the period in which they occur.

### B) Defined contribution benefits

The Company's personnel is principally covered by the main Public Social Security Organization relating to the private sector (EFKA) which provides pension and healthcare benefits. Each employee is required to contribute part of his/her monthly

salary to the Institution, while part of the total contribution is covered by the employer. Upon retirement, the pension fund is responsible for paying pension benefits to employees. Accordingly, the Company has no legal or constructive obligation to pay future benefits under this plan. The accrued cost of contributions is recognised as an expense in the period to which it relates. This plan is considered and accounted for as a defined contribution plan.

#### *C) Incentive plans for members of the Board of Directors and staff*

The Company adopts incentive plans and aims to attract, retain and motivate its executives and staff, through an Incentive Plan; participants acquire a direct shareholding interest in the Company and will connect their performance to the Company's future performance as reflected in its growth in assets (GAV) and intrinsic book value (NAV). The Plans involve equity compensation benefits providing treasury shares that will be acquired for this purpose.

Their exact number, the price and time of exercise decided on a case-by-case basis by the Board of Directors within the frame approved by the General Meeting and after taking into account the current legislative framework.

Their fair value, determined at the disposal date, is recognised as a personnel fee (expense) with a corresponding increase in the reserve of the equity, during the period when the services concerned are provided by the staff.

## **2.20 Provisions and contingent liabilities, contingent assets**

The Group recognizes provisions when:

- a) there is a present legal or constructive obligation as a result of past events,
- b) it is probable that an outflow of resources will be required to settle the obligation, and
- c) the amount of the relevant obligation can be reliably estimated.

The Group's Management reviews the need to make provisions at the end of each year and adjusts them to reflect the best possible estimates and, if necessary, are discounted on the basis of a pre-tax discount rate.

Contingent liabilities are not recognised in the financial statements but are disclosed, unless the probability of an outflow of resources incorporating economic benefits is minimal.

Contingent assets are not recognised in the financial statements but are disclosed if the inflow of economic benefits is likely.

## **2.21 Revenue recognition**

Revenue is recognised as follows:

#### *a) Income from services*

Revenues from all sales categories are accounted for in the year they concern, while at the balance sheet date are recognised the accrued but not invoiced revenues of all types of services. Revenues are recognised only when it is probable that the economic benefits associated with the transaction will flow to the company.

#### *b) Income from Investment property*

Income from Investment property includes income of operating leases, maintenance and management of property, concessions of use and commercial collaboration contracts.

Income from operating leases is recognised in the Statement of Income, using the straight-line method during the lease term. Income from maintenance and management of property, concessions of use and commercial collaboration contracts is recognised in the year for which concession and commercial collaboration services are provided and become accrued.

The Group defines property maintenance and management services as a separate performance obligation. The Group has determined that it controls the services before they are provided to lessees, and therefore acts as principal rather than representative for these contracts.

#### *c) Sales of property*

Income from sales of property is recognised in the financial statements only when a final contract is signed. Where the result of a contract cannot be reliably calculated, the revenue is recognised only to the extent that corresponding costs have been incurred and are expected to be collected. The costs of the contract are recognised when they are incurred. Where the

outcome of a contract can be reliably assessed, the income and expenses of the contract are recognised during the contract, respectively, as income and expense.

#### *d) Interest income*

Interest income is recognised on a time-proportion basis using the effective interest method. When a receivable is impaired, its carrying amount is reduced to its recoverable amount, being the present value of estimated future cash flows discounted at original effective interest rate. Subsequently, interest is recognised using the same rate on the impaired (new carrying) amount.

#### *e) Dividends*

Dividends are recognised as income when the right to receive payment is established, i.e. by the approval of the general meeting of shareholders of the company that distributes.

### **2.22 Borrowing costs**

Borrowing costs consist of accrued interest on the loans concluded, calculated on the basis of the effective interest rate method. Borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset is capitalized as part of the cost of that asset for the period until the asset is ready for use or sale. A qualifying asset is an asset for which an extended period of time is required before it is ready for the use for which it is identified or for sale.

### **2.23 Income tax- Deferred tax**

The income tax charge for the year includes the current tax and the deferred tax. Income tax is recognised in the statement of income other than that relating to transactions recognised directly in equity, in which case it is recognised directly, in a similar manner to equity.

Current income tax is the expected tax liability on the year's taxable income, based on enacted tax rates at the balance sheet date, and any additional income tax relating to previous years. Where different tax rates apply on distributed and non-distributed profits, the current tax rate will be quantified on the basis of the enacted tax rates of each category, depending on the amount of profits distributed.

Deferred income tax is calculated using tax rates that have been enacted at the time of their assessment on the difference between the accounting and the tax base of the individual assets and liabilities to the extent that these differences constitute deferrals to be eliminated in the future.

Deferred income tax assets from tax authorities are recognised only to the extent that it is probable that future taxable profit will be available, against which the temporary differences can be utilized. Deferred income tax assets are reduced to the extent to which it is no longer apparent that the relevant future tax relief will be secured.

During the normal workflow of the business, many transactions and calculations take place for which the exact calculation of the tax is uncertain. Management sets up provision for additional taxes that are likely to result from future tax audits. Where the final taxes resulting from the audits are different from the amounts initially recognised, these differences will affect the income tax and the provisions for deferred taxes in the year when the tax differences were determined.

On 05.04.2022 the Company received the relevant license from the Hellenic Capital Market Commission for its conversion into a Real Estate Investment Company ("R.E.I.C.").

The Group and the Company, applying the provisions of SIC-25 "Income Taxes – Changes in the tax regime of an entity or its shareholders", due to the change in its tax regime, reduced deferred tax liabilities and deferred tax assets. The change in the tax regime was recognized in profit or loss for the year (see also Note 6.18).

### **2.24 Related-party transactions**

Related parties are defined as undertakings in which the Group retains control or has a material influence in the formulation of their financial and management policies. Also, related parties are the members of the Group's Management, relatives of those with first degree of kinship, companies held by them or in which they have control or have material influence.

## 2.25 New standards and interpretations

New standards, amendments to existing standards and interpretations have been issued and their application is mandatory for annual periods beginning on or after 1 January 2021.

Where not otherwise stated the amendments and interpretations applicable for first time in the year 2021, have no impact on the consolidated financial statements of the Group. The Group has not earlier adopted standards, interpretations or amendments that have been issued by the IASB and approved by the European Union but of no mandatory application in the year 2021.

### **Standards and Interpretations mandatory for the current financial year 2021**

#### IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 (Amendment) - "Interest Rate Benchmark Reform" Phase 2

The International Accounting Standards Board on 27 August 2020 published amendments to the standards IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 as part of the 2nd phase of the project to address issues that may affect the financial reporting arising from the reform of interest rate benchmarks, including the replacement of an existing benchmark interest rate with an alternative interest rate.

The main facilities (or exceptions from the application of the accounting provisions of the individual standards) provided by these amendments concern the following:

- Changes in conventional cash flows: When changing the basis for calculating the cash flows of financial assets and liabilities (including lease liabilities), the changes required by the interest rate reform will not result in the recognition of profit or loss in the statement of income but in the recalculation of the interest rate. The above also applies to insurance companies that make use of the temporary exception from the application of IFRS 9.
- Hedge accounting: In accordance with the amending provisions, changes in the hedging documentation arising from the interest rate reform will not result in the termination of the hedging relationship or the initiation of a new relationship provided that they relate to changes permitted by the 2nd phase of amendments. In these changes are included the redetermination of the hedged risk for reference to a risk-free interest rate and the redetermination of the hedging and/or hedged items to reflect the risk-free interest rate. However, any additional inefficiency should be recognised in the statement of income.

The amendment is applicable for annual periods beginning on or after 1 January 2021.

#### IAS 19 Employee Benefits - Transitional provisions for the implementation of the finalised agenda decision under the title "Attributing Benefits to Periods of Service"

In May 2021, the International Financial Reporting Standards Committee issued its final agenda decision under the title "Attributing Benefits to Periods of Service (IAS 19)" which includes material explaining the way of attributing benefits to periods of service under a specific defined benefit plan similar to that defined in article 8 of L.3198/1955 regarding the recognition of provision of compensation due to retirement (the "Labour Law Defined Benefit Plan").

The above Decision differentiates the way in which the basic principles and regulations of IAS 19 have been applied in Greece in the previous years, and therefore, according to what is defined in the "IASB Due Process Handbook (par 8.6)", entities that prepare their financial statements in accordance with IFRS are required to amend their accounting policy accordingly.

The Group until the adoption of the agenda decision, applied IAS 19 attributing the benefits defined in article 8 of L. 3198/1955, L. 2112/1920, and its amendment by L. 4093/2012 to the period from the recruitment until the completion of 16 years of employment following the scale of Law 4093/2012 or until the employees' retirement date.

The implementation of this final Decision on the attached financial statements has resulted in attributing the benefits in the last sixteen (16) years until the date of retirement of the employees following the scale of L. 4093/2012.

#### IFRS 16 Leases (Amendment) - "Rent concessions related to the Coronavirus epidemic beyond 30 June 2021"

The International Accounting Standards Board (IASB), in response to the effects of the pandemic, issued firstly on 28 May 2020 and subsequently on 31 March 2021 an amendment to IFRS 16 "Leases" to enable lessees not to account for as lease modification any reductions in lease payment that are a direct result of COVID-19 and provided that all the following conditions are met:

- a) the revised consideration for the lease was the same as, or less than, the consideration for the lease immediately preceding the change,

- b) the reduction was related to lease payments originally due on or before 30 June 2021,  
c) there is no substantive change to other terms and conditions of the lease.

The amendment does not affect the lessors. The Board adopted an extension to the validity period of the facility from 30 June 2021 to 30 June 2022.

The amendment is applicable for annual periods beginning on or after 1 April 2021. Early application is permitted, including financial statements interim or annual not yet authorised for issue at 31 March 2021.

IFRS 4 Insurance Contracts (Amendment) – “Extension of the temporary exemption from applying IFRS 9”

This amendment, issued on 25 June 2020, deferred the date of initial application by two years, to annual reporting periods beginning on or after 1 January 2023 with a view to allowing time for the smooth adoption of the amended IFRS 17 by jurisdictions around the world. This will allow more insurance entities to apply the new Standard at the same time. In addition, IFRS 4 has been amended so that insurance entities can apply IFRS 9 Financial Instruments in parallel with IFRS 17.

The amendment is applicable for annual periods beginning on or after 1 January 2021.

**Standards and Interpretations mandatory for subsequent periods that have not been earlier applied by the Group and have been adopted by the E.U.:**

The amendments below are not expected to have a material impact on the financial statements of the Company (or the Group), unless otherwise stated.

**Annual improvements to IFRSs 2018-2020 Cycle**

On 14 May 2020, the International Accounting Standards Board issued the annual improvements containing the following amendments to the following International Financial Reporting Standards, which are applicable for annual periods beginning on or after 1 January 2022:

IFRS 1 First-time adoption of International Financial Reporting Standards - Subsidiary as a first-time adopter

The amendment permits the subsidiary to apply paragraph D16(a) of the Appendix to IFRS 1 to measure cumulative translation differences using the amounts reported by its parent, which are based on the date of the parent's transition to IFRSs.

IFRS 9 Financial Instruments - Remuneration and the 10% test of the write-off of financial liabilities

The amendment clarifies what fees an entity should include when applying the 10% test in paragraph B.3.3.6. of IFRS 9 to determine whether it should write-off a financial liability. The entity includes fees paid or collected between the entity (borrower) and the lender, including fees paid or collected by either the entity or the lender on behalf of another party.

IFRS 16 Leases - Lease incentives

The amendment removed the example for payments by the lessor regarding improvements to the leased property in the explanatory example 13 of the standard, in order to prevent any potential confusion regarding the accounting treatment of lease incentives that may result from the way lease incentives are presented in the example.

IAS 41 Agriculture - Taxation in fair value measurements

The amendment withdraws the requirement in paragraph 22 of IAS 41 that entities do not include cash flows from taxation when measuring biological assets using the technique of present value. This amendment ensures consistency with the requirements of IFRS 13.

IAS 16 Property, Plant and Equipment (Amendment) – “Proceeds before intended use”

The amendment changes the way the cost of the asset's proper functioning tests and the net proceeds of the sale from sales of items produced during the process of placing the asset in that location and situation are recognised. The revenues and production costs of these products will now be recognised in the profit and loss account instead of being shown deducted in

the assets' acquisition cost. It requires the entities to disclose separately the amount of sales proceeds and costs associated with such produced items that are not the result of the entity's ordinary activity.

The amendment is applicable for annual periods beginning on or after 1 January 2022.

IAS 37 Provisions, contingent liabilities and contingent assets (Amendment) – “Onerous contracts - Cost of fulfilling a contract”

The amendment determines what expenses an entity should include in determining the costs of fulfilling a contract for the purpose of assessing whether the contract is onerous. The amendment specifies that “the cost of fulfilling a contract” comprises the costs that relate directly to the contract and the allocation of other costs directly related to its performance. The amendment also clarifies that, before a separate provision for an onerous contract is recognised, an entity recognises any impairment loss on the assets used to fulfil the contract, and not on assets dedicated only to that contract.

The amendment is applicable for annual periods beginning on or after 1 January 2022.

IFRS 3 Business Combinations (Amendment) - “Reference to the Conceptual Framework”

On 14 May 2020, the IASB issued the “Reference to the Conceptual Framework (Amendments to IFRS 3)” with amendments to IFRS 3 “Business Combinations”. The amendment updated the standard to refer to the Financial Reporting Conceptual Framework issued in 2018, when it is necessary to determine what constitutes an asset or liability in a business combination. In addition, an exception was added for certain types of liabilities and contingent liabilities acquired in a business combination. Lastly, it is clarified that the acquirer must not recognise contingent assets, as defined in IAS 37, at the acquisition date.

The amendment is applicable for annual periods beginning on or after 1 January 2022.

IFRS 17 Insurance Contracts

On 18 May 2017, the International Accounting Standards Board (IASB) issued the IFRS 17, which along with the amendments issued on 25 June 2020, replaces the existing standard IFRS 4.

IFRS 17 establishes the principles for the recognition, measurement, presentation and disclosures of insurance contracts with the objective of providing a more uniform valuation and presentation approach for all insurance contracts.

IFRS 17 requires the measurement of insurance contract liabilities to be made not at historical cost but at the present value by way consistent also with the use of:

- unbiased, probability-weighted estimate of the present value of the future cash flows based on updated assumptions,
- discount rates that reflect the characteristics of the cash flows of the insurance contracts, and
- estimates about the financial and non-financial risks that arise from the issue of insurance contracts.

The new standard is applicable for annual periods beginning on or after 1 January 2023.

**Standards and Interpretations mandatory for subsequent periods that have not been earlier applied by the Group and have not been adopted by the E.U.:**

The amendments below are not expected to have a material impact on the financial statements of the Group, unless otherwise stated.

IAS 1 Presentation of financial statements (Amendment) - “Classification of Liabilities as Current or Non-Current”

The amendment affects only the presentation of liabilities in the statement of financial position. The amendment specifies that the classification of liabilities should be based on existing rights at the end of the reporting period. The amendment also clarified that Management's expectations for events expected to occur after the balance sheet date should not be taken into account and clarified the circumstances that constitute a settlement of the liability.

The amendments shall be effective for annual reporting periods beginning on or after 1 January 2023.

IAS 1 Presentation of financial statements and IFRS Practice Statement 2: Disclosures on accounting policies (Amendments)

On 12 February 2021, the International Accounting Standards Board issued an amendment to IAS 1 specifying that:

- The definition of accounting policies is given in paragraph 5 of IAS 8.

- An entity should disclose the significant accounting policies. Accounting policies are significant where, together with the other information included in the financial statements may affect the decisions taken by the main users of the financial statements.
- Accounting policies for non-significant transactions are considered non-significant and should not be disclosed. Accounting policies, however, may be significant depending on the nature of some transactions even if the amounts involved are not significant. Accounting policies related to significant transactions and events are not always significant in their entirety.
- Accounting policies are significant when users of financial statements need them in order to understand other significant information in the financial statements.
- The information on how an entity has implemented an accounting policy is more useful to users of financial statements than standard information or summary of IFRS provisions
- In case the entity chooses to include non-significant information on accounting policies, such information should not interfere with significant information on accounting policies.

In addition, guidance and illustrative examples are added to the Practice Statement 2 to help companies apply the concept of materiality in making decisions about accounting policy disclosures.

The amendment is applicable for annual periods beginning on or after 1 January 2023.

#### IAS 8 Accounting Policies, Changes in Accounting Estimates and Errors (Amendment) – “Definition of Accounting estimates”

On 12 February 2021, the International Accounting Standards Board (IASB) issued an amendment to IAS 8 which:

- Defined accounting estimates as monetary amounts in financial statements that are subject to measurement uncertainty.
- Clarified that an accounting policy may require the items in the financial statements to be measured in such a way as to create uncertainty. In this case, the entity shall develop an accounting estimate. The development of accounting estimates includes the use of crises and assumptions.
- When developing accounting estimates, an entity uses valuation techniques and data.
- An entity may be required to change its accounting estimates. This fact by its very nature is not related to previous years nor is it an error correction. Changes in valuation data or techniques constitute changes in accounting estimates unless they are related to error correction.

The amendment is applicable for annual periods beginning on or after 1 January 2023.

#### IAS 12 Income taxes (Amendment) - “Deferred Tax related to assets and liabilities arising from a single transaction”

On 7 May 2021, the International Accounting Standards Board issued an amendment to IAS 12 by which it narrowed the scope of the recognition exemption whereby companies in certain circumstances were exempted from the obligation to recognise deferred tax at the time of initial recognition of the underlying asset or liability. The amendment clarifies that this exemption does not apply to transactions in which equal amounts of deductible and taxable temporary differences arise on initial recognition, such as leases for lessees and restoration obligations.

The amendment is applicable for annual periods beginning on or after 1 January 2023.

#### IFRS 17 Insurance Contracts (Amendment) – “Initial application of IFRS 17 and IFRS 9 – Comparative information”

On 9 December 2021, the International Accounting Standards Board adopted an amendment to the IFRS, that adds an option for the transition to IFRS 17 to address possible accounting mismatches between financial assets and insurance contract liabilities in the comparative information presented on initial application of IFRS 17 and therefore will improve the usefulness of comparative information for users of financial statements. It allows the presentation of comparative information on financial assets in a way that is more consistent with IFRS 9.

The amendment is applicable for annual periods beginning on or after 1 January 2023.

### **3. Critical accounting estimates and Management’s judgments**

#### **3.1 Management’s critical accounting estimates for the application of accounting policies**

The Group and the Company in applying their accounting policies and preparing the financial statements according to IFRSs make judgments that may significantly affect the amounts recognised in the financial statements.

Below are set out the main sources of uncertainty of the estimates that the Group and the Company have used in applying the accounting policies that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year:

**(a) Fair value of investments in properties**

Fair value estimates of investments in properties, are based on estimates made by independent certified valuers at the end of each financial year. These estimates are made on the basis of data from various sources, including current prices and discounting of future cash flows, resulting from the terms of current rents and other contracts as well as from (where possible) external data such as current rental prices of similar properties.

**(b) Classification of assets under IFRIC 12**

In accordance with IFRIC 12, infrastructure constructed by a concessionaire is not recognised in its assets as tangible fixed assets but in financial assets as a financial asset model and/or intangible assets as an intangible asset model, or partly as a financial asset and partly as a hybrid model depending on the contractually agreed terms. The definitive classification of the amounts on the basis of the above methods/models, requires a judgment by the management of the Company and the Group regarding the interpretation of the terms of the partnership agreement as well as other factors such as financial parameters. Management considered that on the basis of the existing data, these amounts are allocated as financial assets.

**(c) Impairment of holdings in subsidiaries**

The Company tests annually whether there are any indications of impairment of holdings in subsidiaries and, where applicable, an estimate of the recoverable value of the asset is made in order to determine the amount of its impairment loss. This estimate is based on the company's equity.

**(d) Provisions and Contingent liabilities**

The Group and the Company monitor pending court cases and the financial effects they may have on the financial statements based on the estimates of the legal advisors. The legal advisors consider that they will not take action against the Group for lawsuits of significant amount and therefore the Company has not made a provision at the expense of the total revenue.

**(e) Incentive plan for the members of the Board of Directors and the personnel and associates of the Company**

The estimation of the fair value of the incentive plans requires the use of the appropriate valuation method, which depends on the terms and conditions of the benefits. This estimate also requires using appropriate data, including the grant date of the rights, the expected life of the rights, whether the conditions are market or non-market related (market/ non market condition), vesting conditions, expected dividend yield, and making assumptions about them. The Group and the Company also take into account the conditions of the benefits (against shares or cash payment) for the accounting policy to be followed (formation of a reserve or a liability).

**(f) Provision for doubtful receivables**

The Group and the Company periodically reassess the adequacy of the provision for doubtful receivables on the basis of the information available to them regarding the recoverability of their receivables. The management's assessment is carried out on the basis of the model of expected credit losses according to IFRS 9, namely it is based on past experience but is adjusted in such a way as to reflect forecasts for the future financial situation of the customers and the financial environment.

## **3.2 Management's critical judgments for the application of accounting principles**

**(a) Classification of newly acquired businesses and assets as an acquisition of a business or an individual asset**

The Group determines whether, when acquiring activities and assets, they should be recognised as an acquisition of a business or as an investment in real estate. The Group acquires subsidiaries which own real estate. The Group identifies an acquisition as an acquisition of a business when a comprehensive set of activities and assets, including the asset, is acquired. In particular, it examines the extent to which important processes are acquired and, in particular, the extent of the services provided by the subsidiary. Where the acquisition of subsidiaries does not represent an acquisition of business, it is considered as an acquisition of a group of assets and liabilities. Transactions that are not identified as an acquisition of a business do not result in goodwill.

**(b) Determination of the term of renewable leases**

The Group and the company specify the term of the lease as the contractual term of the lease, including the period of time covered by (a) the right to extend the lease, if it is relatively certain that the right will be exercised or by (b) the right to terminate the contract, if it is relatively certain that the right will not be exercised.

The Group has the right, for some leases, to extend the term of the lease. The Group assesses whether it is relatively certain that the renewal right will be exercised and, in exercising that right, considers all relevant factors that create an economic incentive. Subsequent to the commencement date of the lease, the Group shall review the lease term if there is a significant event or change in circumstances within its control that affects the option to exercise (or not exercise) the renewal option.

(c) For the refinancing of its loans, the subsidiary JPA ATTICA SCHOOLS S.A. applied the settlement of para. B 3.3.6 of IFRS 9, in conjunction with para. 19 of IAS 1 regarding the departure from the requirement for reasons of fair presentation of the financial statements, given that such restructuring as a whole was beneficial to the company. The cost of early payment resulting from the refinancing was not recognised as an expense in the statement of income for that period, but was considered as the cost of the new borrowing and will increase the effective interest rate during its repayment period (Note 6.16).

### 3.3 Fair value measurement

The Company provides the necessary disclosures about fair value measurement through a three level hierarchy.

- Financial assets traded in an active market, the fair value of which is determined based on the quoted market prices, in effect at the reporting date for comparable (similar) assets or liabilities ("Level 1" inputs).
- Financial assets other than traded in an active market, the fair value of which is determined using valuation techniques and assumptions that are based either directly or indirectly on observable market data at the reporting date ("Level 2" inputs).
- Financial assets other than traded in an active market, the fair value of which is determined using valuation techniques and assumptions that basically are not based on market data ("Level 3" inputs).

At 31 September 2021, the carrying amount of trade and other receivables, cash and cash equivalents, as well as the item trade and other payables approximates the fair value.

During the period did not occur transfers between Level 1 and Level 2 or transfers into and out of Level 3 for fair value measurement.

## 4. Description of Main Risks and uncertainties

The Group is exposed to risks arising from the uncertainty that characterizes the estimates of the exact market sizes and their future development. Risks comprise the market risk (changes in prices and market rates), the liquidity risk and the credit risk. The Group's risk management policy seeks to minimize their potential negative impact on the Group's financial performance.

### Risk related to the macroeconomic environment in Greece

Due to the nature of its activity, the Group is exposed to fluctuations in the overall state of the Greek economy and in particular that of the real estate market. It is noted that the prediction of the time of occurrence of the changes is uncertain. This fluctuation in macroeconomic conditions, and by extension the conditions of the domestic real estate market, affects indicatively:

1. the level of supply/demand for property assets, affecting the Group's ability to lease the vacant investment properties or lease them on attractive terms (amount and duration of basic consideration in the lease agreements) and to creditworthy tenants or increase the costs required for the conclusion of leases (e.g. configuration costs), due to reduced demand or increased supply of property assets or a contraction in the domestic economic activity, and/or sell an asset in its portfolio (either because it does not yield the expected return or to meet any liquidity needs) in favourable market conditions and with an expected consideration (as the marketability of the properties is affected in addition to the location of the property also from the supply and demand for the type of the property asset and the wider macroeconomic environment of Greece).
2. the lessees' ability to pay the rent
3. the discount rate and/or the supply/demand of comparable properties and hence due to the above, the estimate of the property's fair value.

**Risk of COVID-19 pandemic**

The COVID-19 pandemic, which broke out in March 2020, led to distancing measures, including the imposition of a universal curfew and lockdown of business sectors to counter the spread of the pandemic and high spending by the Greek state to tackle the disease, support businesses and safeguard employment, with negative effects on the rate of economic growth and the development of the Greek economy, which saw a 9% slowdown in 2020. However, a significant recovery of the Greek economy is on the horizon, with GDP growth estimated at 8.5% in 2021 and 4.9% and 3.5% in 2022 and 2023, respectively, according to the European Commission's winter economic forecasts.

The progress of the national vaccination rollout programme combined with the gradual easing of the pandemic restrictive measures is expected to have a positive impact on the recovery of economic activity and domestic demand. In any case, any estimates relating to the duration and timing of the end of the COVID-19 pandemic are subject to a high degree of uncertainty, as the phenomenon is still ongoing, with the emergence of new mutations of the disease, such as Omicron. Any prolonged duration of the pandemic due, e.g. the possible emergence of new, vaccine-resistant mutations and the possible imposition of further restrictive measures to encounter the pandemic, may have substantial adverse effects on the operation of key sectors of the Greek economy, including the sectors in which tenants operate and the real estate sector in which the Group operates, to an extent and to a degree that cannot be foreseen or quantified at present. If, contrary to current projections, a substantial deterioration of the economic environment takes place, this could potentially give rise to a significant reduction in the Group's operating cash flows and the properties' fair values, as well as the Group's equity, which could adversely affect the company's ability to adequately service its obligations.

In particular, with regard to the impact of the Covid-19 pandemic on the Group for the 2021, it is noted that:

- the valuations of the Group's investment properties are not subject to comments on valuation uncertainty "subject to material valuation uncertainty" at the valuation date (31.12.2021) except for a property belonging to the commercial real estate (big-boxes) sector.
- To date, rental income has not been significantly affected by the pandemic. It is noted that some of the tenants paid rent, reduced by 40% for the months of January-April 2021, based on a measure taken as part of the support measures to address the economic impact of the pandemic. This reduction represents a total revenue loss of approximately € 232 thousand for the properties in the Group's portfolio as at 31.12.2021, which is not assessed as significant for the Group. It is noted that it is not known whether there will be a corresponding reduced rent entitlement in 2022 for certain tenants and/or further support measures and/or whether the categories of affected sectors that are beneficiaries of the relevant measure will be expanded to include more tenants of the Group's properties.

**Energy crisis**

The recent energy crisis, whose depth and scope cannot be assessed at present, is contributing to a climate of uncertainty in terms of the impact of the inflationary pressures that have already emerged on consumption, investments and, by extension, economic growth. Rising energy prices combined with disruptions in supply chains that increase transport and production costs have fueled strong inflationary pressures globally, increasing uncertainty regarding the impact that they will have on the economic growth rate in 2022. In addition, the recent crisis in Ukraine is expected to put further pressure on energy prices and by extension, on inflation. Any estimates regarding the impact of the energy crisis on the domestic economy, the real estate market and, by extension, on the Group's financial results are subject to a high degree of uncertainty. The company monitors closely and continuously assesses the evolving data.

**Market risk****Investment property prices:**

The operation of the real estate market involves risks, related to factors such as the geographical location and commerciality of the property, the general business activity of the area and the type of use in relation to future developments and trends. These factors separately or combined can bring about a commercial upgrade or degradation of the area and the property with a direct effect on its value.

In addition, fluctuations in the economic climate may affect the performance-risk relation that investors seek and lead them to search for other forms of investment resulting in negative developments in the real estate market, which could affect the fair value of the Group's properties and, thus, its performance and financial position.

In general, when the economy is going through periods of growth, consumption increase is witnessed along with a corresponding increase in investments, and the creation of the conditions for increase in demand for new commercial spaces. On the other hand, in cases where adverse economic conditions prevail, the demand for products and services decreases adversely affecting the corresponding production sectors, thereby limiting the demand for professional spaces.

The Group focuses on its investment activity in areas and categories of real estate (commercial real estate such as storage and distribution centres, super market etc.) for which sufficient demand and commerciality are expected at least in the medium term based on current data and forecasts.

The Group may be exposed in the future to potential claims regarding defects in the development, construction and renovation of the properties, which may have a materially negative impact on the business, future results and future financial position.

The thorough audit that the Group will carry out when acquiring new properties does not rule out that it will not be able to identify all risks and liabilities in relation to an investment with adverse effects on future results and its future financial position. Also, according to the Group's policy, the investment properties in its possession are valued each year by well-known professional valuers, and there is also extensive audit and evaluation of each property that it intends to acquire.

#### *Cash flow risk due to change in interest rates:*

The Group's exposure to risk from fluctuations in interest rates derives mainly from bank loans. The Group is exposed to fluctuations in interest rates prevailing in the market that affect its financial position as well as its cash flows. Borrowing costs may increase as a result of such changes and damage or decrease during unexpected events.

#### **Risks related to the financing of the Group**

Possible non-compliance of the Company and the Group's subsidiaries (including JPA) with restrictive clauses (covenants) and other obligations arising from their existing and/or future financing agreements, could lead to the termination of these finance leases and, furthermore, to a cross-default of the financial contracts, which could jeopardise the ability of the Company and the Group's companies to meet their loan obligations, making the relevant obligations immediately payable and adversely affect the prospects of the Group.

The Company's ability to distribute dividends to its shareholders in addition to the minimum dividend of article 161 of L. 4548/2018, as applicable is limited by specific terms of its loan agreements.

The Group's liquidity is monitored by the Management at regular intervals through the general liquidity ratio (current ratio). The general liquidity ratio is the ratio of short-term assets (current assets) to total current liabilities as shown in the financial statements.

The general liquidity ratio is calculated as follows:

|                             | Group         |               | Company       |               |
|-----------------------------|---------------|---------------|---------------|---------------|
|                             | 31/12/2021    | 31/12/2020    | 31/12/2021    | 31/12/2020    |
| Current assets (a)          | 37,209,257.58 | 10,780,657.43 | 23,540,521.83 | 1,228,459.24  |
| Current liabilities (b)*    | 44,995,084.60 | 29,304,645.11 | 40,910,922.57 | 27,166,876.51 |
| <b>Current Ratio) (a/b)</b> | 0.83          | 0.37          | 0.58          | 0.05          |

\* In the current financial year, the Group and the Company, the current liabilities have included the repayment of an amount of € 39.4 mil. of the Alpha Bank Bond Loan that took place on 2/2/2022. (Note 6.16).

#### **Credit risk**

The Group is exposed to credit risk with respect to trade receivables from tenants and receivables from property sales. In order to minimise its impact, procedures have been put in place to ensure that the Group's transactions are carried out with customers with sufficient credit worthiness and at the same time, sufficient guarantees are given, whether they are leases or property sales. A significant part of the Group's rental income derives from three tenants who in total represent 40.2% of the total annualized rents, with reporting date 31.12.2021. Therefore, the Group is exposed to counterparty risk and any failure to

pay rents, terminate or renegotiate the terms of these leases from the tenants' side, on terms that are less favourable to the Group, may have significant negative effects on the Group's business activity, results, financial situation and prospects.

#### **Risks related to the activity of the subsidiary JPA ATTICA SCHOOLS S.A.**

The company JPA ATTICA SCHOOLS S.A. was established for the sole purpose of the assumption, study, financing, construction and technical management of 10 school units in the region of Attica. Provided that the construction phase of the school units was completed in the year 2017, the phase of Operation and Maintenance of the school units is in progress.

Pursuant to the School Management Agreement, the compliance with specific standards regarding the quality of services during the Operation and Maintenance phase of the school units is provided. Failure to comply with the relevant specifications may result in termination, which would have a negative impact on the results of the company JPA ATTICA SCHOOLS S.A., and consequently the results and financial situation of the Group.

The main customer of JPA ATTICA SCHOOLS S.A. is KTYP S.A., which is a company of the wider Public Sector and, as a result, the Group is exposed to credit risk in the event of an inability of the Greek State to meet in a timely manner its obligations, as these arise from the School Management Agreement. Any such failure on the part of KTYP S.A., may have significant negative effects on the business activity of JPA ATTICA SCHOOLS S.A. and its results, and thus on the Group's results and financial situation.

The Group may suffer material losses from the activity of JPA ATTICA SCHOOLS S.A., which exceed any insurance compensation or from events that have taken place and for which it cannot be insured, which would have a negative impact on the Group's results and financial situation.

#### **Capital risk**

The Company's objective when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for the other parties related to the Company and to maintain an optimal capital structure in order to decrease capital cost.

The Company monitors its capital structure with the leverage ratio.

Amounts in € thousand

|                                                           | <b>Group</b>      |                   | <b>Company</b>    |                   |
|-----------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|
|                                                           | <b>31/12/2021</b> | <b>31/12/2020</b> | <b>31/12/2021</b> | <b>31/12/2020</b> |
| Total loans (not including lease obligations) (Note 6.16) | 98,401            | 50,008            | 41,580            | 21,218            |
| Less: Total cash and cash equivalents (Notes 6.10, 6.11)  | 29,305            | 4,265             | 23,184            | 937               |
| <b>Net Loans (not including lease obligations) (a)</b>    | <b>69,096</b>     | <b>45,743</b>     | <b>18,396</b>     | <b>20,281</b>     |
| Total Equity                                              | 126,294           | 38,183            | 112,091           | 34,670            |
| <b>Total capital (b)</b>                                  | <b>195,390</b>    | <b>83,926</b>     | <b>130,487</b>    | <b>54,951</b>     |
| Leverage ratio (not including lease obligations) (a/b)    | 35.36%            | 54.50%            | 14.10%            | 36.91%            |

|                                                                                        | <b>Group</b>      |                   | <b>Company</b>    |                   |
|----------------------------------------------------------------------------------------|-------------------|-------------------|-------------------|-------------------|
|                                                                                        | <b>31/12/2021</b> | <b>31/12/2020</b> | <b>31/12/2021</b> | <b>31/12/2020</b> |
| Total loans (including lease obligations for investment properties) (Notes 6.16, 6.17) | 103,044           | 50,008            | 41,580            | 21,218            |
| Less: Total cash and cash equivalents (Notes 6.10, 6.11)                               | 29,305            | 4,265             | 23,184            | 937               |
| <b>Net Loans (including lease obligations for investment properties) (a)</b>           | <b>73,739</b>     | <b>45,743</b>     | <b>18,396</b>     | <b>20,281</b>     |
| Total equity                                                                           | 126,294           | 38,183            | 112,091           | 34,670            |
| <b>Total capital (b)</b>                                                               | <b>200,033</b>    | <b>83,926</b>     | <b>130,487</b>    | <b>54,951</b>     |
| Leverage ratio (including lease obligations for investment properties) (a/b)           | 36.86%            | 54.50%            | 14.10%            | 36.91%            |

## 5. Segment reporting

The group is organised into the following business segments:

Commercial property: This category includes commercial real estates (big-boxes, super market) as well as plots for future exploitation.

Industrial Buildings: This category includes warehouse buildings (logistics) as well as other properties with industrial use.

Serviced apartments: This category includes buildings that function as serviced apartments including student dormitories

Management of School Units (PPP): This category includes social buildings in the field of education (schools).

The accounting policies for the business segments are the same as those described in the significant accounting policies of the annual financial statements.

There are no transactions between the business segments.

Operating segments are strategic units that are monitored separately by the Board of Directors because they concern different segments of the real estate industry with separate yields.

### Segment Results, Assets and Liabilities at 31/12/2021

|                                                                      | Commercial properties | Industrial Buildings  | Serviced apartments  | Social buildings (PPP)                | Unallocated income / expenses | Total                 |
|----------------------------------------------------------------------|-----------------------|-----------------------|----------------------|---------------------------------------|-------------------------------|-----------------------|
| Revenues from external customers                                     | 481,420.67            | 6,017,206.45          | 8,922.12             | 2,419,323.00                          | 15,000.00                     | 8,941,872.24          |
| Income from common charges / other revenue                           |                       | 578,190.91            | 0.00                 | 0.00                                  | 679,197.72                    | 1,257,388.63          |
| Gains/losses from measurement at fair value of investment properties | 111,697.48            | 6,590,082.58          | 405,465.03           | 0.00                                  | 0.00                          | 7,107,245.09          |
| <b>Total</b>                                                         | <b>593,118.15</b>     | <b>13,185,479.94</b>  | <b>414,387.15</b>    | <b>2,419,323.00</b><br>(2,237,944.31) | <b>694,197.72</b>             | <b>17,306,505.96</b>  |
| Segment expenses                                                     | (105,247.67)          | (4,077,314.38)        | (25,556.51)          | )                                     | (302,918.34)                  | (6,748,981.21)        |
| Finance expenses / income                                            | (72,933.53)           | (1,806,732.55)        | (10,692.49)          | 442,567.21                            | (133,677.69)                  | (1,581,469.05)        |
| <b>Segment result</b>                                                | <b>414,936.95</b>     | <b>7,301,433.01</b>   | <b>378,138.15</b>    | <b>623,945.90</b>                     | <b>257,601.69</b>             | <b>8,976,055.70</b>   |
| Gains from acquisition of subsidiary                                 | 0.00                  | 0.00                  | 0.00                 | 0.00                                  | 594,127.23                    | 594,127.23            |
| <b>Profit before income tax</b>                                      | <b>414,936.95</b>     | <b>7,301,433.01</b>   | <b>378,138.15</b>    | <b>623,945.90</b>                     | <b>851,728.92</b>             | <b>9,570,182.93</b>   |
| Income tax expense                                                   | 0.00                  | 0.00                  | 0.00                 | 0.00                                  | 5,060,701.91                  | 5,060,701.91          |
| <b>Profit for the year - net</b>                                     | <b>414,936.95</b>     | <b>7,301,433.01</b>   | <b>378,138.15</b>    | <b>623,945.90</b>                     | <b>5,912,430.83</b>           | <b>14,630,884.84</b>  |
| <b>Assets</b>                                                        |                       |                       |                      |                                       |                               |                       |
| Segment assets                                                       | 4,406,000.00          | 148,615,202.82        | 11,100,000.00        | 39,159,863.92                         | 0.00                          | 203,281,066.74        |
| Unallocated segment assets                                           | 0.00                  | 0.00                  | 0.00                 | 0.00                                  | 0.00                          | 32,868,450.69         |
| <b>Total assets</b>                                                  | <b>4,406,000.00</b>   | <b>148,615,202.82</b> | <b>11,100,000.00</b> | <b>39,159,863.92</b>                  | <b>0.00</b>                   | <b>236,149,517.43</b> |
| <b>Liabilities</b>                                                   |                       |                       |                      |                                       |                               |                       |
| Segment loans and liabilities                                        | 6,372,806.20          | 65,769,878.18         | 0.00                 | 30,952,825.92                         | 0.00                          | 103,095,510.30        |
| Unallocated segment liabilities                                      | 0.00                  | 0.00                  | 0.00                 | 0.00                                  | 0.00                          | 6,760,374.46          |
| <b>Total liabilities</b>                                             | <b>6,372,806.20</b>   | <b>65,769,878.18</b>  | <b>0.00</b>          | <b>30,952,825.92</b>                  | <b>0.00</b>                   | <b>109,855,884.76</b> |

In commercial properties there are two non-leased plots of fair value €5,340 thousand.

In industrial properties there are two non-leased properties of fair value €5,530 thousand.

**Segment Results, Assets and Liabilities at 31/12/2020**

|                                                                      | Commercial properties | Industrial Buildings | Management of School Units | Unallocated Income / expenses | Total                 |
|----------------------------------------------------------------------|-----------------------|----------------------|----------------------------|-------------------------------|-----------------------|
| Revenues from external customers                                     | 0.00                  | 1,554,240.97         | 150,485.39                 | 0.00                          | 1,704,726.36          |
| Income from common charges / other revenue                           | 0.00                  | 0.00                 | 0.00                       | 30,834.69                     | 30,834.69             |
| Gains/losses from measurement at fair value of investment properties | 645,000.00            | (78,595.22)          | 0.00                       | 0.00                          | 566,404.78            |
| <b>Total</b>                                                         | <b>645,000.00</b>     | <b>1,475,645.75</b>  | <b>150,485.39</b>          | <b>30,834.69</b>              | <b>2,301,965.83</b>   |
| Segment expenses                                                     | (17,492.28)           | (1,193,148.78)       | (137,599.74)               | (11,338.00)                   | (1,359,578.80)        |
| Finance expenses / income                                            | (14.92)               | (518,548.12)         | 43,901.97                  | 1,166.20                      | (473,494.87)          |
| <b>Segment result</b>                                                | <b>627,492.80</b>     | <b>(236,051.15)</b>  | <b>56,787.62</b>           | <b>20,662.89</b>              | <b>468,892.16</b>     |
| Profit/(loss) from disposal of non-current assets                    | 0.00                  | 0.00                 | 0.00                       | 150,159.92                    | 150,159.92            |
| Gains from sale of financial assets                                  | 0.00                  | 0.00                 | 0.00                       | 18,073.44                     | 18,073.44             |
| Gains from acquisition of subsidiary                                 | 0.00                  | 0.00                 | 0.00                       | 745,539.94                    | 745,539.94            |
| <b>Profit before income tax</b>                                      | <b>627,492.80</b>     | <b>(236,051.15)</b>  | <b>56,787.62</b>           | <b>934,436.19</b>             | <b>1,382,665.46</b>   |
| Income tax expense                                                   |                       |                      |                            | 1,026,018.70                  | 1,026,018.70          |
| <b>Profit for the year from continuing operations</b>                | <b>627,492.80</b>     | <b>(236,051.15)</b>  | <b>56,787.62</b>           | <b>1,960,454.89</b>           | <b>2,408,684.16</b>   |
| Loss for the year from discontinued operations                       |                       |                      |                            | (318,207.40)                  | (318,207.40)          |
| Profit from discontinued operations                                  |                       |                      |                            | 25,551,553.90                 | 25,551,553.90         |
| <b>Profit for the year net of tax</b>                                | <b>627,492.80</b>     | <b>(236,051.15)</b>  | <b>56,787.62</b>           | <b>27,193,801.39</b>          | <b>27,642,030.66</b>  |
| <b>Assets</b>                                                        |                       |                      |                            |                               |                       |
| Segment assets                                                       | 5,390,000.00          | 60,530,000.00        | 43,753,583.54              | 228,017.00                    | 109,901,600.54        |
| Unallocated segment assets                                           | 0.00                  | 0.00                 | 0.00                       | 0.00                          | 1,279,803.01          |
| <b>Total assets</b>                                                  | <b>5,390,000.00</b>   | <b>60,530,000.00</b> | <b>43,754,583.54</b>       | <b>228,017.00</b>             | <b>111,181,403.55</b> |
| <b>Liabilities</b>                                                   |                       |                      |                            |                               |                       |
| Segment loans and liabilities                                        | 0.00                  | 21,268,301.93        | 28,790,479.74              | 0.00                          | 50,058,781.67         |
| Unallocated segment liabilities                                      | 0.00                  | 0.00                 | 0.00                       | 0.00                          | 22,939,452.32         |
| <b>Total liabilities</b>                                             | <b>0.00</b>           | <b>21,268,301.93</b> | <b>28,790,479.74</b>       | <b>0.00</b>                   | <b>72,998,233.99</b>  |

The Group operates only in the Greek market where are also established its property assets.

Revenues derive from leases, provision of services and common charges constantly paid over time.

Rental income which exceeds 10% of total revenues of the Group and the Company for the period 01.01.- 31.12.2021, derives from two customers and amounts at the date of publication of the Annual financial statements at 32.12% of total rental income.

**6. Additional data and information on the Annual Financial Statements**
**6.1 Investment property**

In the table below are set out the account movements:

|                                                                                              | The Group             |                      | The Company          |                      |
|----------------------------------------------------------------------------------------------|-----------------------|----------------------|----------------------|----------------------|
|                                                                                              | 31/12/2021            | 31/12/2020           | 31/12/2021           | 31/12/2020           |
| <b>Opening balance of the year</b>                                                           | <b>65,920,000.00</b>  | <b>31,055,000.00</b> | <b>60,530,000.00</b> | <b>26,310,000.00</b> |
| Purchases of new investment properties                                                       | 7,869,572.74          | 34,298,595.22        | 7,861,872.74         | 34,298,595.22        |
| Additions of investment properties from acquisition through the purchase of subsidiaries     | 58,453,182.17         | 0.00                 | 0.00                 | 0.00                 |
| Rights-of-use on investment properties from acquisition through the purchase of subsidiaries | 7,426,000.00          | 0.00                 | 0.00                 | 0.00                 |
| Gains from revaluation of investment properties and rights at fair value                     | 7,107,245.09          | 566,404.78           | 5,828,127.26         | (78,595.22)          |
| <b>Closing balance of the year</b>                                                           | <b>146,776,000.00</b> | <b>65,920,000.00</b> | <b>74,220,000.00</b> | <b>60,530,000.00</b> |

Investment property is measured at fair value on the basis of management estimates supported by reports of independent Certified Valuer on the basis of the methods accepted by the International Financial Reporting Standards. The fair values of properties were determined at 31.12.2021 by an independent valuer (SAVILLS HELLAS P.C.) according to the rules and methods provided for by the Valuation Standards of the Royal Institute of Certified Surveyors (RICS Valuation Professional Standards 2017 – Red Book).

The valuations of the Group's investment properties are not subject to comments on valuation uncertainty "subject to material valuation uncertainty" at the valuation date (31.12.2021) except for a property belonging to the commercial real estate (big-boxes) sector.

The fair values calculated by the above methodologies are classified in terms of fair value hierarchy at Level 3 after using survey data, assumptions and data relating to real estate of same/similar characteristics and therefore include a wide range of non-observable market data.

The Company in the year 2021 acquired the following properties:

*1. Property at the location Imeros Topos (Lakka), Aspropyrgos (Logistics Warehouse)*

This is a leased building complex that includes a commercial dry cargo warehouse and offices of a total area of 9,443 sq.m. The property was acquired by the Company, for a price €4,998.6 thousand, which was formed at €5,194.3 thousand including transfer costs.

*2. Property at 76, Lavriou Ave., Paiania (Supermarket)*

This is a leased ground floor building (food store) of a total area of 1,486.78 sq.m. The consideration for this property amounted to €2,520 thousand and €2,639 thousand including transfer costs.

The Company acquired in the year 2021 through the acquisition of the new subsidiaries the following properties:

*3. 1<sup>st</sup> Km. Sindou - Chalastras Provincial Road (Logistics Warehouse)*

These are leased installations of warehouse (logistics) of total area of 24.703 sq.m., owned by ADAM TEN S.A.

*4. 7th Km. National Road Kalamata-Tripoli, Kalamata*

It is a leased commercial store (big-box) of a total area of 4,462.43 sq.m., owned by "PIRAEUS LEASING (LEASING) FINANCIAL LEASES S.A." and which MESSINIKA REAL ESTATE S.A. leases under a leasing agreement expiring on 07.08.2030.

*5. A' By-road of Municipal Stadium 2, Katerini*

It is a leased commercial store (supermarket) horizontal property-store of the basement, ground floor and first floor, of a total area of 1,485.27 sq.m., owned by "PIRAEUS LEASING (LEASING) FINANCIAL LEASES S.A." and which MESSINIKA REAL ESTATE S.A. leases under a leasing agreement expiring on 28.12.2027.

*6. Position Dyo Pefka, Aspropyrgos*

These are leased warehouse facilities (logistics) of a total area of 11,982.05 sq.m., owned by STENHUS ASPROPYRGOS DYO PEFKA SA.

*7. Loutsas Street, Position XIROPIGADO - VORRO, Industrial Area of Mandra*

These are leased warehouse facilities (logistics) of a total area of 15,664.3 sq.m., owned by THESMIA SA.

*8. Position Rikia, Aspropyrgos*

These are leased warehouse facilities (logistics) of a total area of 7,298 sq.m., owned by STENHUS ASPROPYRGOS RIKIA SA.

*9. Agricultural Road Position Strifi, Elefsina*

These are leased warehouse facilities (logistics) of a total area of 10,148.82 sq.m., owned by the INVESTMENT COMPANY ASPROPYRGOS 1 S.A.

*10. 22-24 & 26, Papastratou, Piraeus (TOP REALTY / ZONAS)*

These are two properties owned by TOP REALTY and ZONAS respectively which constitute a single functional unit. More specifically:

**TOP REALTY**

It is a plot of 524.71 sq.m. OWNERSHIP TOP REALTY. The building along with the above property, constitutes a hotel complex of a total area of approximately 3,360 sq.m., which includes 58 single hotel rooms. The building is fully leased to zonas company under a lease agreement.

**ZONAS**

This is a plot of 230.83 sq.m. owned by Zonas. The building along with the above property, constitutes a hotel complex of a total area of approximately 3,360 sq.m., which includes 58 single hotel rooms. The property is fully leased, together with the above property of Top Realty with which they constitute the hotel complex of a total area of 3,360 sq.m.

In the table below are set out the estimated values of the Group's investment property portfolio for 31.12.2021 as derived from the independent valuer's reports:

| Property                                                            | Use                              | Plot (sq.m.)   | Total area of buildings (sq.m.) | Lease  | Value in € thousand | Valuation method                                                                                                                           | Discount rate (%) | Rate of return (%) |
|---------------------------------------------------------------------|----------------------------------|----------------|---------------------------------|--------|---------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------------|
| 27 Km. Old National Road Athens - Corinth, Elefsina                 | Logistics Warehouse              | 56,202         | 35,237                          | Leased | 22,400              | 20% Market Approach (Comparative Method) - 80% Discounted Cash Flows                                                                       | 9.50%             | 8.00%              |
| 19, Thessaloniki Str. Thessaloniki                                  | Commercial/Industrial            | 39,609         | 29,661                          | Empty  | 1,610               | Market Approach (Comparative method)                                                                                                       |                   |                    |
| 166, Orfeos Str. Elaionas                                           | Commercial/Industrial            | 10,799         | 10,857                          | Empty  | 3,920               | Market Approach (Comparative method)                                                                                                       |                   |                    |
| Palaia Sfageia, Lavrio                                              | Residential (Plot)               | 33,124         | -                               | Empty  | 3,770               | 50% Market Approach - 50% residual value for the part that is within the plan & 100% Market Approach for the part that is outside the plan |                   |                    |
| Nea Lampsakos, Chalkida                                             | Commercial (Plot)                | 81,362         | -                               | Empty  | 1,570               | Market Approach (Comparative method)                                                                                                       |                   |                    |
| Kyrrillos position, Aspropyrgos                                     | Logistics Warehouse              | 129,600        | 53,781                          | Leased | 32,550              | 20% Market Approach (Comparative method) - 80% Discounted Cash Flows                                                                       | 9.50%             | 8.00%              |
| Psari position, Aspropyrgos                                         | Logistics Warehouse              | 11,096         | 4,795                           | Leased | 5,150               | 20% Market Approach (Comparative method) - 80% Discounted Cash Flows                                                                       | 9.50%             | 7.75%              |
| Lakka position, Aspropyrgos                                         | Logistics Warehouse              | 24,001         | 9,443                           | Leased | 5,850               | 20% Market Approach (Comparative method) - 80% Discounted Cash Flows                                                                       | 9.50%             | 8.00%              |
| 76, Lavriou Ave., Paiania                                           | Super Market                     | 4,558          | 1,487                           | Leased | 2,740               | 20% Market Approach (Comparative method) - 80% Discounted Cash Flows                                                                       | 8.00%             | 7.00%              |
| 1st Km. Sindou - Chalastras Provincial Road                         | Logistics Warehouse              | 51,396         | 24,703                          | Leased | 14,850              | 20% Market Approach (Comparative method) - 80% Discounted Cash Flows                                                                       | 9.00%             | 8.00%              |
| 7th Km. National Road Kalamata-Tripoli                              | Commercial real estate (Big Box) | 21,006         | 4,462                           | Leased | 5,100               | 20% Market Approach (Comparative method) - 80% Discounted Cash Flows                                                                       | 9.50%             | 8.50%              |
| A' By-road of Municipal Stadium 2, Katerini                         | Super Market                     | 3,700          | 1,485                           | Leased | 2,326               | 20% Market Approach (Comparative method) - 80% Προεξόφληση Ταμειακών Ροών                                                                  | 9.25%             | 8.25%              |
| Dyo Pefka position, Aspropyrgos                                     | Logistics Warehouse              | 49,134         | 11,982                          | Leased | 15,350              | 20% Market Approach (Comparative method) - 80% Discounted Cash Flows                                                                       | 9.50%             | 7.75%              |
| Loutsas Street, Position VORRO or KAPSALA Industrial Area of Mandra | Logistics Warehouse              | 36,604         | 15,664                          | Leased | 6,950               | 20% Market Approach (Comparative method) - 80% Discounted Cash Flows                                                                       | 9.75%             | 8.25%              |
| Rikia position, Aspropyrgos                                         | Logistics Warehouse              | 15,624         | 7,298                           | Leased | 4,650               | 20% Market Approach (Comparative method) - 80% Discounted Cash Flows                                                                       | 9.50%             | 8.00%              |
| Agricultural Road Position Strifi, Elefsina                         | Logistics Warehouse              | 25,760         | 10,148                          | Leased | 6,890               | 20% Market Approach (Comparative method) - 80% Discounted Cash Flows                                                                       | 9.50%             | 8.00%              |
| 22-24, Papastratou, Piraeus                                         | Serviced apartments              | 578            | 3,600                           | Leased | 11,100              | 100% Discounted Cash Flows                                                                                                                 | 8.75%             | 7.5%               |
| <b>Total</b>                                                        |                                  | <b>594,153</b> | <b>224,603</b>                  |        | <b>146,776</b>      |                                                                                                                                            |                   |                    |

The increase in the fair values of the investment properties of the Company's portfolio in the year 2021, is mainly due to the conditions of the real estate market.

*Sensitivity analysis of the fair value measurement*

If at 31 December 2021, the discount rate used in the cash flow discount analysis differed by +/- 0.50% from Management's estimates, the carrying amount of the investment properties would be estimated €2,991 thousand lower or €3,476 thousand higher.

If at 31 December, the rent rate of increase differed by +/- 5% from Management's estimates, the carrying amount of the investment properties would be estimated €3,289 thousand higher or €3,280 thousand lower.

The Group has full ownership of all its properties except the properties in Kalamata and Katerini, of total fair value €7,426 thousand, which are owned by "PIRAEUS LEASING (LEASING) FINANCIAL LEASES S.A.".

On the above properties of the Group there are registered mortgages and pre-notices of amount € 306,086 thousand, out of which amount € 17,940 thousand refers to old warehouses outside the Group that will be eliminated in order to secure loan obligations amounting € 59,632 thousand, as in detail stated in note 6.16.

The Group has no significant contractual obligations for the repairs and maintenance of its investment properties.

*Advance payments for the purchase of investment properties*

On 10.12.2021, the company signed a preliminary agreement for the acquisition of all the shares of the company "IQ KARELA SINGLE MEMBER S.A. REAL ESTATE", which owns a property where a biotechnology park will be built. The property is located within the Peania Industrial Park. Located within the property are office and warehouse buildings which will be reconstructed and repurposed, while there are plans for the development of new buildings. The advance payment amounts to €7.95 million.

On 15.12.2021, the company signed a preliminary agreement for the acquisition of all the shares of the company "VALOR PROPERTIES SINGLE MEMBER PRIVATE COMPANY", which has entered into a long-term lease agreement for the lease of a building in Thessaloniki, which operates as a student residencies. The advance payment amounts to €1.62 million.

On 21.12.2021, the company signed two (2) preliminary agreements for the acquisition of the entire horizontal ownership of two properties located in Kypseli of the municipality of Athens and in Patras, respectively, which operate as student residencies. The advance payment amounts to €3.28 million.

**6.2 Financial assets at amortised cost**

The financial assets at amortised cost presented in the accompanying financial statements are broken down as follows:

|                                              | <b>The Group</b>     |                      | <b>The Company</b>  |                     |
|----------------------------------------------|----------------------|----------------------|---------------------|---------------------|
|                                              | <b>31/12/2021</b>    | <b>31/12/2020</b>    | <b>31/12/2021</b>   | <b>31/12/2020</b>   |
| Financial assets from a concession agreement | 39,159,863.92        | 40,383,892.24        | 0.00                | 0.00                |
| Bond loans to related entity                 | 0.00                 | 0.00                 | 1,180,682.11        | 5,155,597.28        |
| <b>Total</b>                                 | <b>39,159,863.92</b> | <b>40,383,892.24</b> | <b>1,180,682.11</b> | <b>5,155,597.28</b> |

**(a) Financial assets from a concession agreement**

|                                     | <b>The Group</b>     |                      |
|-------------------------------------|----------------------|----------------------|
|                                     | <b>31/12/2021</b>    | <b>31/12/2020</b>    |
| <b>Opening balance</b>              | <b>40,383,892.24</b> | <b>41,552,997.30</b> |
| Increase of receivables             | 2,419,323.00         | 2,288,632.00         |
| Decrease of receivables             | (6,095,327.48)       | (6,131,597.76)       |
| Interest income                     | 2,435,708.44         | 2,658,322.92         |
| Less: Provision for credit losses   | 16,267.72            | 15,537.78            |
| <b>Closing balance for the year</b> | <b>39,159,863.92</b> | <b>40,383,892.24</b> |
|                                     | <b>31/12/2021</b>    | <b>31/12/2020</b>    |
| Non-current assets                  | 32,961,004.62        | 34,304,655.05        |
| Current assets                      | 6,198,859.30         | 6,079,237.19         |
| <b>Total</b>                        | <b>39,159,863.92</b> | <b>40,383,892.24</b> |

On 9.05.2014, the subsidiary JPA ATTICA SCHOOLS S.A. concluded a contract for the study, construction and technical management of ten (10) school units in Attiki (the "Project"), through a public-private partnership (PPP), with the company under the name "Ktiriakes Ypodomes S.A." ("KTYP") and the shareholder of JPA at that time, a company named "J&P-AVAX S.A." (the "Partnership Agreement").

The object of the Partnership Agreement is the undertaking by JPA of the implementation of the project "Study, Construction and Technical Management of 10 School Units in Attiki through PPPs" for a contractual consideration consisting of Monthly Single Payments, which are calculated on the basis of certain parameters provided for in the Partnership Agreement.

The duration of the PPP contract is 27 years from the date of its entry into force.

Under the terms of the Partnership Agreement, JPA is obliged to insure the Project against any risk of property, loss of revenue due to interruption of operations and civil liability to third parties.

Furthermore, in accordance with the terms of the Partnership Agreement, for the valid over-the-counter transfer of JPA shares or other act by which the voting rights on its shares are transferred, provided that these take place up to one year after the Date of Availability of Services (i.e. the date on which the last part of the Project will be delivered, in accordance with the provisions of the Partnership Agreement), i.e. one year after 29.08.2017, as well as a number of other acts, including the share capital increase or amendment of the JPA's Articles of Association, the issuance of a bond loan by JPA, the written consent of KTYP is required.

KTYP may terminate the Partnership Agreement at any time prior to the expiration date with termination compensation and notice of termination to JPA setting the date of termination of the Partnership Agreement, which may not be less than 20 working days from the receipt by JPA of the notice of termination.

In the event of JPA's fault, termination compensation is paid, calculated in accordance with the procedure detailed in the Partnership Agreement, while the letters of guarantee of good performance are forfeited in favour of KTYP as reasonable compensation.

The Partnership Agreement includes common terms included in PPPs, which regulate in detail the obligations of the JPA and the relations between the parties.

The construction of the Project was partially completed, while the last part of the Project was delivered on 29.08.2017.

For the contribution of JPA Shares to the Company, in the context of the Increase with Asset Contributions, the company under the name "Ktiriakes Ypodomes S.A." ("KTYP") has provided its written consent through the Minutes of its Board of Directors as of 10.12.2020.

In addition to the above, there are no other terms in the agreement that may affect the amount, timing and certainty of future cash flows. In particular, the Cash Flows are not affected as long as the daily good operation of the schools is maintained, which is based on the existence of adequate security of the facilities, the realization of full cleaning, the restoration of all damages, the maintenance of clean outdoor areas, the existence of fire safety in all areas of the buildings. Regarding the nature and extent of the possibilities for renewal, as well as the existence of other rights or commitments, it is noted that there is no possibility of renewal, as this contract expires in 2041. Also, it is noted that in the contract there is a provision for the conduct of heavy maintenance works on school buildings which is carried out periodically starting from the end of 2021 and during the year 2022.

**(b) Loans to related entity**

|                                | <b>The Company</b>  |                     |
|--------------------------------|---------------------|---------------------|
|                                | <b>31/12/2021</b>   | <b>31/12/2020</b>   |
| Bond loans to related entities | 1,180,682.11        | 5,155,597.28        |
|                                | <b>1,180,682.11</b> | <b>5,155,597.28</b> |

On 07.12.2020 was signed the contract for the transfer of 4,842,558 bonds issued by the subsidiary JPA ATTICA SCHOOLS S.A. from Sterner Stenhus Greece AB to the Company, in exchange for the sale of 4,670,910 new share with a nominal value of € 0.50 each and with a sale price of € 1.10 each to the shareholder Sterner Stenhus Greece AB.

The above Bond loan is valued at amortised cost using the effective interest rate method and is tested at each financial statements preparation date for the existence of expected impairment losses. During the current year were repaid by JPA bonds of value €3.9 million.

The fair value of the above financial asset does not differ from the value shown in the Company's accounts.

**6.3 Property, plant and equipment**

The property, plant and equipment of the Group and the Company are analysed as follows:

| Table of changes in own-used PPE assets               | <b>GROUP</b>      |                             |                             |                                      | <b>Total</b>        |
|-------------------------------------------------------|-------------------|-----------------------------|-----------------------------|--------------------------------------|---------------------|
|                                                       | <b>Buildings</b>  | <b>Mechanical equipment</b> | <b>Transportation means</b> | <b>Furniture and other equipment</b> |                     |
| <b><u>Cost</u></b>                                    |                   |                             |                             |                                      |                     |
| Balance 1.1.2020                                      | 58,894.56         | 0.00                        | 0.00                        | 867,915.91                           | 926,810.47          |
| Additions                                             | 31,290.65         | 0.00                        | 0.00                        | 68,090.46                            | 99,381.11           |
| Transfers                                             | 15,000.00         |                             |                             |                                      | 15,000.00           |
| Disposals                                             |                   | 0.00                        | 0.00                        | (150,160.79)                         | (150,160.79)        |
| <b>Balance 31.12.2020</b>                             | <b>105,185.21</b> | <b>0.00</b>                 | <b>0.00</b>                 | <b>785,845.58</b>                    | <b>891,030.79</b>   |
| <b><u>Accumulated depreciation and impairment</u></b> |                   |                             |                             |                                      |                     |
| Balance 1.1.2020                                      | 58,894.56         | 0.00                        | 0.00                        | 865,142.91                           | 924,037.47          |
| Depreciation charge                                   | 9,991.65          | 0.00                        | 0.00                        | 40,664.53                            | 50,656.18           |
| Write-downs of depreciation charge                    |                   | 0.00                        | 0.00                        | (150,155.68)                         | (150,155.68)        |
| <b>Balance 31.12.2020</b>                             | <b>68,886.21</b>  | <b>0.00</b>                 | <b>0.00</b>                 | <b>755,651.76</b>                    | <b>824,537.97</b>   |
| <b>Net book amount 31.12.2020</b>                     | <b>36,299.00</b>  |                             |                             | <b>30,193.82</b>                     | <b>66,492.82</b>    |
| <b><u>Cost</u></b>                                    |                   |                             |                             |                                      |                     |
| Balance 1.1.2021                                      | 105,185.21        | 0.00                        | 0.00                        | 785,845.58                           | <b>891,030.79</b>   |
| Additions                                             | 668,587.37        | 0.00                        | 0.00                        | 157,792.13                           | 826,379.50          |
| Tangible assets of new subsidiaries                   | 0.00              | 48,292.05                   | 14,849.59                   | 45,157.21                            | 108,298.85          |
| <b>Balance 31.12.2021</b>                             | <b>773,772.58</b> | <b>48,292.05</b>            | <b>14,849.59</b>            | <b>988,794.92</b>                    | <b>1,825,709.14</b> |
| <b><u>Accumulated depreciation and impairment</u></b> |                   |                             |                             |                                      |                     |
| Balance 1.1.2021                                      | 68,886.21         | 0.00                        | 0.00                        | 755,651.76                           | 824,537.97          |
| Depreciation charge                                   | 34,510.34         | 0.00                        | 0.00                        | 148,512.71                           | 183,023.05          |
| Depreciation charge of new subsidiaries' assets       |                   | 48,291.98                   | 14,849.57                   | 40,389.4                             | 103,530.59          |
| <b>Balance 31.12.2021</b>                             | <b>103,396.55</b> | <b>48,291.98</b>            | <b>14,849.57</b>            | <b>944,553.51</b>                    | <b>1,111,091.61</b> |
| <b>Net book amount 31.12.2021</b>                     | <b>670,376.03</b> | <b>0.07</b>                 | <b>0.02</b>                 | <b>44,241.41</b>                     | <b>714,617.53</b>   |

|                                                       | COMPANY           |                               |                     |
|-------------------------------------------------------|-------------------|-------------------------------|---------------------|
|                                                       | Buildings         | Furniture and other equipment | Total               |
| <b>Table of changes in own-used PPE assets</b>        |                   |                               |                     |
| <b><u>Cost</u></b>                                    |                   |                               |                     |
| Balance 1.1.2020                                      | 0.00              | 222,324.76                    | 222,324.76          |
| Additions                                             | 31,290.65         | 68,090.46                     | 99,381.11           |
| Transfers                                             | 15,000.00         |                               | 15,000.00           |
| Disposals                                             | 0.00              | (150,160.79)                  | (150,160.79)        |
| <b>Balance 31.12.2020</b>                             | <b>46,290.65</b>  | <b>140,254.43</b>             | <b>186,545.08</b>   |
| <b><u>Accumulated depreciation and impairment</u></b> |                   |                               |                     |
| Balance 1.1.2020                                      | 0.00              | 219,551.76                    | 219,551.76          |
| Depreciation charge                                   | 9,991.65          | 40,664.53                     | 50,656.18           |
| Write-downs of depreciation charge                    | 0.00              | (150,155.67)                  | (150,155.67)        |
| <b>Balance 31.12.2020</b>                             | <b>9,991.65</b>   | <b>110,060.62</b>             | <b>120,052.27</b>   |
| <b>Net book amount 31.12.2020</b>                     | <b>36,299.00</b>  | <b>30,193.81</b>              | <b>66,492.81</b>    |
| <b><u>Cost</u></b>                                    |                   |                               |                     |
| Balance 1.1.2021                                      | 46,290.65         | 140,254.43                    | 186,545.08          |
| Additions                                             | 668,587.37        | 157,792.13                    | 826,379.50          |
| <b>Balance 31.12.2021</b>                             | <b>714,878.02</b> | <b>298,046.56</b>             | <b>1,012,924.58</b> |
| <b><u>Accumulated depreciation and impairment</u></b> |                   |                               |                     |
| Balance 1.1.2021                                      | 9,991.65          | 110,060.62                    | 120,052.27          |
| Depreciation charge                                   | 34,510.34         | 147,992.60                    | 182,502.94          |
| <b>Balance 31.12.2021</b>                             | <b>44,501.99</b>  | <b>258,053.22</b>             | <b>302,555.21</b>   |
| <b>Net book amount 31.12.2021</b>                     | <b>670,376.03</b> | <b>39,993.34</b>              | <b>710,369.37</b>   |

Additions to non-current assets relate to the cost of configuring the premises of the Company's new offices and purchasing equipment.

#### 6.4 Right-of-use assets

The right-of-use assets of the Group and the Company, concern the rights-of-use of the Company's buildings (offices) and are analysed as follows:

|                                                       | GROUP<br>Buildings  | COMPANY<br>Buildings |
|-------------------------------------------------------|---------------------|----------------------|
| <b><u>Cost</u></b>                                    |                     |                      |
| Balance 1.1.2020                                      |                     |                      |
| Additions                                             | 123,173.00          | 123,173.00           |
| <b>Balance 31.12.2020</b>                             | <b>123,173.00</b>   | <b>123,173.00</b>    |
| <b><u>Accumulated depreciation and impairment</u></b> |                     |                      |
| Balance 1.1.2020                                      |                     |                      |
| Depreciation charge of leases                         | 37,636.19           | 37,636.19            |
| <b>Balance 31.12.2020</b>                             | <b>37,636.19</b>    | <b>37,636.19</b>     |
| <b>Net book amount 31.12.2020</b>                     | <b>85,536.81</b>    | <b>85,536.81</b>     |
| <b><u>Cost</u></b>                                    |                     |                      |
| Balance 1.1.2021                                      | 123,173.00          | 123,173.00           |
| Additions                                             | 1,111,764.24        | 1,111,764.24         |
| New subsidiaries' leases                              | 58,606.97           | 0.00                 |
| Write-downs of depreciation charge                    | (105,467.87)        | (123,173.00)         |
| <b>Balance 31.12.2021</b>                             | <b>1,188,076.34</b> | <b>1,111,764.24</b>  |
| <b><u>Accumulated depreciation and impairment</u></b> |                     |                      |
| Balance 1.1.2021                                      | 37,636.19           | 37,636.19            |
| Depreciation charge of leases                         | 92,520.96           | 92,520.96            |
| Depreciation charge of new subsidiaries leases        | 29,648.81           | 0.00                 |
| Write-downs of depreciation charge                    | (50,693.52)         | (68,398.65)          |
| <b>Balance 31.12.2021</b>                             | <b>109,112.44</b>   | <b>61,758.50</b>     |
| <b>Net book amount 31.12.2021</b>                     | <b>1,078,963.90</b> | <b>1,050,005.74</b>  |

## 6.5 Intangible Assets

The Intangible Assets of the Group and the Company, are analysed as follows:

|                                                             | GROUP             | COMPANY           |
|-------------------------------------------------------------|-------------------|-------------------|
| <b>Table of changes in intangible assets</b>                |                   |                   |
| <b><u>Cost</u></b>                                          |                   |                   |
| Balance 1.1.2020                                            | 128,782.79        | 87,856.82         |
| Additions                                                   | 19,974.56         | 19,974.56         |
| <b>Balance 31.12.2020</b>                                   | <b>148,757.35</b> | <b>107,831.38</b> |
| <b><u>Accumulated amortisation and impairment</u></b>       |                   |                   |
| Balance 1.1.2020                                            | 128,782.65        | 87,856.68         |
| Amortisation charge                                         | 4,128.46          | 4,128.46          |
| <b>Balance 31.12.2020</b>                                   | <b>132,911.11</b> | <b>91,985.14</b>  |
| <b>Net book amount 31.12.2020</b>                           | <b>15,846.24</b>  | <b>15,846.24</b>  |
| <b><u>Cost</u></b>                                          |                   |                   |
| Balance 1.1.2021                                            | 148,757.35        | 107,831.38        |
| Additions                                                   | 11,241.87         | 11,241.87         |
| Non-current assets of new subsidiaries                      | 7,868.61          | 0.00              |
| <b>Balance 31.12.2021</b>                                   | <b>167,867.83</b> | <b>119,073.25</b> |
| <b><u>Accumulated amortisation and impairment</u></b>       |                   |                   |
| Balance 1.1.2021                                            | 132,911.11        | 91,985.14         |
| Amortisation charge                                         | 5,568.82          | 5,568.82          |
| Depreciation charge of new subsidiaries' non-current assets | 3,846.09          | 0.00              |
| <b>Balance 31.12.2021</b>                                   | <b>142,326.02</b> | <b>97,553.96</b>  |
| <b>Net book amount 31.12.2021</b>                           | <b>25,541.81</b>  | <b>21,519.29</b>  |

Intangible Assets relate to software programs.

## 6.6 Investments in subsidiaries

The investments of the Company at 31/12/2021 and 31/12/2020 are as follows:

|                                                           | Company              |                     |
|-----------------------------------------------------------|----------------------|---------------------|
|                                                           | 31/12/2021           | 31/12/2020          |
| <b>Beginning of the year</b>                              | <b>9,426,462.10</b>  | <b>25,001.00</b>    |
| Purchases of shares from subsidiary                       | 18,000.00            | 15,000.00           |
| Acquisition of new subsidiaries with contribution in kind | 23,556,336.00        | 7,356,237.00        |
| Acquisition of new subsidiaries with cash                 | 11,159,842.30        | 0.00                |
| Share capital increase of subsidiaries                    | 25,401.95            | 2,030,224.10        |
| <b>End of the year</b>                                    | <b>44,186,042.35</b> | <b>9,426,462.10</b> |

The Company holds interest in the share capital of the following companies:

**31/12/2021**

|                                    | <b>Cost</b>          | <b>Percentage</b> |
|------------------------------------|----------------------|-------------------|
| EMEL S.A.                          | 962,500.00           | 90.13%            |
| PASAL CYPRUS LTD                   | 6,127.05             | 100%              |
| ARVEN S.A.                         | 1,110,000.00         | 100%              |
| JPA ATTICA SCHOOLS S.A.            | 7,356,237.00         | 100%              |
| MFGVR LTD                          | 10,000.00            | 100%              |
| THESMIA S.A.                       | 2,932,391.00         | 100%              |
| STENHUS RIKIA S.A.                 | 1,909,416.00         | 100%              |
| STENHUS DYO PEFKA                  | 7,505,522.00         | 100%              |
| INVESTMENT ASPROPYRGOS 1 S.A.      | 3,452,635.00         | 100%              |
| ADAM TEN S.A.                      | 6,754,015.00         | 100%              |
| MESSINIKA REAL ESTATE              | 2,002,240.00         | 100%              |
| PREMIA PHILADELPHIA S.A.           | 25,000.00            | 100%              |
| TOP REALTY S.A.                    | 5,877,111.17         | 100%              |
| ZONAS S.A.                         | 4,282,848.13         | 100%              |
| <b>Investments in subsidiaries</b> | <b>44,186,042.35</b> |                   |

**31/12/2020**

|                                    | <b>Cost</b>         | <b>Percentage</b> |
|------------------------------------|---------------------|-------------------|
| EMEL S.A.                          | 962,500.00          | 90.13%            |
| PASAL CYPRUS LTD                   | 5,725.10            | 100%              |
| ARVEN S.A.                         | 1,092,000.00        | 18%               |
| JPA ATTICA SCHOOLS S.A.            | 7,356,237.00        | 100%              |
| MFGVR LTD                          | 10,000.00           | 100%              |
| <b>Investments in subsidiaries</b> | <b>9,426,462.10</b> |                   |

At 31.08.2021 the limited company under the name "PREMIA PHILADELPHIA SINGLE-MEMBER S.A.", which is newly established and without activity with a share capital of €25 thousand which will be paid in October 2021. It was established with the purpose of operating and managing real estate.

Within the year the Company purchased from the subsidiary MFGVR LTD, 90,000 shares of the subsidiary ARVEN SA, which constitutes 82% of its share capital, against consideration of €18,000.

On 29.06.2021, the contract for the transfer of 100% of the shares of the companies below was signed in exchange for the issue of 16,358,565 new shares of the Company, of nominal value €0.50 each and with issue price €1.44 each, plus the payment of cash amounting to € 999,883.00.

The said companies acquired, were incorporated in the Annual Consolidated Financial Statements according to the following:

- The "INVESTMENT COMPANY ASPROPYRGOS 1 S.A." acquired by percentage 71.04% of the share capital by contribution in kind from third parties and by percentage 28.96% of the share capital by purchase with cash (€999,883.00) was included in accordance with IFRS 3 with the "Acquisition method".
- The companies "STENHUS ASPROPYRGOS DYO PEFKA SINGLE-MEMBER S.A.", "THESMIA S.A.", "MESSINIKA REAL ESTATE S.A.", "STENHUS ASPROPYRGOS RIKIA SINGLE-MEMBER S.A." and "ADAM-TEN S.A." acquired by "PREMIA S.A." at percentage 100% of the share capital by contribution from the parent company "STERNER STENHUS GREECE AB" are both before and after the contribution companies under joint control, i.e. under the control of "STERNER STENHUS GREECE AB".

IFRS 3 (paragraph 3) excludes from its scope mergers of enterprises under joint control. In the absence of a specific provision in the relevant standard (IFRS 3) were applied the provisions of IAS 8 (para. 10-12) and the management

considered that the "Acquisition method" is the most appropriate accounting method to present the above business combination under joint control in the financial statements of the Group.

The fair value of assets and liabilities acquired is as follows:

| (Amounts in €)<br>29/06/2021          | THESMIA S.A.        | RIKIA S.A.          | DYO PEKFA            | INVESTMENT<br>COMPANY<br>ASPROPYRGOS 1<br>S.A. | ADAM TEN<br>S.A.     | MESSINIKA REAL<br>ESTATE | TOTAL                |
|---------------------------------------|---------------------|---------------------|----------------------|------------------------------------------------|----------------------|--------------------------|----------------------|
| <b>Assets</b>                         |                     |                     |                      |                                                |                      |                          |                      |
| <b>Non-current assets</b>             |                     |                     |                      |                                                |                      |                          |                      |
| Investment property                   | 6,600,000.00        | 4,420,000.00        | 15,350,000.00        | 6,670,000.00                                   | 14,800,000.00        | 7,366,000.00             | 55,206,000.00        |
| Property, plant and equipment         | 0.34                | 4,507.88            | 0.00                 | 0.00                                           | 0.00                 | 0.00                     | 4,508.22             |
| Right-of-use assets                   |                     | 4,335.94            | 5,781.27             | 0.00                                           | 0.00                 | 0.00                     | 10,117.21            |
| Other receivables                     | 901.29              |                     | 1,100.00             | 0.00                                           | 0.00                 | 0.00                     | 2,001.29             |
| <b>Total</b>                          | <b>6,600,901.63</b> | <b>4,428,843.82</b> | <b>15,356,881.27</b> | <b>6,670,000.00</b>                            | <b>14,800,000.00</b> | <b>7,366,000.00</b>      | <b>55,222,626.72</b> |
| <b>Current assets</b>                 |                     |                     |                      |                                                |                      |                          |                      |
| Trade receivables                     | 203,374.34          | 0.00                | 0.00                 | 216,167.00                                     | 102,701.64           | 0.00                     | 522,242.98           |
| Other receivables                     | 74,759.91           | 2,919.61            | 6,960.04             | 507,726.61                                     | 73,575.07            | 0.00                     | 665,941.24           |
| Blocked deposits                      | 73,954.26           | 88,912.82           | 455,565.26           | 0.00                                           | 0.00                 | 0.00                     | 618,432.34           |
| Cash and cash equivalents             | 18,984.20           | 166,884.44          | 559,507.50           | 169,195.31                                     | 400,799.15           | 130,750.85               | 1,446,121.45         |
| <b>Total</b>                          | <b>371,072.71</b>   | <b>258,716.87</b>   | <b>1,022,032.80</b>  | <b>893,088.92</b>                              | <b>577,075.86</b>    | <b>130,750.85</b>        | <b>3,252,738.01</b>  |
| <b>Total Assets</b>                   | <b>6,971,974.34</b> | <b>4,687,560.69</b> | <b>16,378,914.07</b> | <b>7,563,088.92</b>                            | <b>15,377,075.86</b> | <b>7,496,750.85</b>      | <b>58,475,364.73</b> |
| <b>Liabilities</b>                    |                     |                     |                      |                                                |                      |                          |                      |
| <b>Non-current liabilities</b>        |                     |                     |                      |                                                |                      |                          |                      |
| Long-term Borrowings                  | 3,290,500.62        | 2,187,500.00        | 7,408,944.57         | 0.00                                           | 0.00                 | 102,102.00               | 12,989,047.19        |
| Lease liabilities                     | 0.00                | 1,830.99            | 2,526.25             | 0.00                                           | 0.00                 | 4,392,587.68             | 4,396,944.92         |
| Deferred income tax liabilities       | 1,352,874.92        | 161,855.60          | 1,113,080.73         | 716,206.28                                     | 1,311,075.66         | 269,965.20               | 4,925,058.39         |
| Other liabilities                     | 460,409.30          | 56,000.00           | 227,206.98           | 43,132.00                                      | 114,123.34           | 78,700.00                | 979,571.62           |
| <b>Total</b>                          | <b>5,103,784.84</b> | <b>2,407,186.59</b> | <b>8,751,758.53</b>  | <b>759,338.28</b>                              | <b>1,425,199.00</b>  | <b>4,843,354.88</b>      | <b>23,290,622.12</b> |
| <b>Current liabilities</b>            |                     |                     |                      |                                                |                      |                          |                      |
| Trade payables                        | 0.00                | 0.00                | 0.00                 | 2,805,803.99                                   | 5,466.66             | 355,565.39               | 3,166,836.04         |
| Current income tax                    | 40,493.25           | 0.00                | 0.00                 | 5,805.44                                       | 0.00                 | 0.00                     | 46,298.69            |
| Short-term borrowings                 | 165,142.96          | 137,500.00          | 449,553.43           | 0.00                                           | 8,760,000.00         | 0.00                     | 9,512,196.39         |
| Lease liabilities                     |                     | 2,636.97            | 3,431.03             | 0.00                                           | 0.00                 | 302,843.89               | 308,911.89           |
| Other liabilities                     | 62,507.67           | 80,590.64           | 409,750.93           | 1,193,533.10                                   | 101,322.48           | 7,158.61                 | 1,854,863.43         |
| <b>Total</b>                          | <b>268,143.88</b>   | <b>220,727.61</b>   | <b>862,735.39</b>    | <b>4,005,142.53</b>                            | <b>8,866,789.14</b>  | <b>665,567.89</b>        | <b>14,889,106.44</b> |
| <b>Total Liabilities</b>              | <b>5,371,928.72</b> | <b>2,627,914.20</b> | <b>9,614,493.92</b>  | <b>4,764,480.81</b>                            | <b>10,291,988.14</b> | <b>5,508,922.77</b>      | <b>38,179,728.56</b> |
| <b>Total Equity</b>                   | <b>1,600,045.62</b> | <b>2,059,646.49</b> | <b>6,764,420.15</b>  | <b>2,798,608.11</b>                            | <b>5,085,087.72</b>  | <b>1,987,828.08</b>      | <b>20,295,636.17</b> |
| Shares issued, at their fair value    | 2,932,391.00        | 1,909,416.00        | 7,505,522.00         | 2,452,752.00                                   | 6,754,015.00         | 2,002,240.00             | 23,556,336.00        |
| Cash paid                             | 0.00                | 0.00                | 0.00                 | 999,883.00                                     | 0.00                 | 0.00                     | 999,883.00           |
| Goodwill                              | (1,332,345.38)      |                     | (741,101.85)         | (654,026.89)                                   | (1,668,927.28)       | (14,411.92)              | (4,410,813.32)       |
| Profit from acquisition of subsidiary | 0.00                | 150,230.49          | 0.00                 | 0.00                                           | 0.00                 | 0.00                     | 150,230.49           |

The goodwill resulted mainly from the prospects related to the expected growth of the real estate sector in which the acquired companies operate and the more efficient exploitation of their resources.

The cash inflows / outflows at the acquisition have as follows:

|                                       | THESMIA S.A. | RIKIA S.A. | DYO PEKFA<br>S.A. | INVESTMENT<br>COMPANY<br>ASPROPYRGOS 1<br>S.A. | ADAM TEN<br>S.A. | MESSINIKA REAL<br>ESTATE S.A. | TOTAL        |
|---------------------------------------|--------------|------------|-------------------|------------------------------------------------|------------------|-------------------------------|--------------|
| Net cash acquired with the subsidiary | 18,984.20    | 166,884.44 | 559,507.50        | 169,195.31                                     | 400,799.15       | 130,750.85                    | 1,446,121.45 |
| Cash paid                             | 0.00         | 0.00       | 0.00              | (999,883.00)                                   | 0.00             | 0.00                          | (999,883.00) |
| Net cash inflows / outflows           | 18,984.20    | 166,884.44 | 559,507.50        | (830,687.69)                                   | 400,799.15       | 130,750.85                    | 446,238.45   |

The total goodwill amounting to € 4.410.813,32 that arose from the acquisition of companies in the industrial real estate sector was included for impairment testing purposes in the assets of the industrial real estate sector, since at this level it is monitored internally by management. From the impairment test performed at 31.12.2021 based on the total cash flows of the said sector, no impairment losses arose.

On 30.11.2021 the contract for the transfer of 100% of the shares of the company Zonas and Top Realty was signed. The cost of the shares of these companies amounted to €10,160 thousand.

The fair value of assets and liabilities acquired is as follows:

| (Amounts in €)                       | TOP REALTY SA<br>30/11/2021 | ZONAS SA<br>30/11/2021 | TOTAL                |
|--------------------------------------|-----------------------------|------------------------|----------------------|
| <b>Assets</b>                        |                             |                        |                      |
| <b>Non-current assets</b>            |                             |                        |                      |
| Investment property                  | 6,175,631.91                | 4,518,903.06           | 10,694,534.97        |
| Right-of-use assets                  | 14,479.08                   | 14,479.08              | 28,958.16            |
| Intangible asses                     | 0.00                        | 4,022.52               | 4,022.52             |
| Other long-term receivables          | 555.00                      | 505.00                 | 1,060.00             |
| <b>Total</b>                         | <b>6,190,665.99</b>         | <b>4,537,909.66</b>    | <b>10,728,575.65</b> |
| <b>Current assets</b>                |                             |                        |                      |
| Trade and other receivables          | 36,022.00                   | 0.00                   | 36,022.00            |
| Other receivables                    | 91,419.34                   | 101,653.53             | 193,072.87           |
| Blocked deposits                     | 0.00                        | 90,666.36              | 90,666.36            |
| Cash and cash equivalents            | 95,356.92                   | 11,384.26              | 106,741.18           |
| <b>Total</b>                         | <b>222,798.26</b>           | <b>203,704.15</b>      | <b>426,502.41</b>    |
| <b>Total assets</b>                  | <b>6,413,464.25</b>         | <b>4,741,613.81</b>    | <b>11,155,078.06</b> |
| <b>Liabilities</b>                   |                             |                        |                      |
| <b>Non-current liabilities</b>       |                             |                        |                      |
| Current lease liabilities            | 13,935.37                   | 13,935.37              | 27,870.74            |
| Other liabilities                    | 247,944.03                  | 103,410.15             | 351,354.18           |
| <b>Total</b>                         | <b>261,879.40</b>           | <b>117,345.52</b>      | <b>379,224.92</b>    |
| <b>Current liabilities</b>           |                             |                        |                      |
| Trade payables                       | 14,037.01                   | 148,949.67             | 162,986.68           |
| Lease liabilities                    | 2,123.99                    | 2,123.99               | 4,247.98             |
| Other payable                        | 2,021.91                    | 2,740.54               | 4,762.45             |
| <b>Total</b>                         | <b>18,182.91</b>            | <b>153,814.20</b>      | <b>171,997.11</b>    |
| <b>Total liabilities</b>             | <b>280,062.31</b>           | <b>271,159.72</b>      | <b>551,222.03</b>    |
| <b>Total equity</b>                  | <b>6,133,401.94</b>         | <b>4,470,454.09</b>    | <b>10,603,856.03</b> |
| <b>Cash paid</b>                     | <b>5,877,111.17</b>         | <b>4,282,848.13</b>    | <b>10,159,959.30</b> |
| Gains from acquisition of subsidiary | 256,290.77                  | 187,605.96             | 443,896.73           |

The cash outflow at the acquisition is as follows:

|                                   | TOP REALTY S.A. | ZONAS S.A.     | TOTAL           |
|-----------------------------------|-----------------|----------------|-----------------|
| Net cash from acquired subsidiary | 95,356.92       | 11,384.26      | 106,741.18      |
| Cash paid                         | 5,877,111.17    | 4,282,848.13   | 10,159,959.30   |
| Net cash outflow                  | (5,781,754.25)  | (4,271,463.87) | (10,053,218.12) |

Since the date of their acquisition, all subsidiaries have contributed the amount of €7,674,775,74 to the Group's net profit, out of which the amount €4.940.329,07 from the readjustment of deferred tax due to tax regime change to a Real Estate Investment Company (R.E.I.C.).

## 6.7 Other non-current receivables

The other receivables of the Group and the Company are analysed as follows:

|                  | <b>Group</b>      |                   | <b>Company</b>    |                   |
|------------------|-------------------|-------------------|-------------------|-------------------|
|                  | <b>31/12/2021</b> | <b>31/12/2020</b> | <b>31/12/2021</b> | <b>31/12/2020</b> |
| Given guarantees | 38,929.17         | 8,215.20          | 34,692.88         | 5,940.20          |
| <b>Total</b>     | <b>38,929.17</b>  | <b>8,215.20</b>   | <b>34,692.88</b>  | <b>5,940.20</b>   |

## 6.8 Trade receivables

The trade receivables of the Group and the Company are analysed as follows:

|                                            | <b>The Group</b>  |                   | <b>The Company</b> |                   |
|--------------------------------------------|-------------------|-------------------|--------------------|-------------------|
|                                            | <b>31/12/2021</b> | <b>31/12/2020</b> | <b>31/12/2021</b>  | <b>31/12/2020</b> |
| Customers                                  | 720,034.21        | 41,161.25         | 210,796.04         | 0.00              |
| Cheques receivable                         | 0.00              | 250,000.00        | 0.00               | 250,000.00        |
| Less: Impairment for doubtful receivables  | (30,755.68)       | 0.00              | 0.00               | 0.00              |
| <b>Customers (collectible receivables)</b> | <b>689,278.53</b> | <b>291,161.25</b> | <b>210,796.04</b>  | <b>250,000.00</b> |

The ageing analysis of trade receivables is as follows:

|               | <b>The Group</b>  |                   | <b>The Company</b> |                   |
|---------------|-------------------|-------------------|--------------------|-------------------|
|               | <b>31/12/2021</b> | <b>31/12/2020</b> | <b>31/12/2021</b>  | <b>31/12/2020</b> |
| Without delay | 678,872.96        | 250,000.00        | 210,796.04         | 250,000.00        |
| >181 days     | 10,405.57         | 41,161.25         | 0.00               | 0.00              |
| <b>Total</b>  | <b>689,278.53</b> | <b>291,161.25</b> | <b>210,057.80</b>  | <b>250,000.00</b> |

The movement of the impairment for doubtful receivables is as follows:

|                       | <b>The Group</b>  |                   | <b>The Company</b> |                   |
|-----------------------|-------------------|-------------------|--------------------|-------------------|
|                       | <b>31/12/2021</b> | <b>31/12/2020</b> | <b>31/12/2021</b>  | <b>31/12/2020</b> |
| Beginning of the year | 0.00              | 0.00              | 0.00               | 0.00              |
| Impairment            | 30,755.68         | 0.00              | 0.00               | 0.00              |
| End of year           | <b>30,755.68</b>  | <b>0.00</b>       | <b>0.00</b>        | <b>0.00</b>       |

The fair value of the Group's receivables is considered to approximate their carrying amount, as their collection is expected to take place within such a period of time that the effect of the time value of the money is considered insignificant. The change compared to the previous period is mainly due to the acquisition of new subsidiaries, as well as to the restructuring of the parent company's assets through the purchase of new properties.

## 6.9 Other receivables

The Other receivables of the Group and the Company are analysed as follows:

|                                           | <b>The Group</b>    |                   | <b>The Company</b> |                   |
|-------------------------------------------|---------------------|-------------------|--------------------|-------------------|
|                                           | <b>31/12/2021</b>   | <b>31/12/2020</b> | <b>31/12/2021</b>  | <b>31/12/2020</b> |
| Sundry debtors                            | 161,643.34          | 117,830.41        | 1,212.91           | 13,268.57         |
| Greek State                               | 724,009.98          | 16,469.24         | 39,509.08          | 16,469.23         |
| Advances                                  | 6,717.91            | 0.00              | 1,015.11           | 0.00              |
| Advances to account for                   | 12,974.15           | 0.00              | 0.00               | 0.00              |
| Deferred expenses                         | 51,742.72           | 11,666.30         | 45,402.96          |                   |
| Accrued income                            | 59,322.60           | 0.00              | 59,322.60          | 11,666.30         |
| Less: Provisions for doubtful receivables | (484.12)            | (84.12)           | (84.12)            | (84.12)           |
| <b>Total</b>                              | <b>1,015,926.58</b> | <b>145,881.83</b> | <b>146,378.54</b>  | <b>41,319.98</b>  |

The Group's claim from the Greek State concerns a) a claim from VAT of € 667.733,09 and b) withholding income tax of amount € 56.276,89.

The maximum exposure to credit risk is the same as the carrying amounts of the receivables.

#### 6.10 Blocked deposits

The Blocked deposits of the Group and the Company are as follows:

|                  | The Group           |                     | The Company         |                   |
|------------------|---------------------|---------------------|---------------------|-------------------|
|                  | 31/12/2021          | 31/12/2020          | 31/12/2021          | 31/12/2020        |
| Current deposits | 7,431,812.96        | 2,400,771.07        | 3,249,632.49        | 766,443.70        |
| <b>Total</b>     | <b>7,431,812.96</b> | <b>2,400,771.07</b> | <b>3,249,632.49</b> | <b>766,443.70</b> |

The Company keeps in a blocked account an amount of € 3,250 thousand as its contractual obligation arising from the loan agreements.

The subsidiary JPA ATTICA SCHOOLS S.A. maintains in a blocked account amount € 3,500 thousand as its contractual obligation arising from its loan agreements.

The new subsidiaries maintain in blocked accounts amount € 681 thousand as their contractual obligation arising from the loan agreements.

#### 6.11 Cash and cash equivalents

The cash and cash equivalents of the Group and the Company are analysed as follows:

|                  | The Group            |                     | The Company          |                   |
|------------------|----------------------|---------------------|----------------------|-------------------|
|                  | 31/12/2021           | 31/12/2020          | 31/12/2021           | 31/12/2020        |
| Cash in hand     | 2,269.46             | 214.38              | 838.36               | 213.12            |
| Current deposits | 21,871,110.75        | 1,863,391.71        | 19,932,876.40        | 170,482.44        |
| <b>Total</b>     | <b>21,873,380.21</b> | <b>1,863,606.09</b> | <b>19,933,714.76</b> | <b>170,695.56</b> |

The maximum exposure to credit risk from the deposits is zero. The change in the Company is due to the increase in share capital with cash (Note 6.13).

The change in the Group is due to the addition of the new subsidiaries and the increase of share capital with cash of the Company.

#### 6.12 Share Capital

The paid-up share capital of the Company, at 31.12.2021 amounted to € 43,563,581 divided into 87,127,162 ordinary registered voting shares, with a nominal value € 0.50 each.

On 27.7.2021 the increase of the Company's share capital of total amount € 75 million was successfully completed and was certified on the same date by the Company's Board of Directors. More specifically, increase of the share capital of the Company amounting to €26,041,665.50 was made, with the issuance of up to 52,083,331 new, common, intangible, registered voting shares of a nominal value €0.50 each, partly by the contribution of assets (Contributed Shares and Contributed Bonds) with the issuance of 19,086,655 new shares and partly with cash payment with the issuance of 32,996,676 new shares, with issue price €1.44 per new share, with the exclusion (abolition) of the pre-emption right of the existing shareholders of the Company. The difference between (a) the nominal value of the new shares covered by the contribution of assets and their valuation, i.e. €17,941,455.70, and (b) the nominal value of the new shares covered by cash payment and their issue price, i.e. €31,016,875.44, namely a total of €48,958,331.14, has been credited to the Company's Equity account "Share premium account".

The company's share capital is fully paid up. Therefore, there are no rights and/or obligation of third parties towards the Company for the acquisition concerning approved share capital or commitments of the Company or decisions of its bodies to increase the capital of the Company.

At 02.06.2021 the sale process of its 715 common registered shares was completed. The aforementioned shares resulted as fractional balances from the Increase of the nominal value of each share decided at the Extraordinary General Meeting of shareholders, which took place on 02.12.2019 and was approved based on the decision No. 1888147/25-2-2020 of the Ministry of Development and Investments.

The final net proceeds from the sale amount €1.043,46 which correspond to € 1,46 for each entire share.

At 31.12.2021, the Company held 32,997 own shares with an average acquisition price € 1.46. It is noted that its subsidiaries do not own shares of the Company.

According to a statement by the Company, there are no cases of convertible securities, exchangeable securities or warrants.

There are no shares of the Company that do not represent capital.

### 6.13 Share premium

The Share premium of the Group and the Company is analysed as follows:

|                                                  | <b>The Group</b>     |                      | <b>The Company</b>   |                      |
|--------------------------------------------------|----------------------|----------------------|----------------------|----------------------|
|                                                  | <b>31/12/2021</b>    | <b>31/12/2020</b>    | <b>31/12/2021</b>    | <b>31/12/2020</b>    |
| Difference from the issuance of shares above par | 83,787,161.85        | 34,854,911.62        | 83,813,242.76        | 34,854,911.62        |
| Share capital increase expenses                  | (3,826,649.60)       | (2,168,113.99)       | (3,826,649.60)       | (2,142,033.08)       |
|                                                  | <b>79,960,512.25</b> | <b>32,686,797.63</b> | <b>79,986,593.16</b> | <b>32,712,878.54</b> |

The above par difference of the Company results from the issuance of shares against cash deposits at a value higher to their par value. The amount received and recorded in the item was reduced by the issue expenses. The above par difference is not available for distribution but can be capitalized or offset with losses carried forward. The change in the difference in the share premium account of € 48,958,331.14 is due to the increase in the Company's share capital totaling € 75 million which was successfully completed on 27.07.21 and was certified by its Board of Directors on the same date. (see Note 6.12).

### 6.14 Reserves

The reserves of the Group and the Company are analysed as follows:

|                              | <b>Group</b>         |                      | <b>Company</b>       |                      |
|------------------------------|----------------------|----------------------|----------------------|----------------------|
|                              | <b>31/12/2021</b>    | <b>31/12/2020</b>    | <b>31/12/2021</b>    | <b>31/12/2020</b>    |
| Legal reserve                | 2,369,049.65         | 2,340,646.19         | 2,330,506.31         | 2,330,506.31         |
| Tax-free reserves            | 47,118,241.67        | 47,118,241.67        | 47,118,241.67        | 47,118,241.67        |
| Special reserves             | 2,267,555.60         | 2,267,555.60         | 2,267,555.60         | 2,267,555.60         |
| Stock incentive plan reserve | 211,333.00           | 0.00                 | 211,333.00           | 0.00                 |
| Other reserves               | 1,115,858.56         | 1,115,858.56         |                      |                      |
| <b>Total</b>                 | <b>53,082,038.48</b> | <b>52,842,302.02</b> | <b>51,927,636.58</b> | <b>51,716,303.58</b> |

The legal reserve is distributed only upon the dissolution of the Company, but may be offset against accumulated losses.

In tax-free reserves amount € 46,945,011.83 concerns the benefit from writing-off liabilities from the Company's Resolution Agreement.

According to decision E2164/16-10-2020 of the AADE "The benefit from the write-off of liabilities pursuant to the provisions of article 99 of the Bankruptcy Code is not taxable income at the time of their writing-off and should appear in a special reserve. In the case of its distribution or capitalisation, the provisions of article 47 para 1 of L. 4172/2013 shall not apply".

At the time of distribution or capitalisation of this tax-free reserve, only a dividend tax of 5% shall be withheld in accordance with the provisions of articles 62 and 64 of L. 4172/2013 since the relevant exemption provision refers restrictively to the provisions of article 47, i.e. relating to corporate tax and not to the burden on shareholders, etc. to which the relevant amounts are distributed.

#### Incentive plans

The non-current incentive plan reserve concerns the establishment of a long-term incentive plan for members of the Board of Directors, staff and associates of the Company. The plan is in accordance with the provisions of L. 4548/2018 and L. 4706/2020. The main objectives of the plan are to align the interests of the Company's Beneficiaries with the interests of the Shareholders and to provide additional incentives in order to achieve the Company's long-term strategic, financial and operational objectives. For the purpose of implementing the plan, the Company will use treasury shares which it will acquire in accordance with applicable law or issue new shares by capitalizing undistributed profits or distributable reserves or difference from the issuance of shares above par. The maximum number of shares to be issued will correspond to 0.5% of the Company's share capital per year and will not exceed a total of 1.2% of the share capital for the entire duration of the plan. The Beneficiaries will establish their rights on the basis of a criterion (performance ratio). Performance measurement targets will be assessed based on the Company's Gross Asset Value and Net Asset Value in the years 2021, 2022 and 2023. Gross Asset Value "GAV" is defined as the gross value of the Company's properties, investments, concession agreements and cash and cash equivalents as of 31 December of each year.

Net Asset Value "NAV" is considered to be the net worth of the Company as reflected in the Company's financial statements as of 31 December of each year.

The term of the Plan is defined as the period from the date of approval of the Plan and the Terms and Conditions of the Plan by the General Meeting of shareholders at its meeting held on 10.12.2021, until 31 December 2023.

The plan's value for the year 2022 amounts to € 634 thousand. The amount of the expense accounted for the year 2021 is € 211 thousand. which has been recognised as a reserve in the Statement of Changes in Equity.

On 31.12.2021 the beneficiaries had established voting rights for 411,688 shares.

### 6.15 Retained earnings

Retained earnings are analysed in the table below:

|                                                                                         | Group                  |                        | Company                |                        |
|-----------------------------------------------------------------------------------------|------------------------|------------------------|------------------------|------------------------|
|                                                                                         | 31/12/2021             | 31/12/2020             | 31/12/2021             | 31/12/2020             |
| <b>Opening balance</b>                                                                  | (65,197,935.54)        | (86,027,062.76)        | (67,279,462.99)        | (61,728,118.00)        |
| Profit/(loss) attributable to owners of the parent from continuing operations           | 14,590,301.74          | 2,092,397.35           | 3,940,530.05           | 1,204,307.27           |
| Profit/(loss) attributable to owners of the parent from discontinued operations         | 0.00                   | 25,551,553.90          | 0.00                   | 0.00                   |
| Transfer of Benefit from writing-off liabilities of article 62 L. 4389/2016 to reserves | 0.00                   | (6,755,652.26)         | 0.00                   | (6,755,652.26)         |
| Transfer to Non controlling interests                                                   | 0.00                   | (59,171.77)            | 0.00                   | 0.00                   |
| Transfer to legal reserve                                                               | (28,403.46)            | 0.00                   | 0.00                   | 0.00                   |
| <b>Closing balance</b>                                                                  | <b>(50,636,037.26)</b> | <b>(65,197,935.54)</b> | <b>(63,338,932.94)</b> | <b>(67,279,462.99)</b> |

**6.16 Borrowings**

The loans are analysed as below based on the repayment period. The amounts, that are repayable within one year from the date of the financial statements, are classified as short-term while the amounts, that are repayable at a subsequent stage, are classified as long-term.

|                       | The Group            |                         |                     |                         |
|-----------------------|----------------------|-------------------------|---------------------|-------------------------|
|                       | 31/12/2021           |                         | 31/12/2020          |                         |
|                       | Current liabilities  | Non-current liabilities | Current liabilities | Non-current liabilities |
| Bond loans            | 40,730,578.56        | 25,330,739.05           | 3,776,000.00        | 14,334,000.00           |
| Long-term Bank loans  | 1,785,760.93         | 30,554,224.21           | 1,429,790.08        | 27,063,210.42           |
| Short-term Bank loans | 0.00                 | 0.00                    | 3,405,656.07        | 0.00                    |
| <b>Total loans</b>    | <b>42,516,339.49</b> | <b>55,884,963.26</b>    | <b>8,611,446.15</b> | <b>41,397,210.42</b>    |

|                       | The Company          |                         |                     |                         |
|-----------------------|----------------------|-------------------------|---------------------|-------------------------|
|                       | 31/12/2021           |                         | 31/12/2020          |                         |
|                       | Current liabilities  | Non-current liabilities | Current liabilities | Non-current liabilities |
| Bond loans            | 39,663,519.13        | 1,916,233.61            | 3,776,000.00        | 14,334,000.00           |
| Short-term Bank loans | 0.00                 | 0.00                    | 3,108,176.83        | 0.00                    |
| <b>Total loans</b>    | <b>39,663,519.13</b> | <b>1,916,233.61</b>     | <b>6,884,176.83</b> | <b>14,334,000.00</b>    |

The change in Loan Obligations is as follows:

|                                                           | The Group            |                      | The Company          |                      |
|-----------------------------------------------------------|----------------------|----------------------|----------------------|----------------------|
|                                                           | 31/12/2021           | 31/12/2020           | 31/12/2021           | 31/12/2020           |
| <b>Opening balance Loan Obligations</b>                   | <b>50,008,656.57</b> | <b>25,039,926.58</b> | <b>21,218,176.83</b> | <b>25,039,926.58</b> |
| Loan obligations of subsidiaries acquired within the year | 23,954,071.02        | 28,790,479.74        | 0.00                 | 0.00                 |
| Cash inflows (Loans)                                      | 97,525,402.00        | 20,300,000.00        | 46,399,270.00        | 20,300,000.00        |
| Cash outflows (Loans)                                     | (69,186,826.84)      | (25,073,556.89)      | (22,137,694.09)      | (25,073,556.89)      |
| Capitalization of loans                                   | (3,900,000.00)       | 0.00                 | (3,900,000.00)       | 0.00                 |
| Other non-cash changes                                    | 0.00                 | 951,807.14           | 0.00                 | 951,807.14           |
| <b>Closing balance Loan Obligations</b>                   | <b>98,401,302.75</b> | <b>50,008,656.57</b> | <b>41,579,752.74</b> | <b>21,218,176.83</b> |

The maturity of long-term and short-term loans, is as follows:

| Amounts in €          | The Group            |                      | The Company          |                      |
|-----------------------|----------------------|----------------------|----------------------|----------------------|
|                       | 31/12/2021           | 31/12/2020           | 31/12/2021           | 31/12/2020           |
| Within 1 year         | 42,516,339.49        | 8,611,446.15         | 39,663,519.13        | 6,884,176.83         |
| Between 2 and 5 years | 28,651,862.51        | 22,264,538.94        | 1,916,233.61         | 14,334,000.00        |
| Over 5 years          | 27,233,100.75        | 19,132,671.48        | 0.00                 | 0.00                 |
| <b>Total</b>          | <b>98,401,302.75</b> | <b>50,008,656.57</b> | <b>41,579,752.74</b> | <b>21,218,176.83</b> |

Main loan agreements of the Group*Common bond loan of € 41 million issued by the Company*

On 10.12.2020 the Company issued a common bond loan of principal up to €41,100,000 divided into 41,100,000 nominal bonds, of nominal value Euro one (€1.00) each, with an issue price at par, which was covered by Alpha Bank, as a bondholder.

The disbursement of part of the loan, amounting €35,998 thousand was made on 18.01.2021, while on 27.04.2021 the remaining amount of the loan €5,102,000 was disbursed for the purchase of the property at the location Imeros Topos.

On 08.01.2021, mortgages were registered on three (3) properties of the Company at the positions Kyrillos, Psari and Imeros Topos in Aspropyrgos, Attiki, and on the company's property at the 27<sup>th</sup> Km Old National Road Athens - Corinth, Elefsina to secure the said loan.

On 22.6.2021 the bondholder Alpha Bank transferred 34% of the total Series A' and Series B' Bonds to Piraeus Bank.

On 2/2/2022 amount € 39.4 million of the above Alpha Bank Bond Loan was repaid.

*Common bond loan of € 2.6 million issued by the Company*

The Company issued on 15.1.2021 a common bond loan of €2,600,000 which was covered by Sterner Stenhus Greece, as a bondholder lender for the purpose of acquiring from the Company the property at 76, Lavriou Avenue in Peania, Attiki.

*Common bond loan of € 1 million issued by the Company*

The Company on 05.05.2021 issued a common bond loan of €1,000,000, which was covered by Sterner Stenhus Greece, as a bondholder lender, in order to repay the acquisition of 28.96% of the share capital of the INVESTMENT COMPANY ASPROPYRGOS 1 S.A. in cash. On 30.07.2021 the Company proceeded to its payment.

*Common bond loan of € 1.7 million issued by the Company*

On 29.06.2021, the Company issued a common bond loan of principal up to €1,700,000, which was covered by Piraeus Bank, as a bondholder, in order to repay existing loans from Sterner Stenhus Greece.

On 2.7.2021, a mortgage pre-notice was registered on the property owned by the Company at 76 Lavriou Ave., Peania, in order to secure the said loan.

*Capitalization of loans of € 3.9 million issued by the Company*

On 29.06.2021 an agreement was signed for transfer of bonds to the Company to be used for exchange with the issuance of 2,728,090 new shares of nominal value € 0.50 and sale price 1.44 per share. Specifically, the following were transferred:

- Common Bond Loan issued by the Company with Sterner Stenhus Greece as its bondholder, issued on 01.07.2020 amounting €1,300,000.00
- Common Bond Loan issued by the Company with Sterner Stenhus Greece as its bondholder, issued on 15.01.2021 amounting €2,600,000.00

Following the acquisition of the Contributed Bonds, the Company on 29.06.2021 cancelled them.

*Common bond loan of € 35.6 million issued by the subsidiary JPA*

On 24.06.2021, the loans of the European Investment Bank and the JESSICA program received by JPA ATTICA SCHOOLS S.A., were refinanced, through the issuance by the company and coverage by Alpha Bank of a bond loan of total amount of € 35.6 million. By this loan was repaid the existing loan obligations of the company (including the relevant expenses and the early payment penalty of €3.2 million) as well as the part of the bonds to the Company amounting €3.5 million. For the above refinancing, the subsidiary applied the settlement of para. B3.3.6 of IFRS 9, in conjunction with para. 19 of IAS 1 regarding the departure from the requirement for reasons of fair presentation of the financial statements, given that such restructuring as a whole was beneficial to the company. The cost of early payment resulting from the refinancing was not recognised as an expense in the statement of income for that period, but was considered as the cost of the new borrowing and will increase the effective interest rate during its repayment period. Out of the amount of the early payment penalty € 3.2 million was depreciated in the year's results amount € 0.28 million, which increased the finance cost. Therefore, the above accounting treatment had a positive impact on the results and the equity by amount € (3,2-0,28=) 2,92 million.

In case of loan restructuring, in order for the new loan to be considered as a continuation of the existing, IFRS 9 establishes two conditions:

(a) the present value of the flows of the new loan does not differ by more than 10% of the carrying amount of the existing loan; and (b) the restructuring concerns the same lender.

When these conditions are met, the existing loan is not written off and no loss is recognised.

In case of a subsidiary the second case is not fulfilled, i.e. of the same lender, but not entirely, because ALPHA BANK (new lender) was involved in the existing loan of the European Investment Bank, as a representative of the bondholders.

The departure from the principle of IFRS 9 is based on paragraph 19 of IAS 1 which states: "In the extremely rare circumstances in which management concludes that compliance with a requirement in an IFRS would be so misleading that it would conflict with the objective of financial statements set out in the Framework, namely the fair presentation, **the entity shall depart** from that requirement in the manner set out in paragraph 20 if the relevant regulatory framework requires, or otherwise does not prohibit, such a departure".

The restructuring transaction was beneficial to the subsidiary as the interest rate on new borrowing was reduced to approximately half of the existing borrowings, which were not an option of the Group but were taken up through the acquisition of the subsidiary. Also, the new borrowing was higher than the existing borrowing to cover both the early repayment penalty and additional financing. In conclusion, the restructuring was not carried out under financial pressure but as a business option to achieve better borrowing conditions. The early repayment penalty is outweighed by the benefit of the reduction in finance cost in subsequent years and was incurred for the sake of this benefit. The basic accounting principle of offsetting income and expenses requires that both the early repayment penalty and the benefit of the reduction in finance cost are allocated to the same accounting periods. A one-off recognition of the early repayment penalty in the statement of income would be contrary to the substance of the transaction.

In order to document that the departure adopted is justified and in accordance with IAS 1, the Parent Company obtained a relevant opinion from a professor of the Athens University of Economics and Business.

*Common Bond Loan of € 8.45 million issued by STENHUS ASPROPYRGOS DYO PEFKA S.A.*

On 6.3.2020, STENHUS ASPROPYRGOS DYO PEFKA S.A. issued a common bond loan of €8,450,000 which was covered by Eurobank S.A., as a bondholder for the purpose of refinancing its existing debt. In order to secure the loan, there are, among others, mortgages on the properties owned by STENHUS ASPROPYRGOS DYO PEFKA and STENHUS ASPROPYRGOS RIKIA.

*Common Bond Loan of € 2.5 million issued by STENHUS ASPROPYRGOS RIKIA S.A.*

On 6.3.2020, STENHUS ASPROPYRGOS RIKIA S.A. issued a common bond loan of €2,500,000 which was covered by Eurobank S.A., as a bondholder for the purpose of refinancing its existing debt. In order to secure the loan, there are, among others, mortgages on the properties owned by STENHUS ASPROPYRGOS DYO PEFKA and STENHUS ASPROPYRGOS RIKIA.

*Common Bond Loan of € 3.8 million issued by THESMIA S.A. with collateral, issued in December 2007*

On 24.12.2007 THESMIA issued a common bond loan of amount €7,000,000, which was covered by MILLENNIUM BANK S.A. (the "Millennium"), as a bondholder. On 19.12.2018, Piraeus Bank, the universal successor of Millennium and, among others, THESMIA signed a general resolution agreement, which was ratified by the Multimember Court of First Instance of Athens with decision No. 695/2019. Pursuant to the 12.09.2019 agreement for the sale and transfer of receivables between Piraeus Bank and Piraeus SNF Designated Activited Company (the "Piraeus SNF"), the Thesmia Loan was transferred to the latter, which thus became the bondholder of the loan. Moreover, pursuant to debt management agreement of receivables as of 12.09.2019 as in force, between the bank, Piraeus SNF and Intrum Hellas S.A. from Loans and Credits, the latter undertook the management and collection of the receivables transferred to the bondholder.

According to the most recent amendment of the Thesmia Loan, the principal of the Loan was agreed at Euro three million seven hundred and ninety-two thousand five hundred seventy-two (€3,792,572).

**Common Bond Loan issued by ADAM TEN S.A., amounting € 8.9 million**

On 6.3.2021, ADAM TEN S.A. issued a common bond loan of €8,760,000 which was covered by the companies TEN BRINKE DEVELOPMENTS & HOLDINGS GREECE MAE, TEN BRINKE HELLAS SINGLE-MEMBER S.A. and TEN BRINKE GREECE HOLDING B.V., as bondholders in order to refinance its existing debt. In order to secure the loan, there are, among other things, mortgages on its properties.

On 19.7.2021 ADAM TEN issued a common bond loan of €8,9 million which was covered by Piraeus Bank, the disbursement of which took place on 5.8.2021, in order to repay its existing loans.

**Common Bond Loan issued by INVESTMENT COMPANY ASPROPYRGOS 1 S.A., amounting € 3.8 million**

On 08.11.2021, the INVESTMENT COMPANY ASPROPYRGOS 1 issued a € 3.8 million common bond loan, the disbursement of which took place on 15.11.2021 in order to repay existing liabilities.

Against the Company's, Group's loan obligations have been registered pre-notices and mortgages amounting €288.015 thousand. It is clarified that in order to secure the common bond loan of € 41 million issued by the Company, which was covered by Alpha Bank as a bondholder, mortgages were registered on four (4) properties of the Company at the positions Kyriolos, Psari and Imeros Topos in Aspropyrgos, Attiki, and on the company's property at the 27th Km Old National Road Athens - Corinth, Elefsina to secure the said loan.

**6.17 Lease liabilities**

The lease liabilities of the Group and the Company are analysed as follows:

|                                | The Group                        |                     |                     | The Company         |
|--------------------------------|----------------------------------|---------------------|---------------------|---------------------|
|                                | Investment<br>property<br>leases | Building<br>Leases  | Total               | Building<br>Leases  |
| Balance at 1.1.2021            | 0.00                             | 92,427.44           | 92,427.44           | 92,427.44           |
| Additions                      | 0.00                             | 1,111,764.24        | 1,111,764.24        | 1,111,764.24        |
| Disposals                      | 0.00                             | (71,971.52)         | (71,971.52)         | (61,096.60)         |
| Leases on new subsidiaries     | 4,695,431.57                     | 42,543.96           | 4,737,975.53        | 0.00                |
| Interest charge for the period | 145,841.90                       | 73,886.34           | 219,728.24          | 36,419.21           |
| Payments within the period     | (198,116.93)                     | (146,938.64)        | (345,055.57)        | (109,921.19)        |
| <b>Balance at 31.12.2021</b>   | <b>4,643,156.54</b>              | <b>1,101,711.82</b> | <b>5,744,868.36</b> | <b>1,069,593.10</b> |
| The balance is broken down to: |                                  |                     |                     |                     |
| Non-current Lease liability    | 4,482,339.04                     | 1,009,239.47        | 5,491,578.51        | 981,368.73          |
| Current Lease liability        | 160,817.50                       | 92,472.35           | 253,289.85          | 88,224.37           |
| <b>Total</b>                   | <b>4,643,156.54</b>              | <b>1,101,711.82</b> | <b>5,744,868.36</b> | <b>1,069,593.10</b> |
| Balance 1.1.2020               | 0.00                             | 123,173.00          | 123,173.00          | 123,173.00          |
| Interest charge for the period | 0.00                             | 6,114.43            | 6,114.43            | 6,114.43            |
| Payments within the period     | 0.00                             | (36,860.00)         | (36,860.00)         | (36,860.00)         |
| <b>Balance 31.12.2020</b>      | <b>0.00</b>                      | <b>92,427.43</b>    | <b>92,427.43</b>    | <b>92,427.43</b>    |
| The balance is broken down to: |                                  |                     |                     |                     |
| Non-current Lease liability    | 0.00                             | 50,125.10           | 50,125.10           | 50,125.10           |
| Current Lease liability        | 0.00                             | 42,302.33           | 42,302.33           | 42,302.33           |
| <b>Total</b>                   | <b>0.00</b>                      | <b>92,427.43</b>    | <b>92,427.43</b>    | <b>92,427.43</b>    |

The lease expiry is as follows:

|                                     | The Group           |                  | The Company         |                  |
|-------------------------------------|---------------------|------------------|---------------------|------------------|
|                                     | 31/12/2021          | 31/12/2020       | 31/12/2021          | 31/12/2020       |
| <b>Lease liabilities -</b>          |                     |                  |                     |                  |
| <b>Minimum leases</b>               |                     |                  |                     |                  |
| Within 1 year                       | 449,875.78          | 46,700.00        | 150,000.00          | 46,700.00        |
| Between 2 and 5 years               | 2,317,616.30        | 51,900.00        | 639,246.00          | 51,900.00        |
| Over 5 years                        | 4,168,571.40        | 0.00             | 586,686.00          | 0.00             |
| <b>Total</b>                        | <b>6,936,063.48</b> | <b>98,600.00</b> | <b>1,375,932.00</b> | <b>98,600.00</b> |
| <b>Less: Future finance</b>         |                     |                  |                     |                  |
| lease charges                       | (1,191,195.12)      | (6,172.57)       | (306,338.90)        | (6,172.57)       |
| <b>Present value of liabilities</b> | <b>5,744,868.36</b> | <b>92,427.43</b> | <b>1,069,593.10</b> | <b>92,427.43</b> |

**The present value of liabilities is as follows**

|                       |                     |                  |                     |                  |
|-----------------------|---------------------|------------------|---------------------|------------------|
| Up to 1 year          | 253,289.85          | 42,302.33        | 88,224.37           | 42,302.33        |
| Between 2 and 5 years | 1,666,017.74        | 50,125.10        | 453,578.93          | 50,125.10        |
| Over 5 years          | 3,825,560.77        | 0.00             | 527,789.80          | 0.00             |
| <b>Total</b>          | <b>5,744,868.36</b> | <b>92,427.43</b> | <b>1,069,593.10</b> | <b>92,427.43</b> |

The Lease in Investment Properties concerns the subsidiary MESSINIKA REAL ESTATE S.A.

The company MESSINIKA REAL ESTATE has signed, as a lessee, with the company under the name "PIRAEUS LEASING (LEASING) FINANCIAL LEASES S.A.", as lessor, the following leasing agreements:

**(a)** The No. 49.365/08.08.2008 Act of Real Estate Lease Agreement, as amended by No. 49.366/08.08.2008 additional act and No. 10.426/03.04.2012, 10.633/07.11.2012, 11.312/20.10.2014 and 12.940/03.08.2017 and 17.684/19.07.2021 acts of amendment, regarding the property located on the 7th Km. National Road Kalamata-Tripoli, Kalamata see also note 6.1.

**(b)** the no. 9.816/29.12.2010 horizontally owned lease agreement, as amended by No. 10.427/03.04.2012 and No. 12.939/03.08.2017 and 17.683/19.07.2021 acts, regarding the property located at the A' By-road of Municipal Stadium 2, Katerini see also Note 6.1.

**6.18 Deferred income tax assets / liabilities**

The movement in deferred tax assets/(liabilities) for the Group and the Company is as follows:

|                          | The Group   |                     | The Company |                     |
|--------------------------|-------------|---------------------|-------------|---------------------|
|                          | 31/12/2021  | 31/12/2020          | 31/12/2021  | 31/12/2020          |
| Deferred tax assets      | 0.00        | 2,291,918.70        | 0.00        | 2,264,562.92        |
| Deferred tax liabilities | 0.00        | (2,483,599.16)      | 0.00        | (602,889.66)        |
|                          | <b>0.00</b> | <b>(191,680.46)</b> | <b>0.00</b> | <b>1,661,673.26</b> |

|                                                                   | The Group   |                     | The Company |                     |
|-------------------------------------------------------------------|-------------|---------------------|-------------|---------------------|
|                                                                   | 31/12/2021  | 31/12/2020          | 31/12/2021  | 31/12/2020          |
| Investment property                                               | 0.00        | (910,169.62)        | 0.00        | (602,889.66)        |
| Financial assets at amortised cost                                | 0.00        | (1,573,429.54)      | 0.00        | 0.00                |
| Property, plant and equipment                                     | 0.00        | 99.47               | 0.00        | 99.47               |
| Intangible assets                                                 | 0.00        | 11,136.10           | 0.00        | 11,136.06           |
| Provisions                                                        | 0.00        | 227,678.97          | 0.00        | 203,678.97          |
| Other                                                             | 0.00        | 4,954.63            | 0.00        | 1,598.89            |
| Tax loss recognised                                               | 0.00        | 2,048,049.53        | 0.00        | 2,048,049.53        |
| <b>Income taxes, which will be charged to the following years</b> | <b>0.00</b> | <b>(191,680.46)</b> | <b>0.00</b> | <b>1,661,673.26</b> |

|                                                                   | <b>The Group</b>    | <b>The Company</b>    |
|-------------------------------------------------------------------|---------------------|-----------------------|
| <b>Balance at 1/1/2020</b>                                        | <b>(334,300.79)</b> | <b>(403,091.65)</b>   |
| Balance of new subsidiary                                         | 1,551,999.95        | 0.00                  |
| Tax benefit to the statement of income<br>(continuing operations) | (1,026,018.70)      | (1,258,581.61)        |
| <b>Balance at 31/12/2020</b>                                      | <b>191,680.46</b>   | <b>(1,661,673.26)</b> |
| <b>Balance at 1/1/2021</b>                                        | <b>191,680.46</b>   | <b>(1,661,673.26)</b> |
| Balance of new subsidiaries                                       | 4,940,329.07        | 0.00                  |
| Tax benefit to the statement of income<br>(continuing operations) | (5,132,009.53)      | 1,661,673.26          |
| <b>Balance at 31/12/2021</b>                                      | <b>0.00</b>         | <b>0.00</b>           |

On 18.11.2021, the Board of Directors decided to submit an application for the licensing of the company as a Real Estate Investment Company ("R.E.I.C.") and the company submitted the application on 22.11.2021 after meeting all the legal requirements. On 10.12.2021, an Extraordinary General Meeting of shareholders was held which, among other things, approved the said decision taken by the Board of Directors.

On 05.04.2022, the company received the relevant license from the Hellenic Capital Market Commission.

The Company estimates that on the closing date of the financial statements, the conditions that change its tax regime are effectively in place, as it has met all of the requirements to know that it will receive approval from the Hellenic Capital Market Commission.

From the date of the conversion into a Real Estate Investment Company ("R.E.I.C."), the parent company and its subsidiaries are taxed pursuant to article 31 of L. 2778/1999 in a special manner. For this reason, the Group and the Company have adjusted the deferred tax assets and liabilities because the Real Estate Investment Company ("REIC") and its subsidiaries are taxed in accordance with article 31 of L. 2778/1999 in a special manner.

The Group and the Company, applying the provisions of SIC-25 "Income Taxes – Changes in the tax regime of an enterprise or its shareholders", due to the change in its tax regime, the Group and the company, reduced deferred tax liabilities and deferred tax assets. The change in the tax regime was recognized in profit or loss for the year.

## 6.19 Employee benefit obligations

Employee retirement benefit obligations:

|                              | <b>Group / Company</b> |                   |
|------------------------------|------------------------|-------------------|
|                              | <b>31/12/2021</b>      | <b>31/12/2020</b> |
| Employee retirement benefits | 10,292.00              | 0.00              |
| <b>Total</b>                 | <b>10,292.00</b>       | <b>0.00</b>       |

The movement in the relevant accounts of provisions for employee benefits is as follows:

|                                                  | <b>Group / Company</b> |                       |
|--------------------------------------------------|------------------------|-----------------------|
|                                                  | <b>1/1-31/12/2021</b>  | <b>1/1-31/12/2020</b> |
| <b>Changes in net obligation</b>                 |                        |                       |
| Net obligation at the beginning of the period    | 0.00                   | 695,000.00            |
| Benefits paid by the employer                    | 0.00                   | (681,796.20)          |
| Total cost recognised in the Statement of income | 10,292.00              | (13,203.80)           |
| <b>Net obligation at the end of the period</b>   | <b>10,292.00</b>       | <b>0.00</b>           |

The actuarial assumptions used are as follows:

|                         | 1/1/-31/12/2021 | 1/1/-31/12/2020 |
|-------------------------|-----------------|-----------------|
| Discount rate           | 0,12%           | 1,71%           |
| Inflation               | 2,10%           | 1,75%           |
| Future salary increases | 4,10%           | 3,25%           |
| Duration of liabilities | 3,53            | 18,52           |

The company's liabilities arising from the compensation payments under L. 4093/2012 were disclosed in accordance with IAS 19.

## 6.20 Provisions

The provisions presented in the accompanying financial statements are analysed as follows:

|                                     | The Group         |                   | The Company       |                   |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|
|                                     | 31/12/2021        | 31/12/2020        | 31/12/2021        | 31/12/2020        |
| Provision for tax audit differences | 0.00              | 145,038.14        | 0.00              | 145,038.14        |
| Other provisions                    | 803,456.00        | 803,540.12        | 703,456.00        | 703,540.12        |
|                                     | <b>803,456.00</b> | <b>948,578.26</b> | <b>703,456.00</b> | <b>848,578.26</b> |

The movement in provisions is as follows:

|                            | Group             | Company           |
|----------------------------|-------------------|-------------------|
| <b>On 1 January 2020</b>   | <b>948,578.26</b> | <b>848,578.26</b> |
| Additions                  | 0.00              | 0.00              |
| <b>On 31 December 2020</b> | <b>948,578.26</b> | <b>848,578.26</b> |
| <b>On 1 January 2021</b>   | <b>948,578.26</b> | <b>848,578.26</b> |
| Additions                  | 0.00              | 0.00              |
| Disposals                  | (145,122.26)      | (145,122.26)      |
| <b>On 31 December 2021</b> | <b>803,456.00</b> | <b>703,456.00</b> |

All companies in the group subject to tax audit pursuant to tax legislation are tax audited by the Certified Auditors Accountants.

Irrespective of the above-mentioned tax audit by the Certified Auditors Accountants, the tax authorities may carry out an additional tax audit within five years of the submission of a tax return for the year concerned and therefore open to tax audit remain the 2015 and subsequent financial years. The Cyprus company PASAL CYPRUS LTD is unaudited from the financial year 2016 until today, while the MFGVR LTD from the year 2012 until today.

The other provisions relate to expenses for the restoration of the environment of three properties in Chalkida, Votanikos and Oraiakastro, Thessaloniki.

For the present year, the Greek companies of the Group and the Company will be audited by the Certified Auditors Accountants, in accordance with the provisions of article 65A of L. 4174/2013 (ITC).

This audit is in progress and the relevant tax compliance reports are to be issued after the publication of the Financial Statements for the year 2021. If, by the completion of the tax audit additional tax liabilities arise, we estimate that these will have no material impact on the Financial Statements.

The Company and its subsidiaries consider that they have made sufficient provisions against the additional taxes that may arise during future tax audits, based on the findings of the tax audits of previous years and prior interpretations of tax laws.

## 6.21 Other non-current liabilities

The other non-current liabilities of the Group and the Company are analysed as follows:

|                                                 | The Group           |                     | The Company         |                     |
|-------------------------------------------------|---------------------|---------------------|---------------------|---------------------|
|                                                 | 31/12/2021          | 31/12/2020          | 31/12/2021          | 31/12/2020          |
| Rental guarantees                               | 2,105,762.57        | 1,105,994.64        | 1,265,408.41        | 1,105,994.64        |
| Non-current liabilities to Piraeus Leasing S.A. | 216,866.00          | 0.00                | 0.00                | 0.00                |
| Other non-current liabilities                   | 347,881.82          | 0.00                | 0.00                | 0.00                |
| <b>Total</b>                                    | <b>2,670,510.39</b> | <b>1,105,994.64</b> | <b>1,265,408.41</b> | <b>1,105,994.64</b> |

The increase in the rent guarantees received is due to the guarantees of new tenants and the additions of the new subsidiaries. Other non-current liabilities to Piraeus Leasing SA refer to the liability of the subsidiary MESSINIKA REAL ESTATE S.A. following the amendment of the contracts (see Note 6.17)

Other non-current liabilities concern tax liabilities of the subsidiary THESMIA S.A., which have been settled in accordance with the decision No. 615/2019 of the Athens Multi-Member Court of First Instance, which ratified the Company's Resolution Agreement under Article 106 b of the Bankruptcy Code. The tax debts will be paid in 180 equal monthly instalments, with an interest rate of 1.5%.

## 6.22 Trade payables

The trade payables of the Group and the Company are analysed as follows:

|                       | The Group           |                      | The Company       |                      |
|-----------------------|---------------------|----------------------|-------------------|----------------------|
|                       | 31/12/2021          | 31/12/2020           | 31/12/2021        | 31/12/2020           |
| Suppliers             | 1,152,211.08        | 20,116,556.67        | 805,072.43        | 20,019,223.25        |
| Advances to customers | 738.24              | 0.00                 | 738.24            | 0.00                 |
| <b>Total</b>          | <b>1,152,949.32</b> | <b>20,116,556.67</b> | <b>805,810.67</b> | <b>20,019,223.25</b> |

In the previous year's account is included an amount of €19,632 thousand to the company NOE METAL CONSTRUCTIONS S.A. for the purchase of real estate. This amount was repaid in full on 18.1.2021 from an approved loan (Note 6.16). The change is due to the additions of the new subsidiaries.

Trade and other payables are of short-term duration, expire on average within three months of the balance sheet date and are not subject to interest. Their fair value approximates their carrying amount.

## 6.23 Current income tax

The Current income tax is analysed as follows

|                                                   | The Group        |             |
|---------------------------------------------------|------------------|-------------|
|                                                   | 31/12/2021       | 31/12/2020  |
| <b>The movement of the account is as follows:</b> |                  |             |
| Current income tax – beginning of year            | 0.00             | 0.00        |
| Plus: Income tax                                  | 118,005.33       | 0.00        |
| Less: Withheld tax                                | (50,982.68)      | 0.00        |
| <b>Current income tax – end of year</b>           | <b>67,022.65</b> | <b>0.00</b> |

## 6.24 Other current liabilities

The Other current liabilities of the Group and the Company are analysed as follows:

|                               | The Group           |                   | The Company       |                   |
|-------------------------------|---------------------|-------------------|-------------------|-------------------|
|                               | 31/12/2021          | 31/12/2020        | 31/12/2021        | 31/12/2020        |
| Other taxes - duties          | 442,052.86          | 267,461.62        | 196,221.72        | 184,269.80        |
| Social security organisations | 41,505.52           | 18,225.33         | 41,505.52         | 18,225.33         |
| Accrued expenses              | 248,621.31          | 8,708.72          | 98,566.61         | 3,036.72          |
| Sundry creditors              | 273,303.60          | 239,944.29        | 17,074.55         | 15,642.25         |
| <b>Total</b>                  | <b>1,005,483.29</b> | <b>534,339.96</b> | <b>353,368.40</b> | <b>221,174.10</b> |

At the end of the present year, there are no overdue tax debts in the Group and the Company. Their fair values are about the same as their book values.

## 6.25 Investment property rental income

The Investment property rental income of the Group and the Company is analysed as follows:

|                                   | The Group           |                     | The Company         |                     |
|-----------------------------------|---------------------|---------------------|---------------------|---------------------|
|                                   | 31/12/2021          | 31/12/2020          | 31/12/2021          | 31/12/2020          |
| Investment property rental income | 6,522,549.24        | 1,544,613.68        | 4,491,056.27        | 1,544,613.68        |
| <b>Total</b>                      | <b>6,522,549.24</b> | <b>1,544,613.68</b> | <b>4,491,056.27</b> | <b>1,544,613.68</b> |

The lease period for which the Group and the Company lease its investment properties through operating leases is of a duration of two to seventeen years and is governed by the relevant commercial lease legislation.

The future receivable rents of investment properties based on operating lease agreements are as follows:

|                       | The Group            |                      | The Company          |                      |
|-----------------------|----------------------|----------------------|----------------------|----------------------|
|                       | 31/12/2021           | 31/12/2020           | 31/12/2021           | 31/12/2020           |
| Within 1 year         | 9,845,795.96         | 4,235,598.00         | 4,854,188.00         | 4,235,598.00         |
| Between 2 and 5 years | 32,961,210.27        | 14,489,591.00        | 15,333,530.00        | 14,489,591.00        |
| Over 5 years          | 16,344,741.61        | 4,516,356.00         | 5,803,326.00         | 4,516,356.00         |
| <b>Total</b>          | <b>59,151,747.84</b> | <b>23,241,545.00</b> | <b>25,991,044.00</b> | <b>23,241,545.00</b> |

The change is due to the purchase of new properties by the Company. (Note 6.1)

## 6.26 Income from provision of services

The Income from provision of services of the Group and the Company is analysed as follows:

|                                   | The Group           |                   | The Company       |                 |
|-----------------------------------|---------------------|-------------------|-------------------|-----------------|
|                                   | 31/12/2021          | 31/12/2020        | 31/12/2021        | 31/12/2020      |
| Income from provision of services | 2,420,740.38        | 160,112.68        | 0.00              | 9,627.29        |
| Income from Common charges        | 578,190.91          | 0.00              | 578,190.91        | 0.00            |
| <b>Total</b>                      | <b>2,998,931.29</b> | <b>160,112.68</b> | <b>578,190.91</b> | <b>9,627.29</b> |

The Income from provision of services concern the provision of PPP management services of the subsidiary JPA ATTICA SCHOOLS S.A.

The income from common charges concern expenses made by the Group for account of its tenants.

## 6.27 Expenses related to investment property

The Expenses related to investment property of the Group and the Company are as follows:

|                                     | The Group           |                   | The Company         |                   |
|-------------------------------------|---------------------|-------------------|---------------------|-------------------|
|                                     | 31/12/2021          | 31/12/2020        | 31/12/2021          | 31/12/2020        |
| Third party fees and expenses       | 111,790.74          | 0.00              | 166,776.10          | 0.00              |
| Insurance premiums                  | 96,599.10           | 43,701.39         | 62,800.56           | 43,701.39         |
| Tax on real estate property (ENFIA) | 426,528.66          | 189,789.39        | 296,026.52          | 176,893.68        |
| Expenses from Common charges        | 551,834.37          | 4,364.72          | 551,834.37          | 4,364.72          |
| Sundry expenses                     | 40,561.83           | 0.00              | 40,561.83           | 0.00              |
| <b>Total</b>                        | <b>1,227,314.70</b> | <b>237,855.50</b> | <b>1,117,999.38</b> | <b>224,959.79</b> |

The increase in expenses is mainly due to the increase in the number of investment properties of the Company.

## 6.28 Employee benefits

The number of personnel employed in the Group and the Company is:

|                        | The Group  |            | The Company |            |
|------------------------|------------|------------|-------------|------------|
|                        | 31/12/2021 | 31/12/2020 | 31/12/2021  | 31/12/2020 |
| Salaried               | 15         | 6          | 15          | 6          |
| <b>Total employees</b> | <b>15</b>  | <b>6</b>   | <b>15</b>   | <b>6</b>   |

|                                       | The Group           |                   | The Company         |                   |
|---------------------------------------|---------------------|-------------------|---------------------|-------------------|
|                                       | 31/12/2021          | 31/12/2020        | 31/12/2021          | 31/12/2020        |
| <b>Employee benefits</b>              |                     |                   |                     |                   |
| Salaries and wages                    | 714,259.72          | 278,995.20        | 714,259.72          | 278,995.20        |
| Employer's contributions              | 138,690.99          | 56,067.18         | 138,690.99          | 56,067.18         |
| Provisions for employee severance pay | 10,292.00           | 0.00              | 10,292.00           | 0.00              |
| Cost of incentive plan to shares      | 211,333.00          | 0.00              | 211,333.00          | 0.00              |
| Other benefits                        | 13,722.36           | 4,890.25          | 13,722.36           | 4,890.25          |
| <b>Total</b>                          | <b>1,088,298.07</b> | <b>339,952.63</b> | <b>1,088,298.07</b> | <b>339,952.63</b> |

For the Cost of incentive plan to shares see Note 6.14.

## 6.29 Other operating expenses

In other operating expenses of the Group and the Company are included:

|                                     | The Group           |                   | The Company         |                   |
|-------------------------------------|---------------------|-------------------|---------------------|-------------------|
|                                     | 31/12/2021          | 31/12/2020        | 31/12/2021          | 31/12/2020        |
| Fees to collaborators - Consultants | 3,287,642.62        | 515,121.49        | 934,437.76          | 368,714.54        |
| Third-party services                | 221,771.56          | 23,038.43         | 69,946.32           | 18,585.35         |
| Taxes-duties                        | 91,523.57           | 36,762.76         | 77,178.10           | 46,285.46         |
| Promotion and advertising expenses  | 186,527.19          | 0.00              | 186,527.19          | 0.00              |
| Sundry expenses                     | 364,790.69          | 114,427.16        | 250,611.66          | 102,230.18        |
| <b>Total</b>                        | <b>4,152,255.63</b> | <b>689,349.84</b> | <b>1,518,701.03</b> | <b>535,815.53</b> |

The increase in the fees to collaborators - consultants in the Company concerns the reorganisation costs of the company and the change in the Group concerns mainly expenses of the subsidiary JPA ATTICA SCHOOLS S.A.

### 6.30 Other income

In other income of the Group and the Company are included:

|                                     | The Group         |                  | The Company       |                  |
|-------------------------------------|-------------------|------------------|-------------------|------------------|
|                                     | 31/12/2021        | 31/12/2020       | 31/12/2021        | 31/12/2020       |
| Income from prior years' provisions | 345,122.26        | 13,203.80        | 145,122.26        | 13,203.80        |
| Income from prior years' guarantees | 147,000.00        | 0.00             | 0.00              | 0.00             |
| Other income                        | 185,658.08        | 17,630.89        | 94,086.41         | 14,008.09        |
| <b>Total</b>                        | <b>677,780.34</b> | <b>30,834.69</b> | <b>239,208.67</b> | <b>27,211.89</b> |

The income from prior years' provisions relates to reversal of unused provision for doubtful receivables of the subsidiary MESSINIAKA REAL ESTATE S.A.

### 6.31 Finance expenses / income

In finance expenses of the Group and the Company are included:

|                                     | The Group           |                   | The Company         |                   |
|-------------------------------------|---------------------|-------------------|---------------------|-------------------|
|                                     | 31/12/2021          | 31/12/2020        | 31/12/2021          | 31/12/2020        |
| Interest on Bank loans              | 3,740,235.70        | 546,561.79        | 1,638,989.07        | 432,244.54        |
| Interest on Leases                  | 219,728.24          | 6,114.44          | 36,419.21           | 6,114.44          |
| Other related to financing expenses | 57,630.59           | 97,910.69         | 15,518.02           | 97,860.72         |
| <b>Total</b>                        | <b>4,017,594.53</b> | <b>650,586.92</b> | <b>1,690,926.30</b> | <b>536,219.70</b> |

In finance income of the Group and the Company are included:

|                                                      | The Group           |                   | The Company       |                  |
|------------------------------------------------------|---------------------|-------------------|-------------------|------------------|
|                                                      | 31/12/2021          | 31/12/2020        | 31/12/2021        | 31/12/2020       |
| Interest income                                      | 279.71              | 75.20             | 162,087.65        | 17,671.48        |
| Interest income from concession agreement (Note 6.2) | 2,435,708.44        | 175,815.55        | 0.00              | 0.00             |
| Other income                                         | 137.33              | 1,201.30          | 50.05             | 1,201.30         |
| <b>Total</b>                                         | <b>2,436,125.48</b> | <b>177,092.05</b> | <b>162,137.70</b> | <b>18,872.78</b> |

### 6.32 Income tax

The reconciliation of income tax is as follows:

|                            | The Group           |                     | The Company           |                     |
|----------------------------|---------------------|---------------------|-----------------------|---------------------|
|                            | 31/12/2021          | 31/12/2020          | 31/12/2021            | 31/12/2020          |
| Current tax charge         | (71,307.62)         |                     |                       |                     |
| Deferred tax charge        | 5,132,009.53        | (1,022,030.83)      | (1,661,673.26)        | (789,467.92)        |
| Tax on recognised tax loss | 0.00                | 2,048,049.53        | 0.00                  | 2,048,049.53        |
| <b>Total tax charge</b>    | <b>5,060,701.91</b> | <b>1,026,018.70</b> | <b>(1,661,673.26)</b> | <b>1,258,581.61</b> |

The tax on the Company's profit before tax differs from the theoretical amount that would result using the tax rate on profits. The difference is as follows:

|                                                                 | The Group           |                     | The Company           |                     |
|-----------------------------------------------------------------|---------------------|---------------------|-----------------------|---------------------|
|                                                                 | 31/12/2021          | 31/12/2020          | 31/12/2021            | 31/12/2020          |
| Profit/(Loss) before tax, as in Statement of Income             | 9,570,182.93        | 1,382,665.46        | 5,602,203.31          | (54,274.34)         |
| Tax rate                                                        | 22%                 | 24%                 | 22%                   | 24%                 |
| Income tax based on applicable tax rate                         | (2,105,440.24)      | (331,839.71)        | (1,232,484.73)        | 13,025.84           |
| Adjustment of deferred tax due to tax regime change in R.E.I.C. | 5,132,009.53        | 0.00                | (1,661,673.26)        | 0.00                |
| Tax from recognised tax loss                                    | 0.00                | 2,048,049.53        | 0.00                  | 2,048,049.53        |
| Tax on expenses/income not deductible for tax purposes          | 2,034,132.62        | (690,191.12)        | 1,232,484.73          | (802,493.76)        |
| <b>Total tax charge</b>                                         | <b>5,060,701.91</b> | <b>1,026,018.70</b> | <b>(1,661,673.26)</b> | <b>1,258,581.61</b> |

In accordance with the provisions of article 120 of L. 4799/2021, profits from business activity realised by legal persons and legal entities that keep double-entry accounting books, with the exception of credit institutions, are taxed at a rate of twenty-two per cent (22%) for the income of the tax year 2021 onwards.

### 6.33 Earnings per share

Earnings per share are calculated by dividing the profit attributable to equity holders of the Group and the Company by the weighted average number of ordinary shares in issue during the period.

|                                                                                                | The Group            |                     | The Company         |                     |
|------------------------------------------------------------------------------------------------|----------------------|---------------------|---------------------|---------------------|
|                                                                                                | 31/12/2021           | 31/12/2020          | 31/12/2021          | 31/12/2020          |
| <b>Profit/(loss) per share attributable to owners of the parent from continuing operations</b> | <b>14,590,301.74</b> | <b>2,092,397.35</b> | <b>3,940,530.05</b> | <b>1,204,307.27</b> |
| Weighted average number of shares                                                              | 60,686,040           | 11,097,462          | 60,686,040.00       | 11,097,462          |
| <b>Basic and diluted earnings/(loss) per share in euro</b>                                     | <b>0.2404</b>        | <b>0.1885</b>       | <b>0.0649</b>       | <b>0.1085</b>       |

  

|                                                                                                  | The Group   |                      |
|--------------------------------------------------------------------------------------------------|-------------|----------------------|
|                                                                                                  | 31/12/2021  | 31/12/2020           |
| <b>Profit/(loss) per share attributable to owners of the parent from discontinued operations</b> | <b>0.00</b> | <b>25,551,553.90</b> |
| Weighted average number of shares                                                                | 0.00        | 11,097,462.00        |
| <b>Basic earnings per share in euro</b>                                                          | <b>0.00</b> | <b>2.3025</b>        |

It is also noted that there is an outstanding liability for the issue of new shares (employee share plan see Note 6.14) and, therefore, the conditions for the calculation and presentation of the diluted earnings per share ratio are met.

|                                                                                           | The Group            |            | The Company         |            |
|-------------------------------------------------------------------------------------------|----------------------|------------|---------------------|------------|
|                                                                                           | 31/12/2021           | 31/12/2020 | 31/12/2021          | 31/12/2020 |
| <b>Earnings per share attributable to owners of the parent from continuing operations</b> | <b>14,590,301.74</b> |            | <b>3,940,530.05</b> |            |
| Weighted average number of shares                                                         | 60,830,216.00        |            | 60,830,216.00       |            |
| <b>Diluted earnings/(loss) per share in euro</b>                                          | <b>0.2399</b>        |            | <b>0.0648</b>       |            |

### 6.34 Transactions with related parties

Intra-group transactions and intra-group balances of the Company with its subsidiaries and related companies are as follows:

|                         |  | The Company         |             |                       |             |
|-------------------------|--|---------------------|-------------|-----------------------|-------------|
|                         |  | 31.12.2021          |             | 01.01.2020-31.12.2020 |             |
| SUBSIDIARIES            |  | RECEIVABLES         | PAYABLES    | INCOME                | EXPENSES    |
| JPA ATTICA SCHOOLS S.A. |  | 1,180,682.11        | 0.00        | 161,807.94            | 0.00        |
| <b>TOTAL</b>            |  | <b>1,180,682.11</b> | <b>0.00</b> | <b>161,807.94</b>     | <b>0.00</b> |

  

|                         |  | 31.12.2020          |                  | 01.01.2020-31.12.2020 |             |
|-------------------------|--|---------------------|------------------|-----------------------|-------------|
| SUBSIDIARIES            |  | RECEIVABLES         | PAYABLES         | INCOME                | EXPENSES    |
| PASAL CYPRUS LTD        |  | 0.00                | 10,000.00        | 0.00                  | 0.00        |
| JPA ATTICA SCHOOLS S.A. |  | 5,155,597.28        | 0.00             | 17,596.28             | 0.00        |
| <b>TOTAL</b>            |  | <b>5,155,597.28</b> | <b>10,000.00</b> | <b>17,596.28</b>      | <b>0.00</b> |

  

|                                               |  | The Group   |                   |                       |                     | The Company |                   |                       |                   |
|-----------------------------------------------|--|-------------|-------------------|-----------------------|---------------------|-------------|-------------------|-----------------------|-------------------|
|                                               |  | 31.12.2021  |                   | 01.01.2021-31.12.2021 |                     | 31.12.2021  |                   | 01.01.2021-31.12.2021 |                   |
| RELATED                                       |  | Receivables | Payables          | Income                | Expenses            | Receivables | Payables          | Income                | Expenses          |
| STERNER STENHUS GREECE AB                     |  | 0.00        | 0.00              | 0.00                  | 362,776.99          | 0.00        | 0.00              | 0.00                  | 62,776.99         |
| STERNER STENHUS MANAGEMENT SINGLE-MEMBER S.A. |  | 0.00        | 0.00              | 0.00                  | 108,000.00          | 0.00        | 0.00              | 0.00                  | 6,000.00          |
| VIA FUTURA S.A.                               |  | 0.00        | 119,211.00        | 15,000.00             | 1,015,296.11        | 0.00        | 105,946.00        | 15,000.00             | 891,921.28        |
| <b>TOTAL</b>                                  |  | <b>0.00</b> | <b>119,211.00</b> | <b>15,000.00</b>      | <b>1,486,073.10</b> | <b>0.00</b> | <b>105,946.00</b> | <b>15,000.00</b>      | <b>960,698.27</b> |

  

|                                               |  | 31.12.2020  |                     | 01.01.2020-31.12.2020 |                   | 31.12.2020  |                     | 01.01.2020-31.12.2020 |                  |
|-----------------------------------------------|--|-------------|---------------------|-----------------------|-------------------|-------------|---------------------|-----------------------|------------------|
| RELATED                                       |  | Receivables | Payables            | Income                | Expenses          | Receivables | Payables            | Income                | Expenses         |
| STERNER STENHUS GREECE AB                     |  | 0.00        | 3,000,000.00        | 0.00                  | 331,083.24        | 0.00        | 3,000,000.00        | 0.00                  | 37,332.62        |
| STERNER STENHUS MANAGEMENT SINGLE-MEMBER S.A. |  | 0.00        | 0.00                | 0.00                  | 185,000.00        | 0.00        | 0.00                | 0.00                  | 0.00             |
| VIA FUTURA S.A.                               |  | 0.00        | 0.00                | 9,500.00              | 11,895.10         | 0.00        | 0.00                | 9,500.00              | 7,000.00         |
| <b>TOTAL</b>                                  |  | <b>0.00</b> | <b>3,000,000.00</b> | <b>9,500.00</b>       | <b>527,978.34</b> | <b>0.00</b> | <b>3,000,000.00</b> | <b>9,500.00</b>       | <b>44,332.62</b> |

  

|                                  |  | The Group         |                   | The Company       |                   |
|----------------------------------|--|-------------------|-------------------|-------------------|-------------------|
|                                  |  | 01.01.-31.12.2021 | 01.01.-31.12.2020 | 01.01.-31.12.2021 | 01.01.-31.12.2020 |
| <b>Benefits to Management</b>    |  |                   |                   |                   |                   |
| Fees to executives               |  | 461,826.20        | 126,370.12        | 461,826.20        | 126,370.12        |
| Termination pays to executives   |  | 0.00              | 426,500.00        | 0.00              | 426,500.00        |
| Directors' fees                  |  | 125,361.30        | 4,166.66          | 125,361.30        | 4,166.66          |
| Cost of incentive plan to shares |  | 169,999.84        | 0.00              | 169,999.84        | 0.00              |
|                                  |  | <b>757,187.34</b> | <b>557,036.78</b> | <b>757,187.34</b> | <b>557,036.78</b> |

Transactions with the related company VIA FUTURA S.A. relate to rental income from sub-lease of office space and the expenses concern renovation of the Company's new offices and the receipt of services for property maintenance.

Transactions with the subsidiary JPA ATTICA SCHOOLS S.A. concern receivable from debenture loan (Note 6.2 (b)).

Transactions with the related company Sterner Stenhus Greece AB relate to the receipt of bond loans for the purchase of properties, which were repaid in the current year.

There are no loans to/from related parties other than the one listed above.

It is noted that the above transactions with related parties are in accordance with ordinary trading practice and the adopted pricing policy applicable to un-related parties.

There are no doubtful receivables from related parties.

**6.35 Auditors' Fees**

The fees of the statutory auditors for the year 2021 relate to a) the audit of the Financial Statements of the Group's companies and amounted to € 69,01 thousand b) the tax audit and amounted to € 43,73 thousand and c) other audit services amounting to € 8.29 thousand.

In addition to audit, no other services are provided by the auditors.

**6.36 Sensitivity Analysis**

The tables below analyse the impact on results in relation to: (a) the financial assets and the financial liabilities of the Company and the Group as to the risk of change in interest rates and the risk of change in stock exchange prices and (b) the investment properties in terms of the risk of a change in the market prices.

The Company and the Group are exposed to risk of changes in interest rates from variable rate loans that affect the results/equity through the change in finance expenses and the risk of a change in other comprehensive income/equity through the change in stock exchange prices of available-for-sale financial assets.

Also, the company and the Group are exposed to the price risk from the acquisition and development of investment properties, the fair value of which is affected by market fluctuations. Any change in the prices of investment properties affects the results/equity through the changes from the valuation of properties at their fair value.

The sensitivity analysis assumes a parallel change in interest rates by +/-100 bps (base points), a change in share prices by +/- 5% and a 5% change in property prices, which to the Management's judgment are considered reasonable and the effect is on net after - tax results/equity:

| <b>GROUP 2021</b>            |                | <b>Carrying amount</b> |  | <b>Interest rate risk</b> |                   | <b>Property devaluation risk</b> |                       |
|------------------------------|----------------|------------------------|--|---------------------------|-------------------|----------------------------------|-----------------------|
|                              |                |                        |  | <b>+ 100 M.B.</b>         | <b>- 100 M.B.</b> | <b>+ 5%</b>                      | <b>- 5%</b>           |
| Long-term Loans              | 55,884,963.27  |                        |  | (558,849.63)              | 558,849.63        | 0.00                             | 0.00                  |
| Short-term Loans             | 42,516,339.49  |                        |  | (425,163.39)              | 425,163.39        | 0.00                             | 0.00                  |
| Investment property          | 146,776,000.00 |                        |  | 0.00                      | 0.00              | 7,338,800.00                     | (7,338,800.00)        |
| Income Tax (22%)             |                |                        |  | 216,482.86                | (216,482.86)      | (1,614,536.00)                   | 1,614,536.00          |
| <b>Net effect on Results</b> |                |                        |  | <b>(767,530.16)</b>       | <b>767,530.16</b> | <b>5,724,264.00</b>              | <b>(5,724,264.00)</b> |

  

| <b>GROUP 2020 Accounts</b>   |               | <b>Carrying amount</b> |  | <b>Interest rate risk</b> |                   | <b>Property devaluation risk</b> |                       |
|------------------------------|---------------|------------------------|--|---------------------------|-------------------|----------------------------------|-----------------------|
|                              |               |                        |  | <b>+ 100 M.B.</b>         | <b>- 100 M.B.</b> | <b>+ 5%</b>                      | <b>- 5%</b>           |
| Long-term Loans              | 41,397,210.42 |                        |  | (413,972.10)              | 413,972.10        | 0.00                             | 0.00                  |
| Short-term Loans             | 8,611,446.15  |                        |  | (86,114.46)               | 86,114.46         | 0.00                             | 0.00                  |
| Investment property          | 65,920,000.00 |                        |  | 0.00                      | 0.00              | 3,296,000.00                     | (3,296,000.00)        |
| Income Tax (24%)             |               |                        |  | 120,020.77                | (120,020.77)      | (791,040.00)                     | 791,040.00            |
| <b>Net effect on Results</b> |               |                        |  | <b>(380,065.79)</b>       | <b>380,065.79</b> | <b>2,504,960.00</b>              | <b>(2,504,960.00)</b> |

  

| <b>COMPANY 2021</b>          |               | <b>Carrying amount</b> |  | <b>Interest rate risk</b> |                   | <b>Property devaluation risk</b> |                       |
|------------------------------|---------------|------------------------|--|---------------------------|-------------------|----------------------------------|-----------------------|
|                              |               |                        |  | <b>+ 100 M.B.</b>         | <b>- 100 M.B.</b> | <b>+ 5%</b>                      | <b>- 5%</b>           |
| Long-term Loans              | 1,916,233.61  |                        |  | (19,162.34)               | 19,162.34         | 0.00                             | 0.00                  |
| Short-term Loans             | 39,663,519.13 |                        |  | (396,635.19)              | 396,635.19        | 0.00                             | 0.00                  |
| Investment property          | 74,220,000.00 |                        |  | 0.00                      | 0.00              | 3,711,000.00                     | (3,711,000.00)        |
| Income Tax (22%)             |               |                        |  | 91,475.46                 | (91,475.46)       | (816,420.00)                     | 816,420.00            |
| <b>Net effect on Results</b> |               |                        |  | <b>(324,322.07)</b>       | <b>324,322.07</b> | <b>2,894,580.00</b>              | <b>(2,894,580.00)</b> |

  

| <b>COMPANY 2020</b>          |               | <b>Carrying amount</b> |  | <b>Interest rate risk</b> |                   | <b>Property devaluation risk</b> |                       |
|------------------------------|---------------|------------------------|--|---------------------------|-------------------|----------------------------------|-----------------------|
|                              |               |                        |  | <b>+ 100 M.B.</b>         | <b>- 100 M.B.</b> | <b>+ 5%</b>                      | <b>- 5%</b>           |
| Long-term Loans              | 14,334,000.00 |                        |  | (143,340.00)              | 143,340.00        | 0.00                             | 0.00                  |
| Short-term Loans             | 6,884,176.83  |                        |  | (68,841.77)               | 68,841.77         | 0.00                             | 0.00                  |
| Investment property          | 60,530,000.00 |                        |  | 0.00                      | 0.00              | 3,026,500.00                     | (3,026,500.00)        |
| Income Tax (24%)             |               |                        |  | 50,923.62                 | (50,923.62)       | (726,360.00)                     | 726,360.00            |
| <b>Net effect on Results</b> |               |                        |  | <b>(161,258.15)</b>       | <b>161,258.15</b> | <b>2,300,140.00</b>              | <b>(2,300,140.00)</b> |

**6.37 Commitments and Contingent liabilities and assets**

The Group has contingent liabilities and assets in respect of banks, other guarantees and other matters arising in the ordinary course of business. It is not anticipated that any material charges will arise. The given guarantees are analysed as follows:

|                                                              | The Group             |                      | The Company           |                      |
|--------------------------------------------------------------|-----------------------|----------------------|-----------------------|----------------------|
|                                                              | 31/12/2021            | 31/12/2020           | 31/12/2021            | 31/12/2020           |
| <b>Liabilities - assets</b>                                  |                       |                      |                       |                      |
| Collaterals & real mortgage pre-notice on Land and Buildings | 306,085,542.67        | 67,470,000.00        | 219,760,000.00        | 51,740,000.00        |
|                                                              | <b>306,085,542.67</b> | <b>67,470,000.00</b> | <b>219,760,000.00</b> | <b>51,740,000.00</b> |

A pledge of 90,000 shares of the subsidiary ARVEN S.A., has been made in favour of Eurobank, for securing the Company's long-term borrowing.

On the shares of the subsidiary JPA ATTICA SCHOOLS S.A. there is a pledge in favour of its creditor-banks.

On the bonds of the subsidiary JPA ATTICA SCHOOLS S.A. there is a pledge in favour of its creditor-banks.

On the shares of the subsidiary STENHUS ASPROPYRGOS RIKIA S.A. there is a pledge in favour of its creditor-banks.

On the shares of the subsidiary STENHUS ASPROPYRGOS DYO PEFKA S.A. there is a pledge in favour of its creditor-banks.

On the shares of the subsidiary ADAM TEN S.A. there is a pledge in favour of its creditor-banks.

On the shares of the subsidiary TOP Realty S.A. there is a pledge in favour of its creditor-banks.

On the shares of the subsidiary ZONAS S.A. there is a pledge in favour of its creditor-banks.

For the securing of the Group's Loans see Note 6.16

It should be noted that the mortgages & liens granted include an amount of € 17,940 thousand relating to old mortgages, for which the Company is in the process of removing them. Also, following the repayment of the amount of € 39.4 million of the Alpha Bank Bond Loan, the Company is in the process of removing mortgages of € 217,720 thousand relating to this loan.

There are no pending court cases against the Group companies at 31.12.2021 that would affect its financial position.

**6.38 Restatement of Financial Statements for the period ended 30/09/2020**

| II. STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR | Published    | The Group        |              |
|----------------------------------------------------|--------------|------------------|--------------|
|                                                    |              | Reclassification | Reclassified |
| Other expenses                                     | (927,205.34) | 237,855.50       | (689,349.84) |
| Expenses related to investment property            |              | (237,855.50)     | (237,855.50) |
|                                                    |              | The Company      |              |
| Other expenses                                     | (760,775.32) | 224,959.79       | (535,815.53) |
| Expenses related to investment property            |              | (224,959.79)     | (224,959.79) |

**6.39 Events subsequent to the Financial Statements**

On 21.1.2022, the public offering for the issue of the €100 million Common Bond Loan was closed. The overall valid demand by investors who participated in the public offering amounted to €203.96 million, thereby exceeding the issue by 2.04 times. The final bond yield was set at 2.80% and the interest rate on the bonds was set at 2.80% annually.

On 2.2.2022, the company paid an amount of €39.4 million (including interest, costs and other charges) to fully repay the Alpha Bank Bond Loan.

On 05.04.2022 the company was granted with the license to operate as a Real Estate Investment Company ("R.E.I.C.") by the Hellenic Capital Market Commission.

From the date of the conversion into a Real Estate Investment Company ("R.E.I.C."), the parent company and its subsidiaries are taxed pursuant to Article 31 of Law 2778/1999 in a special manner.

The Group and the Company applying the provisions of SIC-25 "Income Taxes – Changes in the tax regime of an enterprise or its shareholders", due to the change in its tax regime, the Group and the company, reduced deferred tax liabilities and deferred tax assets. The change in the tax regime was recognized in profit or loss for the year.

**Effects of the prolonged duration of the pandemic (COVID-19) and the energy crisis on the Group and the company**

The macroeconomic environment remains highly volatile as data on the intensity and duration of the pandemic, the energy crisis and the crisis in Ukraine are constantly changing, making any quantitative estimates regarding the impact on the domestic economy, the real estate market and, by extension, the Group's financial results, particularly difficult. The Group's management is keeping a close eye and continuously evaluates the situation that unfolds.

Even to this day, any estimates relating to the duration and timing of the end of the COVID-19 pandemic are subject to a high degree of uncertainty, as the phenomenon is still ongoing, with the emergence of new mutations of the disease, such as Omicron. Any prolonged duration of the pandemic due, e.g. the possible emergence of new, vaccine-resistant mutations and the possible imposition of further restrictive measures to encounter the pandemic, may have substantial adverse effects on the operation of key sectors of the Greek economy, including the sectors in which tenants operate and the real estate sector in which the Group operates, to an extent and to a degree that cannot be foreseen or quantified at present.

The recent energy crisis, whose depth and scope cannot be assessed at present, is contributing to a climate of uncertainty in terms of the impact of the inflationary pressures that have already emerged on consumption, investments and, by extension, economic growth. Rising energy prices combined with disruptions in supply chains that increase transport and production costs have fueled strong inflationary pressures globally, increasing uncertainty regarding the impact that they will have on the economic growth rate in 2022. In addition, the recent crisis in Ukraine is expected to put further pressure on energy prices and by extension, on inflation. Any estimates regarding the impact of the energy crisis on the domestic economy, the real estate market and, by extension, on the Group's financial results are particularly doubtful and the situation still unfolds. The company is keeping a close eye and continuously evaluates the evolving data.

**THE CHAIRMAN OF THE B. OF D.**

**THE MANAGING DIRECTOR**

**THE ACCOUNTING DEPT. MANAGER**

**ILIAS GEORGIADIS**  
ID. No. AO 507905

**KONSTANTINOS MARKAZOS**  
ID. No. AH 093898

**MARIA ANASTASIOU**  
ID. No. AK 546999  
E.C.G. License No. 16009/A' Class

**WEBSITE ADDRESS WHERE ARE POSTED THE FINANCIAL STATEMENTS OF THE GROUP COMPANIES**

The annual financial statements, the independent auditor's reports and the board of directors' reports of the parent company "PREMIA S.A." as well as of its subsidiaries are posted on the internet address of the parent company <http://www.premia.gr>. On the same website are also posted the interim financial statements and financial reports of the parent company.

# PREMIA

Properties

**PREMIA S.A.**

**G.E.MI. No.: 861301000**

**Registered Office of the Company : 59, Vas. Sofias Avenue, P.C. 11521**

REPORT OF DISPOSAL OF FUNDS RAISED FROM THE INCREASE OF THE COMPANY'S SHARE CAPITAL PARTLY BY CASH PAYMENT AND PARTLY BY CONTRIBUTIONS IN KIND MADE BY THE CANCELLATION (EXCLUSION) OF THE RIGHT OF PREFERENCE IN FAVOUR OF THE OLD SHAREHOLDERS UPON RESOLUTION OF THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS AS OF 19.05.2021 AND THE DECISIONS DATED 03.06.2021 AND 07.07.2021 OF MEETINGS OF THE BOARD OF DIRECTORS OF THE COMPANY

It is notified, in accordance with articles 4.1.2 and 4.1.3.9 of the Athens Exchange Regulation, as well as the decisions 25/06.12.2017 of the Board of Directors of the Stock Exchange and 8/754/14.4.2016 of the Board of Directors of the Hellenic Capital Market Commission, as applicable, that from the increase of the share capital partly by cash payment and partly by contributions in kind made by the cancellation (exclusion) of the pre-emptive right of the old shareholders were raised total funds amounting € 74,999,996.64, out of which € 47,515,213.44 in cash and € 27,484,783.20 by contributions in kind. The costs of the issue amounted to € 1,609,620.32 and were entirely covered by the funds raised in cash from the above-mentioned increase. Therefore, the total amount raised in cash after deducting the issue costs amounted to € 45,905,593.12. The certification of the share capital increase by the Board of Directors of the Company took place on 27.07.2021. The Athens Stock Exchange, at its meeting held on 27.07.2021, approved the admission of 52,083,331 new shares for trading on the Athens Stock Exchange. Trading of the new shares on the Athens Stock Exchange commenced on 28.07.2021. Until 31.12.2021, the funds raised in cash, were distributed in accordance with the provisions of paragraph 4.1.4.1 of the Prospectus, as follows:

| TABLE OF DISPOSAL OF FUNDS RAISED FROM THE INCREASE OF THE SHARE CAPITAL Y |                           |                                 |                                                 |
|----------------------------------------------------------------------------|---------------------------|---------------------------------|-------------------------------------------------|
| (Amounts in € )                                                            |                           |                                 |                                                 |
| METHOD OF DISPOSAL OF FUNDS RAISED                                         | FUNDS RAISED FOR DISPOSAL | FUNDS DISPOSED UNTIL 31.12.2021 | BALANCE OF AMOUNTS TO BE DISPOSED AT 31.12.2021 |
| Investment property                                                        | 42,905,593.12             | 22,985,911.54                   | 19,919,681.58                                   |
| Working capital                                                            | 3,000,000.00              | 2,809,962.74                    | 190,037.26                                      |
| <b>Total</b>                                                               | <b>45,905,593.12</b>      | <b>25,795,874.28</b>            | <b>20,109,718.84</b>                            |

## Notes:

### I. Investment property

The disposed funds, until 31.12.2021, were used as follows:

On 30.11.2021, the Company completed the acquisition of a stand-alone property of serviced apartments, through the acquisition of 100% of the shares of the companies Zonas and Top Realty, owners of the property. The property is located in Piraeus, in the area of Agios Dionysios and is fully leased. The acquisition cost of the shares of these companies amounted to €10,160 thousand. This investment was fully financed by the funds raised during the increase of the Company's share capital in cash. According to relevant valuations carried out by independent valuers, the estimated value of the property amounted to € 11,100 thousand.

On 10 12 2021 the Company signed a preliminary agreement for the acquisition of all the shares of the company "IQ KARELA SINGLE-MEMBER S.A.", which owns a property within the Industrial Park of Peania, where a biotechnology park is planned to

be developed. The value of the advance amounts to €7,953 thousand. This investment was financed in full of the funds raised during the Company's Share Capital increase in cash.

On 15.12.2021 the Company signed preliminary agreements for the acquisition of all the shares of the company "VALOR P ROPERTIES SINGLE-MEMBER P.C.", which has the right to long-term exploitation of a property operating as a student residence in Thessaloniki. The value of the advance amounts to € 1,621 thousand. This investment was financed in full from the funds raised during the Company's Share Capital increase in cash. .

On 21 12 2021 the Company signed preliminary agreements for the purchase of the entire horizontal ownership of two (2) properties with an engagement payment of €3,285 thousand. The two properties operate as student residences in Athens and Patras. This investment was fully financed by the funds raised during the Company's Share Capital increase in cash.

## II. Working capital

The amount € 2,810 thousand was used for the Company's financing needs until 31/12/2021.

THE CHAIRMAN OF THE B. OF D.

THE MANAGING DIRECTOR

THE ACCOUNTING DEPT.  
MANAGER

ILIAS GEORGIADIS  
ID. No. AO - 507905

KONSTANTINOS MARKAZOS  
ID. No. AH- 093898

MARIA ANASTASIOU  
ID. No. AK 546999  
E.C.G. License No. 16009/A' Class

# Report of Factual Findings on Agreed-Upon Procedures on the Report of Disposal of Funds Raised

To the Board of Directors of the Company **PREMIA S.A.**

In accordance with the mandate we received from the Board of Directors of the Company **PREMIA S.A.** (the "Company"), by the dated 16 February 2022 engagement letter, we carried out the following agreed-upon procedures regarding the "Report of Disposal of Funds Raised from the increase of the company's share capital partly by cash and partly by contributions in kind made by the cancellation (exclusion) of the right of preference in favour of the old shareholders (the "Report") made in 2021.

The management of the Company is responsible for the preparation of this Report in accordance with the applicable regulations of the Athens Stock Exchange and the Hellenic Capital Market Commission and in accordance with the provisions of the Prospectus as of 9 July 2021 in par. 4.1.4.1 Reasons for the Offering and Use of the Funds Raised.

We undertook this engagement in accordance with the International Standard on Related Services (ISRS) 4400, "Engagements to Perform Agreed-Upon Procedures Regarding Financial Information". Our responsibility is to carry out the following agreed-upon procedures and inform you of our findings.

## Procedures performed

In particular, the procedures that we performed are summarised as follows:

We examined whether the content of the Report is in accordance with Decisions No. 25/17.07.2008 of the B. of D. of Hellenic Exchanges - Athens Stock Exchange, and No. 8/754/14.04.2016 of the B. of D. of the Capital Market Commission and articles 4.1.2 and 4.1.3.9 of the ATHEX Regulation.

We examined whether the content of the Report is consistent with those stated in paragraph 4.1.4.1. of the Prospectus, issued by the Company on 9 July 2021.

We reconciled the amount of the share capital increase in cash mentioned in the Report with:

- the respective amount approved at the Extraordinary General Meeting of the Company's shareholders held on 19 Μαΐου 2021 and the decisions of the dated 03.06.2021 and 07.07.2021 meetings of the Board of Directors of the Company
- the amount referred to in the above Prospectus
- the amount deposited in the relevant bank account kept by the Company.

We compared the amounts reported as funds raised in the Report with the respective amounts recognised in the Company's books and records, from the date of fund raising until 31 December 2021.

We verified whether the amounts raised from the share capital increase have been disposed from the date of fund raising until 31 December 2021, according to their intended use, based on the provisions of paragraph προβλεπόμενες χρήσεις τους, με βάση τα οριζόμενα της παραγράφου 4.1.4.1 of the Prospectus, examining the supporting documents supporting the accounting entries.

## Factual Findings

From the performance of the above-mentioned procedures, we ascertained the following:

The content of the Report is in accordance with Decisions No. 25/17.07.2008 of the B. of D. of Hellenic Exchanges - Athens Stock Exchange, and No. 8/754/14.04.2016 of the B. of D. of the Capital Market Commission and articles 4.1.2 and 4.1.3.9 of the ATHEX Regulation.

We ascertained that the content of the Report is consistent with paragraph 4.1.4.1 of the Prospectus.

The amount of the share capital increase in cash mentioned in the Report is reconciled with:

- the respective amount approved at the Extraordinary General Meeting of the Company's shareholders held on 19 May 2021 and the decisions of the dated 03.06.2021 and 07.07.2021 meetings of the Board of Directors of the Company
  - the amount referred to in the above Prospectus
  - the amount deposited in the relevant bank account kept by the Company.
- 1) The amounts per category reported as funds raised in the attached "Report of Disposal of Funds Raised" from the increase of share capital in cash € 47.515.213,44 derive from the books and records of the Company, until 31 December 2021.
  - 2) Examining the relevant supporting documents, we verified that the amounts raised from the share capital increase have been disposed, according to their intended use, based on the provisions of paragraph 4.1.4.1 of the Prospectus dated 9 June 2021.

Because the above procedures do not constitute either an audit or a review made in accordance with International Standards on Auditing or International Standards on Review Engagements, we do not express any other assurance further to as much as referred to above.

Had we performed additional procedures or an audit or a review in accordance with International Standards on Auditing or International Standards on Review Engagements, other matters might have come to our attention that would have been reported to you.

#### **Limitation of Use**

This Report is solely addressed to the Board of Directors of the Company, for the purpose of meeting its obligations to the regulatory framework of the Athens Stock Exchange and the relevant legislative framework of the Capital Market Commission. Therefore, this Report cannot be used for any other purpose, since it is limited only to the items mentioned above and does not extend to the Financial Statements prepared by the Company for the year ended 31 December 2021, for which we issued a separate Auditor's Report, dated 7 April 2022.

Athens, 7 April 2022

#### **GRIGORIOS EM. PAPPAS**

Certified Public Accountant Auditor  
Institute of CPA (SOEL) Reg. No. 25201

SOL S.A.

Member of Crowe Global  
3, Fok. Negri Str., 112 57 Athens, Greece  
Institute of CPA (SOEL) Reg. No. 125