PREMIA PROPERTIES S.A.

ANNUAL FINANCIAL REPORT
FOR THE YEAR
1 January - 31 December 2020

According to article 4 of L. 3556 / 2007
as in force

TABLE OF CONTENTS **Page**

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 2020, 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 PROPERTIES 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 PROPERTIES 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, 5 March 2021

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 PROPERTIES S.A.

Report on the Annual Financial Statements for the year 2020

The present Report of the Board of Directors aims to provide sound and comprehensive information on the events, the evolution and the performance of PREMIA PROPERTIES S.A. during the financial year 2020 and describe its financial position at the end of the above period, that is 31.12.2020.

The report is uniform for the entire group of PREMIA PROPERTIES S.A. and is based on the consolidated figures of the financial statements. References to company sizes and data are made where appropriate for clarity purposes.

1. SIGNIFICANT EVENTS

(1) In execution of an agreement (announced on 18.10.2019) with the Swedish group STERNER STENHUS and following an Increase in Share Capital from 15.07.2020 the company STERNER STENHUS GREECE AB became a major shareholder with 87,64% of PASAL's share capital. At the Annual General Meeting held on 27.07.2020 a new Board of Directors was elected.

(2) In execution of the Resolution Agreement, which was ratified by the Decision No. 712/2019 of the Multi-Member Court of First Instance of Athens, the company at 16.3.2020 signed a special power of attorney by which the National Bank (or a legal person that will be indicated by it), will be provided with the explicit and irrevocable mandate to proceed to self-contract for the transfer of all the shares of the indirect subsidiary "DORECO S.A.". At 13 April 2020, and following the above action, the National Bank notified the Company that it was exempting it from an existing guarantee of €55 million for the contract of the Common Bond Loan to the company DORECO S.A. The result of the above was the loss of control of the company over DORECO S.A.

(3) On 3.8.2020 the Board of Directors approved the issuance of a joint bond loan amounting € 13,8 million from Alpha Bank for the repayment of the Company's obligations under the Resolution Agreement.

(4) On 10.08.2020 was completed the repayment of an existing loan to Alpha Bank Group of €23.872 thousand.

(5) On 20.11.2020 was held the Extraordinary General Meeting of Shareholders, which resolved the increase of the company's share capital by € €9.102.451,50 with the issuance of up to 8.204.903 new common registered shares, each with nominal value of €0,50 each and disposal price €1,10 each with contribution of ideal share parts on two property assets of the Company under the name "NOE CONSTRUCTIONS S.A." and shares and bonds issued by the Company under the name "JPA ATTICA SCHOOLS S.A.".

On 3.3.2021, the Capital Market Commission approved the Prospectus for approval of the increase of the share capital and the listing of the new shares on the Athens Stock Exchange.

(6) On 07.12.2020 was signed the contract for the transfer of shares and bonds of the Company under the name "JPA ATTICA SCHOOLS S.A." in exchange for the disposal of 11.358.398 new common, intangible, registered shares with nominal value of €0,50 each and disposal price €1,10 each in the shareholder Sterner Stenhus.

(7) On 10.12.2020 the Board of Directors approved the issuance of a joint bond loan up to amount €41,1 million from Alpha Bank for the repayment of existing borrowings and the purchase of property assets.

(8) On 29.12.2020 was made the purchase of two property assets amounting € 34 million which by 77,89898% will be financed by bank borrowing (for which approval already exists) and by 22,10102 % with contribution in kind through an increase in share capital.

(9) On 5.02.2021 was held the Extraordinary General Meeting of Shareholders, which decided to change the name of the Company from "PASAL DEVELOPMENT S.A." to "PREMIA S.A." under distinctive title "PREMIA PROPERTIES".

2. FINANCIAL POSITION OF THE GROUP

A. Continuing operations

Property portfolio

The value of the group's investment properties at 31.12.2020 was formed at € 65,9 million instead of € 31,05 million at 31.12.2019 and was determined, based on the valuations made by an independent professional valuer. The change is mainly due to the purchase of two properties amounting € 34 million.

Financial Structure

The group’s net borrowings (total loan liabilities less cash equivalents) at 31.12.2020 were formed at €45,7 million instead of € 22,9 million at 31.12.2019. The change is mainly due to the addition of loans from the new subsidiary JPA ATTICA SCHOOLS S.A.

Turnover

The income of the group for the year 2020 amounted to € 1,7 million and include € 1,54 million income from property rents and € 0,16 million income from services rendered.

Operating results

Staff costs amounted to €0,34 from €0,95 million in the year 2019, and the number of employees at 31.12.2020 was 6 persons as against 3 persons at 31.12.2019. The decrease is mainly due to the provision made in the previous year for the employee retirement compensation. New employment contracts were signed with the staff, based on the Company's new organisational structure.

Other operating expenses in the year 2020 amounted to € 0,93 million instead of the respective expenses amounting € 1,3 million in the year 2019.

The Group for the year 2020 reported operating profit of € 0,94 million against losses € 6,1 million in the year 2019.

Finance cost

The finance cost for the year 2020 amounted to € 0,65 million instead of € 1,4 million in the year 2019.

Results net of tax & non-controlling interests

The Group's net profit net of tax and non-controlling interests for the year 2020 is €2,092 million (€ 0,18 per share), instead of €41,8 million in the previous financial year (€ 22,3499 per share). The profit for 2019 are due to the write-off of liabilities amounting €46,9 million based on the Resolution Agreement.

B. Discontinued operations

Pursuant to the Resolution Agreement, the Group and in particular the subsidiary under the name PASAL CYPRUS LTD, is obliged to transfer 70.000 shares, by percentage, 100% in the subsidiary of the company named DORECO S.A., which have been pledged in favour of the National Bank, to the latter, or to a legal person designated by it. On 16 March 2020, was signed a special power of attorney notarized, by which the National Bank or a legal person, that will be indicated by it, will be provided with the explicit and irrevocable mandate to proceed to a self-contract for the transfer of seventy thousand (70.000) ordinary registered shares, whenever it deems expedient, issued by its 100% subsidiary under the name “DORECO SA”.

Since the Company has lost control and has no material influence on the formation of the financial and management policies of DORECO S.A. (as well as its 100% subsidiary SIBO S.A.) it is not included in the Group's consolidated financial statements after that date. From 16.3.2020, the activities of the companies DORECO S.A. and its 100% subsidiary SIBO S.A. were classified as discontinued operations.

The profit/loss net of tax of the discontinued operation amounts to € 25,5 million for 2020.

3. DESCRIPTION OF RISKS & UNCERTAINTIES

The Group is exposed to risks arising from the uncertainty that characterizes the estimates of the exact market sizes and their future development. In the risks are included 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. The Group's risk management policy seeks to minimize their potential negative impact on the Group's financial performance.

a) <u>Risk related to the macroeconomic environment in Greece</u>

Due to the nature of its activity, the Group is exposed to fluctuations in the general situation 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 tenants' possibility to pay the rent

3. the discount rate and/or the supply/demand of comparable properties and, by extension, due to the above, the estimate of the property's fair value.

The Covid-19 pandemic, which broke out in March 2020, resulted in distancing measures, including traffic bans and shutting down business operations across business sectors (lockdown) in order to deal with the spread of the pandemic and at high costs by the Greek state for the treatment of the disease, business support and employment protection, with negative effects on the pace of economic growth and the development of the Greek economy. As the second wave of the Covid-19 pandemic is underway, the government has taken a number of new fiscal support measures. According to the most recent forecasts of the European Commission (November 2020), the GDP growth rate for 2021 is expected to be 4,1%. However, the prolonged duration of the pandemic, or any imposition of further restrictive measures to prevent spread, may have material negative effects on the operation of key sectors of the Greek economy, including sales of the organised retail trade (the sector in which the main tenants operate) and the real estate sector (including the supply chain sector), to an extent that cannot currently be foreseen or quantified. More generally, any estimates of the impact of the Covid-19 pandemic on the Greek economy and the domestic real estate market for the following period are subject to a high degree of uncertainty as the phenomenon is in progress.

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

- Investment property valuations with valuation date 31.12.2020 have been made in an environment of "Material Valuation Uncertainty" as defined by the guidelines of The Royal Institution of Chartered Surveyors (VPS3 & VPGA 10, RICS Valuation Global Standards 2020). In this environment of material uncertainty it is very likely that property prices and values are in a period of intense volatility, while at the same time the market responds accordingly to the stimulus received. According to valuers, for these reasons a regular review of the situation of the real estate market and of the estimates is recommended.

- 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 of paying reduced rent for certain tenants and/or further measures to support them.

In case of further deterioration of the economic environment in Greece, or GDP contraction in 2021, contrary to predictions, due to the occurrence of a new pandemic wave, but also due to the uncertainty as to the duration and the extent of the pandemic, the levels of unemployment, consumer expenditure and demand are expected to be materially adversely affected, consequently affecting the sectors in which the tenants and the Group operate and leading to an extension of the duration of the reduced rent payment measures and/or to an extension to include more beneficiaries of this reduction and/or further measures by the State to support tenants, and as a result, there may be a significant decrease in the Group's cash flows and the fair value of the properties, thus adversely affecting the business activity, financial situation and prospects of the Group.

b) <u>Market risk</u>

i) 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, and 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, it is recorded consumption increase and a corresponding increase in investments, and the conditions are created for increase of demand for new commercial areas. 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 premises.

The Group focuses on its investment activity in areas and categories of real estate (commercial real estate such as storage and distribution centres, retail networks 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 is not excluded 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.

According to the group's sensitivity analysis of the Group's results, as a result of the changes in property purchase prices arises that a 5% decrease in the purchase prices (fair values) of the properties would result in an additional loss net of tax on the results of 2020 of €2.504 thousand. (in 2019: € 1.180 thousand). Accordingly, a 5% increase in the fair values would result in an additional profit net of tax on 2020 results of €2.504 thousand (for the year 2019 profit € 1.180 thousand).

ii) 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.

The following sensitivity analysis is based on the assumption that the group's borrowing rate is changing, while the remaining variables remain stable. It is noted that in fact a change in one parameter (interest rate change) can affect more than one variable.

A 1% increase in the borrowing rate would burden the result net of tax by €380 thousand for 2020 and by €190 thousand for the year 2019. Accordingly, a 1% decrease in the borrowing rate would result in an additional profit in 2020 results of € 380 thousand (for the year 2019 profit € 190 thousand).

c) <u>Risks related to the financing of the Group</u>

- 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.

d) 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. The Group's rental income, following the completion of the Increase with Contributions in Kind, will represent 63,4% of the Group's annual income, while a significant part of it derives from two tenants. Therefore, the Group is exposed to counterparty risk and any failure to pay rents, terminate or renegotiate the terms of these leases on the part of the employees, 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.

e) 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, is provided the compliance with specific standards regarding the quality of services during the Operation and Maintenance phase of the school units. 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.

f) Capital management policies and procedures

The Company's policy is to maintain a sound capital structure in order to support its future growth and have confidence on the part of its investors and creditors.

The evolution of the capital structure is monitored on the basis of a leverage factor relating to the ratio of net debt to total investments (Loan to Value).

The ratio is calculated as net debt divided by the total investments of the company. Net debt is total borrowings (short-term and long-term loans as shown in the consolidated balance sheet) less cash and cash equivalents. Total investments are calculated as the total of investment property, PPE & intangible assets and financial assets.

The leverage ratio (Loan to Value) is calculated as follows:

Leverage ratio (Loan to Value)	**The Group**		**The Company**	
Amounts in € thousand	**2020**	**2019**	**2020**	**2019**
Total borrowings	50.009	25.040	21.218	25.040
Less: Cash and cash equivalents	4.264	2.103	937	2.102
Net debt	**45.745**	**22.937**	**20.281**	**22.938**
Investment property	65.920	31.055	60.530	26.310
Financial assets at amortised cost	40.384	0	0	0
PPE assets	66	3	66	3
Right-of-use asset	86	0	86	0
Intangible assets	16	0	16	0
Investments in subsidiaries & associates	0	0	9.426	25
Loans and receivables	0	0	5.156	0

Total investments	**106.472**	**31.058**	**75.280**	**26.338**
Leverage ratio (Loan to Value)	43%	73,9%	26,9%	87,1%

4. PROSPECTS FOR 2021

Following the implementation of the Resolution Agreement and the strengthening of the Company with the participation of Sterner Stenhus in its share capital, the conditions have been created for the sound development of the Company. In this context, the Increase with Contributions in Kind, which combined with the acquisition of new properties, leads to the strengthening of the Company's portfolio in three areas (a) in the logistics sector, with the inclusion of three (3) commercial properties owned by NOE S.A. (one of which has not yet been acquired on the Date of the Financial Report), and (b) buildings of social character (education) with the acquisition of the company JPA. In addition, the Company has proceeded to the purchase of a property in the retail sector (supermarket).

The real estate sector is significantly affected by the current macroeconomic developments, including the Covid-19 pandemic that broke out in March 2020 and the following measures imposed on Greece. In particular, the Greek economy is expected to enter recession, with growth slowing significantly in 2021, given the effects of the spread of coronavirus. In more details, according to the most recent forecasts of the European Commission (November 2020), the GDP growth rate for 2021 is expected to be 4,1%.

The impact of the macroeconomic conditions is evident indicatively at supply/demand level for real estate, in the ability of the tenants to pay rent, as well as in the discount rate and, by extension, the estimation of fair value of property. However, it is noted that the intensity level of this effect varies by sector of the real estate industry, i.e. it is of different intensity for the logistics and school buildings sector in which the Group operates, compared to other sectors such as tourism and retail trade.

The Management of the Company intends to pursue in the near future a further increase in share capital with cash and/or contributions of property or other assets from existing shareholders and/or third-party investors.

Taking into account the above, the Company's Management estimates for the year 2021 the following:

- Rents related to the two (2) newly acquired logistics properties amounting € 2.708 thousand and the relevant expenses will be incorporated into the Group's revenues and results in the year 2021. Also in the year 2021 will be incorporated the rents for the third logistics property, the acquisition of which is in progress amounting € 307 thousand and the relevant expenses, as well as the rent of the new supermarket property acquired on 28.1.2021 amounting €171 thousand and the relevant expenses. It is noted that some of the lessees of the new properties acquired, based on the law will pay rent reduced by 40% with the impact on the Company's revenues amounting approximately €45 thousand on a monthly basis.

- The Group's revenues will also incorporate the activity of the company JPA, which was acquired on 7.12.2020 and is consolidated by the full consolidation method.

- In particular with regard to the values of investment properties, it is noted that since Covid-19 pandemic is in progress, a safe conclusion cannot yet be made on short and long-term developments, and property valuations are carried out in an environment of "intense valuation uncertainty", as defined by the instructions of the British Royal Institution of Chartered Surveyors (RICS) (VPGA 10: Valuation in markets susceptible to change: certainty & uncertainty). Consequently, any quantitative assessment of this effect on the real estate market and in particular on the values of the Group's investment properties would be premature.

5. SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES

The company's transactions with its affiliated companies and persons during the year 2020 are referred to in note 6.30 of the annual financial statements.

6. ENVIRONMENTAL MATTERS

The Group and the Company recognize their responsibilities towards the environment and the need to continuously improve their environmental performance, so as to achieve a balanced economic development harmonised with the protection of the environment. Their environmental policy focuses on the following:

- Energy saving through the development of a monitoring system for the consumption of natural resources
- Continuous information of staff on environmental matters
- Education of employees in environmental protection matters
- a) Actual and potential effects of the entity on the environment
  The Group and the Company due to its subject matter do not create any particular waste that burdens the environment.

b) Notification regarding the procedures applied by the entity for the prevention and control of pollution and environmental impacts by various factors.

- Energy use:
The Group and the Company consume energy only by an electric power provider
- Environmental impact from the transfer or the use and the disposal of products and services:
The Group and the Company, due to its object do not impose a particular burden on the environment.

7. LABOUR MATTERS

The Group and the Company fully comply with applicable law. Working relationships are at an excellent level, since their formation, in addition to those provided for in the relevant provisions, is based on respect for human rights and labour freedoms, on the development of a spirit of mutual understanding and cooperation, and on the establishment of human resources management policies that clearly and impartially define all issues of recruitment, movement, promotions, education, remuneration, additional benefits, permits and absences. During the year, there has been no strike, and the trade union right is fully respected.

The Group and the Company comply with labour laws and collective agreements where they apply, including hygiene and safety rules.

The Group and the Company wish to educate and train their human resources regularly based on the professional requirements and the operational or individual needs.

8. DIVIDEND POLICY

No dividend will be distributed for the year 2020.

9. TREASURY SHARES

The Company holds 715 treasury shares with nominal value €0,50 percentage 0,002% of the shares, which arose on 31.3.2020 from the reverse split that took place following the decision of the General Meeting of the Company's shareholders dated 02.12.2019, of which the admission on the Athens Stock Exchange (ATHEX) was approved by the ATHEX Corporate Actions Committee at its meeting on 23.03.2020.

10. RESEARCH AND DEVELOPMENT ACTIVITIES OF THE COMPANY

The Company and its subsidiaries did not proceed to expenses or investments in "research and development" in the year 2020.

11. CORPORATE GOVERNANCE STATEMENT

In accordance with the provision of paragraph 1 of article 152 of L. 4548/2018, the Annual Report of the Board of Directors of PREMIA S.A. (hereinafter the "Company") includes a Corporate Governance Statement for the year 2020.

The reporting date of the Statement is 31.12.2020.

The Company applies a Corporate Governance Code, which takes into account the relevant amendments to the laws, regulations, best international corporate governance practices, as applicable and posted on the Company's website (www.premia.gr). The corporate governance practices applied by the Company are in accordance with the provisions of the relevant laws and are referred to in the Corporate Governance Code. The Company has separated the Chairman and the Managing Director roles and implements an integrated internal control system.

A. Internal Control System

The Internal Control System, to which the Company attaches particular importance, consists of audit mechanisms and audit procedures covering all its activities with a view to its efficient and safe operation. The Internal Control System is designed to ensure:

- the consistent implementation of the operational strategy, with effective use of available resources,
- the recognition and treatment of risks undertaken,

- the completeness and reliability of the data and information required for the accurate and timely determination of the Company's financial situation and for the preparation of reliable financial statements,
- the compliance with the applicable regulatory framework, internal regulations and ethical rules,
- the prevention and avoidance of incorrect actions that could endanger the reputation and interests of the Company, its Shareholders and its Related Parties,
- the effective operation of IT systems for the support of the operational strategy and for safe handling, processing and storage of business critical data.

The Company has set up an Audit Committee, which is responsible for monitoring financial information procedures, for the effective operation of the internal control system and the risk management system, as well as for the supervision and monitoring of statutory audit and issues relating to the objectivity and independence of Certified Auditors Accountants.

The assessment of the adequacy and effectiveness of the Company's Internal Control System is carried out: a) On an ongoing basis by the Internal Control Department, through the audits carried out, as well as the 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 of the Internal Control Department, the findings and observations of the External Auditors, as well as the Supervisory Authorities. The Internal Control Department controls the activities of the Company and its Group in order to operate effectively and ensure the reliability of the data that contribute to the formation of the financial statements of the Company and the Group.

Key functions are the compliance with the applicable regulatory framework, internal regulations, ethics rules and supervision of the prevention and avoidance of incorrect actions that could endanger the reputation and interests of the Company and the Group as well as its related parties.

The Company's rules of procedure, which includes the necessary rules and regulates the necessary procedures to ensure the proper functioning of the Company's internal control, was approved and entered into force by the decision of the Company's Board of Directors dated 13.12.2006 and revised by the dated 05.04.2020 and 23.10.2020 decisions of the Company's Board of Directors pursuant to the provisions of article 16 par. 1(c) of L. 4706/2020 the Board of Directors, through the Audit Committee of the Company, is informed at least on a quarterly basis of the internal audit carried out.

B. Method of operation & powers of the general meeting of shareholders

1. Operation of the General Meeting: The General Meeting of shareholders, in accordance with the articles of association, is the highest governing body, which decides on each case of the company and its legal decisions bind all shareholders.

The General Meeting of Shareholders is convened by the Board of Directors and meets regularly at the place and time determined by the Board of Directors within the 1st half from the end of each financial year.

The convocation of the General Meeting shall be called at least 20 days before its realisation by invitation clearly indicating the place and time of the meeting, the agenda items and the procedure to be followed by the shareholders in order to be eligible to participate and vote. The Invitation is made public as required by law and posted on the Company's website.

The General Meeting meets and is in 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 in accordance with the articles of association.

Shareholders who participate in the General Meeting and have the right to vote elect a chairman and a secretary. The agenda items are then discussed and decisions are taken on these issues by absolute majority.

For the subjects discussed and decided, minutes are kept which are signed by the Chairman and the Secretary of the meeting and made public in accordance with the provisions on regulated information.

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

a) the extension of the duration, 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 members of the Board of Directors and the auditors of the company

e) the approval of the annual financial statements

f) the disposal of profit

g) the issue of bond loans.

2. Shareholders rights: Shareholders rights, as defined by the relevant legislation and the articles of association, are in proportion to the participation percentage in the paid-up share capital of the company and include:

Dividend right:

1. The minimum dividend is calculated on net profit, after deducting the withholding for the formation of regular reserve, the prior years' losses and the other credit accounts in the statement of income, which do not derive from realized profits.
2. The minimum dividend is set at thirty-five per cent (35%) of net profit after the decrease referred to in paragraph 1 and is paid in cash. Upon resolution of the General Meeting taken by increased quorum and majority, this percentage may be decreased, but not less than ten per cent (10%). Non-distribution of the minimum dividend is permitted only upon resolution of the general meeting, taken with the increased quorum of paragraphs 3 and 4 of article 130 of L. 4548/2018 and majority eighty per cent (80%) of the capital represented at the meeting.

Any shareholder, which is indicated in the register of shareholders kept by the Company at the date of determination of dividend beneficiaries, has the right to receive dividend. The dividend shall be paid to the shareholder within two months of the date of the Ordinary General Meeting approving the annual financial statements. The manner and place of payment shall be communicated through the press.

The right to receive the dividend is barred and the corresponding amount is transferred to the Greek State after 5 years from the end of the year in which the General Meeting approved its distribution.

Pre-emption right in any increase in the Company's share capital with cash and the withdrawal of new shares.

Right to obtain copy of the financial statements, the auditor's reports and the reports of the Board of Directors of the Company.

Right to participate in the General Meeting, which is specialised in individual rights: legalisation, presence, participation in discussions, submission of proposals on agenda items, inclusion of views in the minutes and voting. Each share has the right to one vote.

Right to withdraw the contribution at the time of liquidation or, respectively, the depreciation of capital corresponding to the share, if this is resolved by the General Meeting.

The General Meeting of the Company's shareholders maintains all its rights during the liquidation.

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

C. Composition and operation of the Board of Directors and other administrative, management or supervisory bodies or committees

1. Board of Directors: The company is governed by the Board of Directors, which is elected by the general meeting of shareholders, has a six-year term and may consist of 3 to 15 members, out of which 3 are non-executive both of which meet certain conditions of independence, in accordance with the law and the Code of Corporate Governance.

The Company is represented by the executive members of the Board of Directors who deal with the daily management issues of the Company.

Non-executive members have a supervisory role and are responsible for promoting all corporate issues in the context of Board meetings.

The Board of Directors meets whenever the law, the articles of association or the needs of the Company require and at least once a month, at the Company's headquarters. The meeting is convened by the Chairman or two of its members.

The Chairman of the Board of Directors also determines the agenda items for each meeting.

At the Board meetings may also attend executives and/or associates of the Company, following invitation by the Chairman, in order to support the Board of Directors for the fuller performance of its duties, without having the right to participate in the decision-making process.

The Board of Directors decides by majority. At least three consultants must be present or represented to achieve quorum.

The Company's Articles of Association allow the Board of Directors to meet by teleconference.

The Board of Directors of the Company was elected by the Ordinary General Meeting of the Company's Shareholders held on 27.07.2020 with a six-year term of office, which ends on 27.07.2026, automatically extended, until the expiry of the deadline within which the next Ordinary General Meeting must meet and until the decision is taken and was formed into a body by the decision of the Board of Directors as of 28.07.2020. The Board of Directors of the Company, following the resignation of the Vice-Chairman and non-executive member of the Board of Directors, Mr. Sotirios Theodoridis on 29.10.2020, had a meeting on 30.10.2020 and decided, in accordance with article 82 par. 1 of l. 4548/2018, the election of Mr. Georgios Bakou of Demetrios, as a new non-executive member of the Board of Directors until the end of his term of office, i.e. until 27.07.2026.

The current composition of the Board of Directors is as follows:

Name	Position in B. of D.	Capacity	Business Address
Ilias Georgiadis of Nikolaos	Chairman	Executive Member	Arstaangsvagen 11, Stockholm Sweden
Frank Roseen of Anastasios	Vice-Chairman	Independent Non-Executive Member	Gustar IIIs Boulevord, Stockholm Sweden
Konstantinos Markazos of Alexios	Managing Director	Executive Member	10-12, Dorylaiou Str., Athens
Kalliopi Kalogera of Stamatis	Member	Executive Member	10-12, Dorylaiou Str., Athens
Panagiotis Vroustouris of Konstantinos	Member	Independent Non-Executive Member	9-11, Ethnikis Antistaseos Str., Chalandri
Georgios Bakos of Dimitrios	Member	Non-Executive Member	5,Ploutarchou Str., Athens

Independent non-executive members of the Board of Directors fulfil the conditions of independence laid down in article 4 of l. 3016/2002, as applicable and article 9 of l. 4706/2020 from the date of their election.

D. Audit committee

The Audit Committee has and implements its own operating regulation, which was initially adopted and entered into force by the decision of the Company's Board of Directors dated 13.01.2020, whereas it was subsequently amended and updated by the decision of the Board of Directors as of 25.02.2021.

The Audit Committee was elected by the General Meeting held on 27.07.2020 with a six-year term of office, and the persons occupying the positions of the members of the Audit Committee were appointed by the decision of the Board of Directors as of 28.10.2020, pursuant to the relevant authorisation granted to the Board of Directors by the above General Meeting.

Following the resignation of the member of the Audit Committee and non-executive member of the Board of Directors, Mr. Sotirios Theodoridis, on 29.10.2020, the Board of Directors had a meeting on 30.10.2020 and decided, in accordance with article 44 par. 1 (f) of l. 4449/2017, the appointment of Mr. Georgios Bakou as a new member of the Audit Committee, until the end of his term of office, i.e. until 27.07.2026.

Following the above, the Audit Committee at its meeting held on 30.10.2020 decided to appoint the independent non-executive member, Mr Panagiotis Vroustouris, as its Chairman and was reconstituted into a body.

The current composition of the Audit Committee of the Company is as follows:

Name	Capacity	Position	Business Address

Panagiotis Vroustouris of Konstantinos	Independent non-executive Member	Chairman	9-11, Ethnikis Antistaseos Str., Chalandri
Frank Roseen of Anastasios	Independent Non-Executive Member	Member	Gustar IIIs Boulevord, Stockholm Sweden
Georgios Bakos of Dimitrios	Non-Executive Member	Member	5,Ploutarchou Str., Athens

This composition of the Audit Committee is in accordance with the provisions of article 44 of L. 4449/2017, as applicable, as the majority of the members of the Audit Committee fulfil the conditions of independence of article 4 of l. 3016/2002, as applicable and article 9 of l. 4706/2020, at the date of election and all members have sufficient knowledge in the real estate sector in which the Company operates. In addition, the Chairman of the Audit Committee, Mr. Vroustouris, has sufficient knowledge in auditing and accounting.

E. Remuneration - Nomination Committee

The duties and responsibilities of the Remuneration - Nomination Committee are described as follows:

<u>Regarding nomination:</u>

- 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 criteria for the nomination of candidates and the formulation of the responsibilities and competences of each position on the Board of Directors.
- The completion of the process of nomination of candidates and a proposal to the General Meeting for their election.

<u>Regarding remuneration:</u>

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

The Remuneration - Nomination Committee consists of the following members:

- Frank Roseen of Anastasios, Chairman, Independent Non-Executive Member of the Board of Directors,
- Panagiotis Vroustouris of Konstantinos, Member, Independent Non-Executive Member of the Board of Directors and
- Georgios Bakos of Demetrios, Member, Non-Executive Member of the Board of Directors

The members of the Remuneration - Nomination Committee were appointed by the decision of the Board of Directors of the Company as of 23.10.2020 while following the resignation of Mr. Sotirios Theodoridis from the Board of Directors of the Company, he was replaced by Mr. Georgios Bakos by the as of 30.11.2020 decision of the Company's Board of Directors.

12. TRANSACTIONS & ARRANGEMENTS NOT INCLUDED IN THE ANNUAL FINANCIAL STATEMENTS

There are no transactions, acts, contracts or other arrangements of the group companies, which are not mentioned in the annual financial statements as at 31.12.2020.

13. EVENTS AFTER THE DATE OF THE ANNUAL FINANCIAL STATEMENTS

On 7.01.2021 mortgages were registered on the Company's properties amounting € 54.430 thousand for securing the new bond loan amounting €41.100 thousand. On 18.01.2021 disbursement of part of the above-mentioned bond loan amounting €36,0 million has taken place.

On 15.01.2021 a loan agreement was signed with the company "STERNER STENHUS CREECE AB", of amount € 2,6 million.

On 28.01.2021 a property was purchased on Lavriou Avenue against consideration € 2,52 million.

On 5.02.2021 the Extraordinary General Meeting of Shareholders was held, which decided to change the name of the Company from “PASAL DEVELOPMENT S.A.” and distinctive name “PASAL DEVELOPMENT S.A.” to “PREMIA S.A.” and distinctive name “PREMIA PROPERTIES”.

On 3.3.2021 the Hellenic Capital Market Commission approved the Prospectus of the share capital increase and the listing of the new shares on the Athens Stock Exchange.

Effects of the prolonged duration of the coronavirus pandemic (Covid-19) on the Group and the Company

The prolonged duration of the pandemic (Covid-19), or any imposition of further restrictive measures to prevent spread, may have material negative effects on the operation of key sectors of the Greek economy, including sales of the organised retail trade (the sector in which the main tenants operate) and the real estate sector (including the supply chain sector), to an extent that cannot currently be foreseen or quantified. More generally, any estimates of the impact of the Covid-19 pandemic on the Greek economy and the domestic real estate market for the following period are subject to a high degree of uncertainty as the phenomenon is in progress.

There are no other events after 31 December 2020, relating to the Group or the Company and for which reference is required by the International Financial Reporting Standards (IFRS).

14. EXPLANATORY REPORT OF THE BOARD OF DIRECTORS

DETAILED INFORMATION UNDER ARTICLE 4 par. 7 L. 3556/2007

a. Capital structure

The paid-up share capital of the Company, at 31.12.2020 amounted to € 17.521.915,50, divided into 35.043.831 ordinary registered voting shares, of nominal value € 0,50 each.

The shares of the Company are listed for trading on the Athens Stock Exchange and have all the rights and obligations specified by L. 4548/2018 and the company's articles of association as in force.

b. Restrictions on the transfer of the Company’s shares

The transfer of the Company’s shares is made as required by law and there are no restrictions on their transfer under its articles of association.

c. Significant direct or indirect participation in the sense of the provisions of articles 9 to 11 of l. 3556/2007

The following table presents the Company's shareholding composition at 5.3.2021.

Shareholder	Number of ordinary shares	% Participation in the Share Capital
Sterner Stenhus	19.946.874	56,92%
Nequiter	6.215.049	17,74%
NOE S.A.	6.846.505	19,54%
Other Shareholders (<5%)	2.035.403	5,81%
Total	**35.043.831**	***100,00%***

d. Shares granting exclusive rights

There are no shares of the Company that grant exclusive rights to their holders.

e. Restrictions on voting rights

No restrictions on the right to vote are provided in the Company's Articles of Association.

f. Agreements between the shareholders of the Company, which entail restrictions on the transfer of shares or the exercise of voting rights

Under the agreement signed between Sterner Stenhus and Nequiter has been agreed, among other, that the latter will exercise its voting rights in the Company in favour of the election of persons appointed by Sterner Stenhus in the Company's Board of Directors and will generally exercise its voting rights in the Company in a manner consistent with Sterner Stenhus recommendations. Consequently, as a result of the signing of the above agreement, Sterner Stenhus in conjunction with Nequiter, hold or control 26.161.923 voting rights, representing 74,65% of total shares and voting rights in the Company.

g. Rules for the appointment and replacement of members of the Board of Directors, as well as the amendment of the Articles of Association

The rules laid down in the Company's Articles of Association for the appointment and replacement of the members of its Board of Directors and the amendment of its provisions do not differ from the provisions of the L. 4548/2018.

h. Competence of the Board of Directors or certain members, for the issue of new shares or the purchase of treasury shares

The Board of Directors as well as its members have no competence neither for the issue of new shares nor for the purchase of treasury shares, which both require a prior decision by the General Meeting of shareholders.

i. Important agreement concluded by the Company that is put into force, amended or expires in the event of a change in the Company's control following public offering and the results of this agreement.

There are no agreements entered into by the Company that are put into force, amended or expire in the event of a change in the Company's control following public offering.

j. Any agreement concluded by the Company with members of the Board of Directors or its staff, which provides for the payment of compensation in case of resignation or dismissal without valid reason or termination of their term of office or employment due to public offering.

There are no special agreements of the Company with members of its Board of Directors or with its staff, which provide for the payment of compensation especially in case of resignation or dismissal without valid reason or termination of their term of office or employment due to public offering.

For the Board of Directors

The Chairman of the B. of D.

Ilias Georgiadis

Extract from the Board's minutes book

Athens, 5 March 2021

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 2020, 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 2020, 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.

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 period. 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. Fair values of investment properties in the Group and the Company	
The investment properties include privately owned land, privately owned buildings held for long-term letting or for capital gains and property assets for future development. At 31.12.2020, the fair value of Investment Properties for the Group and the Company amount to € 65.920 thousand and € 60.530 thousand respectively (€ 31.055 thousand and € 26.310 thousand respectively at 31.12.2019) and was determined by Management based on the estimates of independent professional valuers. For the said properties, in the current period were recognised gains from the measurement at fair value of € 566 thousand for the Group and a loss € 79 thousand for the Company recognised in the year's results. The significant value they represent, for the Group and the Company, as a percentage of all assets (around 59% and 77% respectively) make their valuation to be one of most significance matter. This matter is analysed in Note 2.5 and 6.1 to the separate and consolidated financial statements.	Our main audit procedures included among other the following: • 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 31.12.2020. • Evaluation of the appropriateness of the valuation method for an asset's fair value estimation in relation to acceptable methods of valuation taking into account the particular characteristics of each property. • 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 real estate sector. • Sampling audit of the completeness and accuracy of the input of 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. • Audit of the accounting entries for verifying the proper recognition of each asset's fair value in the books of the Company and the Group's consolidated entries. • Also, we assessed the adequacy and appropriateness of the disclosures in Note 2.5 and 6.1 to the separate and consolidated financial statements.
2. Loss of control of subsidiaries, based on the Implementation of the Resolution Agreement, and the impact on the Financial Statements of the Group	
In implementation of the Resolution Agreement, ratified by decision No. 712/2019 of the Multi-Member Court of First Instance of Athens, the Group, namely the subsidiary company called PASAL CYPRUS LTD, will transfer all the shares of the subsidiary of the company under the name DORECO S.A. (i.e. 70.000 shares), which have been pledged in favour of the National Bank, to the latter, or to a legal person designated by it, at zero price. The agreement with the National Bank was implemented on 16.03.20, the date on which control over DORECO S.A. and its 100% subsidiary SIBO S.A. was lost. On that date these holdings were	Our main audit procedures included among other the following: • Discussions were held with the Management of the Company and we evaluated the assessment and the conclusions regarding the implementation of the Resolution Agreement. • Evaluation of an opinion by an Educational Foundation on the date on which control over subsidiaries was lost. • The accounting entries were checked to verify their proper recognition in the Group's consolidated entries according to IFRS 10.

Key audit matter	Addressing the audit matter
valued at their fair value which is zero and a profit was made for the consolidated Financial Statements amounting to € 25.869.761,30. It is further broken down, in the consolidated Statement of Income, in profit from discontinued operations amounting to € 25.551.553,90 and in Results from discontinued operations for the period 01/01-16/3/2020 amounting to € (318.207,40). Given the importance of these items, we consider the loss of the control based on the Implementation of the Resolution Agreement and the impact on the Financial Statements of the Group to be one of most significance matter. The disclosures of the Group are analysed in Notes 2.14 and 6.28 to the separate and consolidated financial statements.	• Also, we assessed the adequacy and appropriateness of the disclosures in Notes 2.14 and 6.28 to the separate and consolidated financial statements.

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 article 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 31/12/2020.

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 have been appointed for the first time 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 period of 17 years based on the annual decisions taken by the ordinary general meeting of shareholders.

Athens, 5 March 2021

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

I. STATEMENT OF FINANCIAL POSITION

		Group		Company	
	Note	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Assets					
Non-current assets					
Investment property	6.1	65.920.000,00	31.055.000,00	60.530.000,00	26.310.000,00
Financial assets at amortised cost	6.2	34.304.655,05	0,00	5.155.597,28	0,00
Property, plant and equipment	6.3	66.492,82	2.773,00	66.492,81	2.773,00
Right-of-use assets	6.4	85.536,81	0,00	85.536,81	0,00
Intangible assets	6.5	15.846,24	0,14	15.846,24	0,14
Investments in subsidiaries	6.6	0,00	0,00	9.426.462,10	25.001,00
Deferred income tax assets	6.7	0,00	334.300,79	1.661.673,26	403.091,65
Other non-current receivables	6.8	8.215,20	2.140,20	5.940,20	2.140,20
Total		**100.400.746,12**	**31.394.214,13**	**76.947.548,70**	**26.743.005,99**
Current assets					
Trade receivables	6.9	291.161,25	0,00	250.000,00	0,00
Financial assets at amortised cost	6.2	6.079.237,19	0,00	0,00	0,00
Other receivables	6.10	145.881,83	358.675,60	41.319,98	2.275.018,99
Blocked deposits	6.11	2.400.771,07	1.685.466,88	766.443,70	1.685.466,88
Cash and cash equivalents	6.12	1.863.606,09	417.307,53	170.695,56	416.517,62
Total		**10.780.657,43**	**2.461.450,01**	**1.228.459,24**	**4.377.003,49**
Items of assets held for sale		0,00	30.059.537,27	0,00	974.630,00
Total		**10.780.657,43**	**32.520.987,28**	**1.228.459,24**	**5.351.633,49**
Total Assets		**111.181.403,55**	**63.915.201,41**	**78.176.007,94**	**32.094.639,48**
Equity					
Attributable to equity owners of the parent					
Share capital	6.13	17.521.915,50	935.496,00	17.521.915,50	935.496,00
Treasury shares	6.13	(1.201,20)	0,00	(1.201,20)	0,00
Share premium	6.14	32.686.797,63	19.455.253,94	32.712.878,54	19.481.334,85
Reserves	6.15	52.842.302,02	46.086.649,76	51.716.303,58	44.960.651,32
Retained earnings		(65.197.935,54)	(86.027.062,76)	(67.279.462,99)	(61.728.118,00)
Total		**37.851.878,41**	**(19.549.663,06)**	**34.670.433,43**	**3.649.364,17**
Non-controlling interests		331.291,15	274.039,97		
Total Equity		**38.183.169,56**	**(19.275.623,09)**	**34.670.433,43**	**3.649.364,17**
Liabilities					
Non-current liabilities					
Borrowings	6.16	41.397.210,42	1.083.599,17	14.334.000,00	1.083.599,17
Lease liabilities	6.17	50.125,10	0,00	50.125,10	0,00
Deferred income tax liabilities	6.7	191.680,46	0,00	0,00	0,00
Employee benefit obligations	6.18	0,00	695.000,00	0,00	695.000,00
Provisions	6.19	948.578,26	948.578,26	848.578,26	848.578,26
Other non-current liabilities	6.20	1.105.994,64	247.988,00	1.105.994,64	247.988,00
		43.693.588,88	**2.975.165,43**	**16.338.698,00**	**2.875.165,43**
Current liabilities					
Trade payables	6.21	20.116.556,67	115.894,54	20.019.223,25	115.894,54
Short-term borrowings	6.16	8.611.446,15	23.956.327,41	6.884.176,83	23.956.327,41
Current lease liabilities	6.17	42.302,33	0,00	42.302,33	0,00
Other current liabilities	6.22	534.339,96	417.194,30	221.174,10	407.736,28
Total		**29.304.645,11**	**24.489.416,25**	**27.166.876,51**	**24.479.958,23**
Liabilities related to assets held for sale		0,00	55.726.242,82	0,00	1.090.151,65
Total Liabilities		**72.998.233,99**	**83.190.824,50**	**43.505.574,51**	**28.445.275,31**
Total Equity and Liabilities		**111.181.403,55**	**63.915.201,41**	**78.176.007,94**	**32.094.639,48**

II. STATEMENT OF COMPREHENSIVE INCOME

	Note	Group 01.01-31.12.2020	Group 01.01-31.12.2019	Company 01.01-31.12.2020	Company 01.01-31.12.2019
Investment property rental income	5	1.544.613,68	1.567.545,88	1.544.613,68	1.567.545,88
Income from provision of services		160.112,68	73.954,74	9.627,29	73.954,74
Results from measurement at fair value of investment property	6.1	566.404,78	(5.605.000,00)	(78.595,22)	(2.550.000,00)
Personnel costs and expenses	6.23	(339.952,63)	(946.730,99)	(339.952,63)	(946.730,99)
Depreciation of PPE and intangible assets		(92.420,83)	(6.837,07)	(92.420,83)	(6.837,07)
Other operating expenses	6.24	(927.205,34)	(1.319.163,14)	(760.775,32)	(1.243.633,23)
Other income	6.25	30.834,69	214.303,48	27.211,89	58.695,84
Operating profit/loss		**942.387,03**	**(6.021.927,10)**	**309.708,86**	**(3.047.004,83)**
Finance income	6.26	177.092,05	1,13	18.872,78	1,04
Finance expenses	6.26	(650.586,92)	(1.420.303,04)	(536.219,70)	(1.420.286,92)
Gain/Loss from ordinary business		**468.892,16**	**(7.442.229,01)**	**(207.638,06)**	**(4.467.290,71)**
Gain from write-off of liabilities of resolution decision		0,00	46.945.011,83	0,00	46.945.011,83
Gains from sale of financial assets		18.073,44	5.639,38	2.834,80	1.496,27
Gains from disposal of non-current assets	6.1	150.159,92	30.942,06	150.528,92	31.132,06
Gains from acquisition of subsidiary	6.6	745.539,94	0,00	0,00	0,00
Impairment of financial assets		0,00	(44.320,05)	0,00	(9.337,20)
Impairment of investments in subsidiaries		0,00	0,00	0,00	(360.576,75)
Profit/(loss) before income tax		**1.382.665,46**	**39.495.044,21**	**(54.274,34)**	**42.140.435,50**
Income tax expense	6.27	1.026.018,70	2.214.578,47	1.258.581,61	1.289.518,61
Profit from continuing operations		**2.408.684,16**	**41.709.622,68**	**1.204.307,27**	**43.429.954,11**
Profit/(loss) from discontinued operations	6.28	(318.207,40)	0,00	0,00	0,00
Profit for the year		**2.090.476,76**	**41.709.622,68**	**1.204.307,27**	**43.429.954,11**
Profit from discontinued operations	6.28	25.551.553,90	4.402.964,07	0,00	0,00
Profit for the year net of tax		**27.642.030,66**	**46.112.586,75**	**1.204.307,27**	**43.429.954,11**
Other comprehensive income					
Total comprehensive income		**27.642.030,66**	**46.112.586,75**	**1.204.307,27**	**43.429.954,11**
Profit/Loss for the year net of tax attributable to:					
Equity owners of the parent					
Profit/(loss) for the year from continuing operations		2.092.397,35	41.816.438,61	1.204.307,27	43.429.954,11
Profit/(loss) for the year from discontinued operations		25.551.553,90	4.402.964,07	0,00	0,00
		27.643.951,25	**46.219.402,68**	**1.204.307,27**	**43.429.954,11**
Non-controlling interests					
Profit/(loss) for the year from continuing operations		(1.920,59)	(106.815,92)	0,00	0,00
Grand Total		**27.642.030,66**	**46.112.586,75**	**1.204.307,27**	**43.429.954,11**
Total comprehensive income for the year attributable to:					
Equity owners of the parent					
Profit/(loss) for the year from continuing operations		2.092.397,35	41.816.438,61	1.204.307,27	43.429.954,11
Profit/(loss) for the year from discontinued operations		25.551.553,90	4.402.964,07	0,00	0,00
		27.643.951,25	**46.219.402,68**	**1.204.307,27**	**43.429.954,11**
Non-controlling interests					
Profit/(loss) for the year from continuing operations		(1.920,59)	(106.815,92)	0,00	0,00
Grand Total		**27.642.030,66**	**46.112.586,75**	**1.204.307,27**	**43.429.954,11**
Basic earnings per share attributable to equity owners of the parent for profit					
- From continuing operations	6.29	0,1885	22,3499	0,1085	23,2123
- From discontinued operations	6.29	2,3025	2,3533		
Total		**2,4910**	**24,7032**	**0,1085**	**23,2123**

III. STATEMENT OF CHANGES IN EQUITY - GROUP

	Share Capital	**Share premium**	**Reserves**	**Retained Earnings**	**Total Equity Owners of the parent**	**Non-controlling interests**	**Total**
Balance at 01.01.2019	**7.483.970,00**	**19.633.339,09**	**5.897.290,19**	**(98.605.579,87)**	**(65.590.980,59)**	**380.855,89**	**(65.210.124,70)**
Total comprehensive income for the year				46.219.402,68	46.219.402,68	(106.815,92)	46.112.586,76
Share capital increase expenses		(178.085,15)			(178.085,15)		(178.085,15)
Share capital reduction	(6.548.474,00)			6.548.474,00			
Benefit from write-off of liabilities			40.189.359,57	(40.189.359,57)			
Balance at 31.12.2019	**935.496,00**	**19.455.253,94**	**46.086.649,76**	**(86.027.062,76)**	**(19.549.663,06)**	**274.039,97**	**(19.275.623,09)**
Balance at 01.01.2020	**935.496,00**	**19.455.253,94**	**46.086.649,76**	**(86.027.062,76)**	**(19.549.663,06)**	**274.039,97**	**(19.275.623,09)**
Total comprehensive income for the year				27.643.951,25	27.643.951,25	(1.920,59)	27.642.030,66
Share capital increase expenses		(236.367,93)			(236.367,93)		(236.367,93)
Share capital increase	16.586.419,50	13.467.911,62		(59.171,77)	29.995.159,35	59.171,77	30.054.331,12
Treasury shares	(1.201,20)				(1.201,20)		(1.201,20)
Benefit from write-off of liabilities			6.755.652,26	(6.755.652,26)			
Balance at 31.12.2020	**17.520.714,30**	**32.686.797,63**	**52.842.302,02**	**(65.197.935,54)**	**37.851.878,41**	**331.291,15**	**38.183.169,56**

IV. STATEMENT OF CHANGES IN EQUITY - COMPANY

	Share Capital	**Share Premium**	**Reserves**	**Retained earnings**	**Total**
Balance at 01.01.2019	**7.483.970,00**	**19.659.420,00**	**4.771.291,75**	**(71.517.186,54)**	**(39.602.504,79)**
Total comprehensive income for the year				43.429.954,11	43.429.954,11
Share capital increase expenses		(178.085,15)			(178.085,15)
Share capital reduction	(6.548.474,00)			6.548.474,00	
Benefit from write-off of liabilities			40.189.359,57	(40.189.359,57)	
Balance at 31.12.2019	**935.496,00**	**19.481.334,85**	**44.960.651,32**	**(61.728.118,00)**	**3.649.364,17**
Balance at 01.01.2020	**935.496,00**	**19.481.334,85**	**44.960.651,32**	**(61.728.118,00)**	**3.649.364,17**
Total comprehensive income for the year				1.204.307,27	1.204.307,27
Share capital increase expenses		(236.367,93)			(236.367,93)
Share capital increase	16.586.419,50	13.467.911,62			30.054.331,12
Treasury shares	(1.201,20)				(1.201,20)
Benefit from write-off of liabilities			6.755.652,26	(6.755.652,26)	
Balance at 31.12.2020	**17.520.714,30**	**32.712.878,54**	**51.716.303,58**	**(67.279.462,99)**	**34.670.433,43**

V. STATEMENT OF CASH FLOWS

		Group		Company	
		01.01-31.12.2020	01.01-31.12.2019	01.01-31.12.2020	01.01-31.12.2019
Operating activities					
Profit/(loss) before taxes		1.382.665,46	39.495.044,21	(54.274,34)	42.140.435,50
Plus/less adjustments for:					
Depreciation and amortisation		92.420,83	6.837,07	92.420,83	6.837,07
Provisions		(695.000,00)	1.392.404,00	(695.000,00)	1.292.404,00
Results (income, expenses, profit and losses) from investing activities		(1.657.305,13)	5.612.737,48	(93.641,28)	2.887.284,58
Gain from Write-off of liabilities of resolution decision		0,00	(46.945.011,83)	0,00	(46.945.011,83)
Interest expense and similar charges		650.586,92	1.420.303,04	536.219,70	1.420.286,92
Plus/Less adjustments of working capital to net cash or related to operating activities:					
Decrease/(increase) of receivables		104.234,17	259.457,38	(44.600,99)	208.733,14
Decrease/(increase) of payables except borrowings		1.416.445,60	(240.850,24)	1.637.738,61	3.313,87
Decrease/(increase) of financial assets at amortised cost		2.093.250,54	0,00	0,00	0,00
Less:					
Interest expense and similar charges paid		(630.610,99)	(641,62)	(494.563,30)	(625,50)
Income tax paid		0,00	(79,00)	0,00	0,00
Discontinued operations		129.040,46	(549.229,30)	0,00	0,00
Net cash generated from Operating Activities (a)		**2.885.727,86**	**450.971,19**	**884.299,23**	**1.013.657,75**
Investing Activities					
Acquisition of subsidiaries, associates, joint ventures and other investments		(5.116,80)	0,00	(20.112,80)	0,00
Purchase of PPE and intangible assets		(7.253.321,64)	(3.349,41)	(7.253.321,64)	(3.349,41)
Proceeds from sale of PPE and intangible assets		0,00	52.949,21	0,00	41.375,37
Interest received		75,35	1,13	75,30	1,04
Discontinued operations		(3.243,00)	(76.142,33)	0,00	0,00
Net cash used in Investing Activities (b)		**(7.261.606,09)**	**(26.541,40)**	**(7.273.359,14)**	**38.027,00**
Financing Activities					
Share capital increase		10.028.517,12	0,00	10.028.517,12	0,00
Raised/Repaid loans		(6.521.498,73)	0,00	(4.773.556,89)	0,00
Repayments of finance lease liabilities		(30.745,56)	(600,00)	(30.745,56)	(600,00)
Increase/(decrease) of Blocked deposits		920.467,24	(1.685.466,88)	919.023,18	(1.685.466,88)
Discontinued operations		(58.165,84)	589.961,67	0,00	0,00
Net cash used in Financing Activities (c)		**4.338.574,23**	**(1.096.105,21)**	**6.143.237,85**	**(1.686.066,88)**
Net increase/(decrease) in cash and cash equivalents for the year (a) + (b) + (c)		**(37.304,00)**	**(671.675,42)**	**(245.822,06)**	**(634.382,13)**
Cash and cash equivalents at beginning of the year		456.926,35	1.128.611,51	416.517,62	1.050.899,75
Cash and cash equivalents at beginning of the year of the new subsidiary		1.551.233,92			
Cash and cash equivalents from discontinued operations		(107.260,18)	(39.628,56)		
Cash and cash equivalents at end of the year from continuing operations	**6.6**	**1.863.606,09**	**417.307,53**	**170.695,56**	**416.517,62**

The notes on pages 27 to 63 are an integral part of these Annual Financial Statements at 31 December 2020.

NOTES TO THE ANNUAL FINANCIAL STATEMENTS
For the Year from 1 January to 31 December 2020

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.MI. No. 861301000. The duration of the Company, according to is Articles of Association has been set for 95 years (date of registration of the decision to set it up in the G.E.MI.).

The registered office of the Company is set at the Municipality of Athens of the Prefecture of Attiki and its offices are located at 10-12 Dorylaiou Street, 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 and exploitation of real estate, as well as the provision of project management services. The Group operates mainly in Greece.

The Group's growth is based on the creation of a real estate portfolio, which will yield long-term value and minimize investment risks through its differentiation trough investments in different properties or areas, based on geographical criteria, type of use, old property, etc. and its active management in which performance is assessed.

These financial statements of the Group and the Company, for the year from 1 January to 31 December 2020, were approved by the Board of Directors on 5.3.2021 and are subject to the approval of the Ordinary General Meeting, which may meet until 10.09.2021 and has the right to amend them.

1.1 Structure of the Group

In the table below are set out the Company's holdings, direct and indirect, as these were at 31.12.2020 and 31.12.2019:

Company	Registered Office	Activity	% Held 31/12/2020	% Held 31/12/2019	Consolidation Method
EMEL S.A.	Greece	Exploitation of real estate	90,13%	88,79%	Full
PASAL CYPRUS LTD	Cyprus	Exploitation of real estate	100%	100%	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	Management of Scholl Units	100%		Full
DORECO S.A. (1)	Greece	Exploitation of real estate	-	100%	Full/Fair value
SIBO S.A. (1)	Greece	Exploitation of real estate	-	100%	Full/Fair value

(1) Under the Resolution Agreement, the PREMIA S.A. Group, namely the subsidiary company called PASAL CYPRUS LTD, is obliged to transfer all the shares of its subsidiary called DORECO S.A., which have been pledged in favour of the National Bank, to the latter, or to a legal person it will designate, at zero price.

The agreement with the National Bank was implemented on 16.03.2020, the date on which control over the companies DORECO and its 100% subsidiary SIBO S.A. was lost (see Note 6.28).

This participation in the financial statements as at 31.12.2019 was classified as items of Assets held for sale since the resolution agreement from which it was required to be disposed of, was signed in 2019.

The percentage of voting rights held by the Company in the subsidiaries referred in the above table, is equal to the shareholding in the capital.

2. Significant accounting policies applied by the Group

2.1 Basis of preparation

The Financial Statements relate to the financial year 1.1 - 31.12.2020 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.

b) in accordance with the going concern principle of the Company and the Group, under the historical cost convention except for the investment properties which have been measured at fair value with changes recognized in net profit or loss.

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 2019 cover the period 1/1/2019 - 31/12/2019.

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all the years presented in these financial statements, unless otherwise stated.

It also requires management to exercise its judgment in the process of applying the Company's accounting policies. 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.

2.2 Going concern principle

The Company and the Group, for the preparation of the Financial Statements at 31.12.2020, 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 uncertainty as to the duration and extent of the pandemic, levels of unemployment, consumer spending and demand are expected to be materially negatively 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 net position 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 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 costs.

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 implementation of the Resolution Agreement and the strengthening of the Company with the entry of the Sterner Stenhus group into its share capital, the conditions have been created for its healthy development. In this context, the Increase in Contributions in Kind, which in combination with acquisition operations, has led to the strengthening of the Company's portfolio in the areas (a) of the supply chain (logistics), with the inclusion of three (3) commercial properties owned by NOE S.A. (one of which has not yet been acquired at the date of publication of the Financial Report), as well as (b) of social buildings (education) with the acquisition of JPA S.A.

Furthermore, a company on 18.1.2021 disbursed an amount of € 36,0 million from the new Bond Loan, and acquired on 28.1.2021 a new commercial property (super market). It is therefore estimated that adequate financing of working capital has been ensured, while at the same time strengthening the presence and position of the Company and the Group in the real estate sector.

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 a reference date of 31.12.2020 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, form the date on which control is transferred to the Group. They are de-consolidated from the date that controls ceases.

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 income statement. Where the Group's shareholding 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 shareholding 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 shareholdings 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 polices, 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 alternate 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.

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 if 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 profit or loss.

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 the purpose of their operational use but also for administrative 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 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.

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 made.

The recoverable amount of properties, premises and equipment is the higher between their net selling price and their value-in-use. Net selling price 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. Goodwill (in relation to investments in associates) is shown as part of the value of the investment.

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

Amortisation of intangible assets burdens the profit or loss account using the method of constant amortisation 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, 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, tangible and intangible assets are grouped in two cash flow generating units (Commercial activity and electricity production).

2.10 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 reserves, customer claims, suppliers and certain elements of other receivables and other liabilities.

Subsequent measurement of financial assets

The Group and the Company for measurement purposes distinguish the financial assets in the following categories:

- Financial assets stated at amortised cost are part of an operational 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.

2.11 Trade and other receivables

The Company applies the simplified approach of IFRS 9 to calculate the expected credit losses. The impairment provision is always measured in 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 specific calculation method (table - matrix) 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.

2.12 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 three months or less and of low risk.

2.13 Assets held for sale

The Group and the Company classifies a non-current asset or a group of assets and liabilities as held for sale, if their value is expected to be recovered primarily through disposal of the assets and not through their use.

The basic conditions for classifying a non-current asset or a group of assets (assets and liabilities) as held for sale are for the asset or group to be available for direct sale in their current state, and the completion of the sale to depend only on conditions that are normal and typical for sales of such items and the sale should be highly likely.

In order for the sale to be considered highly likely, the following conditions should be met cumulatively:

- to have a commitment from management to a plan to sell the assets or group.
- have a buyer's and transaction completion programme activated.
- the sale price offered to be in a reasonable correlation with the current market value of the assets to be sold or the asset group.
- the sale is expected to be completed within one year of the day the asset or group of assets were classified as held for sale except for certain exceptions, and
- the actions required to be taken to complete the sale plan should indicate that no significant modifications to the plan are likely to be required or that the plan will be cancelled.

Immediately prior to the initial classification of the asset or group of assets and liabilities as held for sale the asset (or all assets and liabilities included in the group) are valued on the basis of the IFRSs in force in each case. Non-current assets (or group of assets and liabilities) classified as held for sale are valued (after the initial classification as above) at the lower value between the value of those referred to in the financial statements and their fair value reduced by direct disposal costs, and the resulting impairment losses are recognised in profit or loss for the year. Any possible increase in fair value at a subsequent valuation will be recorded in the profit or loss for the year but not for an amount greater than the initially recognised impairment loss. From the day on which a non-current (depreciated) asset (or non-current assets included in a group of assets and liabilities) is classified as held for sale, depreciation on those non-current assets shall not be considered.

2.14 Profit from discontinued operations

A discontinued operation is a component of the Group that has been either disposed of or classified as held for sale and

- represents a separate large part of business activities or a geographical area of operations,
- is part of a single, coordinated disposal programme of a large part of the activities or a geographical area of operations or
- is a subsidiary acquired solely with a view to be resold.

Profits or losses from discontinued operations, including the profits or losses of the comparative period, are presented as a separate item in the statement of income. This amount is the net of tax results of the discontinued operations and the net of tax gain or loss resulting from the disposal of the assets classified as held for sales. Disclosures of discontinued operations for the comparative period include disclosures for earlier periods presented in the Financial Statements so that disclosures relate to all operations discontinued until the end date of the last period presented. Where operations previously classified as discontinued are now considered to be continuing, the disclosures of previous periods are adjusted accordingly.

2.15 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 consideration (gain or loss) received, net of any directly attributable incremental transaction costs and the related income tax effects, if applicable, is shown as reserve in equity.

2.16 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.

2.17 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.

2.18 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated 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 or losses are recognised in the income statement when the liabilities are extinguished or impaired, as well as through the amortisation process.

2.19 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 obligation and recognition of a new financial obligation. Likewise, material amendment to the terms of an existing financial obligation or part of it (either due to debtor's economic difficulty either not) is addressed and accounted for as repayment of initial financial obligation and recognition of a new financial obligation.

The difference between the carrying amount of a financial obligation (or part of a financial obligation) 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 income statement.

If an entity repurchases part of a financial obligation allocates the previous carrying amount of the financial obligation 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 being paid, including any transferred assets other than cash or any assumed obligations, for the derecognised part, is recognised in the income statement.

2.20 Employee benefits

<u>(a) Short-term benefits</u>

Short-term benefits to employees in money or in kind are recognised as an expense when they are accrued.

<u>(b) Post-employment benefits</u>

The benefits include both defined benefit and defined contribution plans (employee termination payments under L. 2112/20). The accrued expense of the defined contribution plans is recognised as an expense in the period to which it relates.

<u>(c) Termination benefits</u>

Termination benefits are payable when the group either terminates the employee's employment before the normal retirement date or following the employee's decision to accept an offer of benefits by the Group in exchange for the termination of employment.

2.21 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 more likely than not 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.

2.22 Revenue recognition

Revenue is recognised as follows:

a) Sales of goods

Revenues from all sales categories are recognised 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. When the Group provides incentives to its customers, the cost of these incentives is recognised throughout the duration of the lease or commercial collaboration, by the direct method, reducing revenue. 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.

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) value.

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.

2.23 Leases

The Group and the Company contract 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 loss 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 finance 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.

2.24 Borrowings costs

Borrowing costs consist of accrued interest on the loans concluded, calculated on the basis of the effective interest rate method. Borrowing costs directly related to the acquisition, construction or completion of an investment property is capitalized as part of the cost of that asset.

2.25 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 makes 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.

2.26 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.

2.27 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 2020.

Where not otherwise stated the amendments and interpretations applicable for first time in the year 2020, 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 2020.

Standards and Interpretations mandatory for the current financial year 2020

Amendments to References to the Conceptual Framework in IFRS Standards (issued on 29 March 2018)

On 29 March 2018, the International Accounting Standards Board (IASB) issued the revised conceptual framework, which includes:

- the objective of financial reporting,
- the qualitative characteristics of useful financial information,
- the definitions of an entity's assets, liabilities, equity, income and expenses,
- the criteria for recognition and guidance on derecognition of assets and liabilities in the financial statements
- the measurement bases and guidance about the way they should be used and,
- concepts and guidance on presentation and disclosure.

The purpose of the conceptual framework's revision is to help preparers of financial statements to develop consistent accounting policies for transactions or other areas that are not covered by a standard or where there is choice of accounting policy. Also, the revision's purpose is to assist all parties to understand and interpret IFRS.

The International Accounting Standards Board (IASB) has also issued a complementary document, "Amendments to References to the Conceptual Framework in IFRS Standards", which contains amendments to the standards that are affected in order to update the references to the revised conceptual framework.

The amendment is applicable by preparers developing accounting policies by reference to the conceptual framework, for annual periods beginning on or after 1 January 2020.

IAS 1 and IAS 8 (Amendments) "Definition of Material"

On 31 October 2018 the International Accounting Standards Board (IASB) in the context of disclosure initiative issued amendments to the definition of material in IAS 1 and IAS 8, which clarify the definition of material and the way by which it should be applied, including in the definition application guidance that till now has been referred to in other IFRSs. The amended definition is: Information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity. The definition of material that constitutes a significant accounting concept in IFRS, assists entities to decide about whether information shall be included in their financial statements. The final definition amended IAS 1 "Presentation of Financial Statements" and IAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors". The amendment ensures that the definition of material is consistent across all IFRS Standards. The amendment is applicable on or after 1 January 2020.

IFRS 9, IAS 39, IFRS 7 (Amendments) "Interest Rate Benchmark Reform" – Phase 1

On 26 September 2019, the International Accounting Standards Board (IASB) issued amendments to standards IFRS 9, IAS 39 and IFRS 7 in response to the effects on financial reporting arising from the reform of interest-rate benchmarks during the period prior to the replacement of an existing benchmark interest rate with an alternative interest rate. The amendments provide temporary and limited relief from applying specific hedge accounting requirements under International Accounting Standard (IAS) 39 *Financial Instruments: Recognition and*

Measurement and the International Financial Reporting Standard (IFRS) 9 *Financial Instruments,* so as entities to be able to continue meeting the requirements assuming that the existing criteria of interest-rate benchmarks are not altered by the IBOR Reform.

The exceptions concern the application of the following provisions:

- The highly probable requirement as regards hedged cash flows
- The prospective assessments-economic relationship and highly effective hedge
- The designation of a risk component as hedged item

The amendment is applicable for annual periods beginning on or after 1 January 2020.

IFRS 3 (Amendment) "Business Combinations"

This amendment concerns improvement of the definition of a business aimed at resolving the difficulties that arise when an entity determines whether it has acquired a business or a group of assets. The amended definition of a business focuses on the produced outputs of a business that is goods and services provided to customers, while the previous definition was focusing on returns by form of dividends, lower cost or other economic benefit directly to investors or other owners, members or participants. In addition after the amendment guidance is added to evaluate the extent to which an acquired process is a substantive process and an optional fair value concentration test with illustrative examples.

Entities are obliged to apply the amended definition of a business in mergers and acquisitions that will occur on or after 1 January 2020.

IFRS 16 Leases (Amendment) "Rent concessions related to the Coronavirus epidemic"

On 28 May 2020, the International Accounting Standards Board (IASB) published "COVID-19 Related Rent Concessions (Amendment to IFRS 16)" amending the standard to provide lessees with relief in the form of an optional exemption from accounting for any reductions in lease payment as a lease modification if they are a direct consequence of COVID-19 and met certain conditions. The amendment does not affect lessors.

The amendment is applicable for annual periods beginning on or after 1 June 2020. Early application is permitted, including financial statements interim or annual not yet authorised for issue at 28 May 2020.

Standards and Interpretations mandatory for subsequent periods that have not been applied earlier by the Company (and/or 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 Company (and/or the Group), unless otherwise stated.

IAS 1 (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 clarifies that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period. Also, the amendment clarified that the expectations of Management for the events that is expected to occur after the balance sheet date should not be taken into account and made clear the cases that constitute settlement of a liability.

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

IAS 16 (Amendment) "Property, Plant and Equipment" - Proceeds before intended use

The amendment changes the way to recognise the cost of testing whether the asset is functioning properly and the net sales proceeds from selling items produced while bringing an asset into the necessary location and condition.

The amendment requires entities to disclose separately the amounts of proceeds and costs relating to items produced in profit or loss instead of showing them as deduction from the cost of the PPE assets.

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

IFRS 3 (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" that update a referent to the IFRS 3 without changing the accounting requirements of the standard.

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

IAS 37 (Amendment) "Provisions, Contingent Liabilities and Contingent Assets" - Onerous contracts - Cost of fulfilling a contract

The amendment specifies that "the cost of fulfilling" a contract comprises the costs that relate directly to the contract. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract or an allocation of other costs that relate directly to fulfilling contracts. 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.

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 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 IFRS 1 to recognise cumulative translation differences at the amount that would be included in the parent's financial statements, based on the parent's date of 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 in Example 13 accompanying IFRS 16 deletes from the example compensation for improvements to the leased property by the lessor in order to prevent potential confusion regarding the accounting treatment of lease incentives that may result from the way lease incentives are presented in the example.

3. Financial risk management

3.1 Financial risk factors

The Group and the Company is exposed to financial risks such as market risks (changes in market prices and interest rates), liquidity risk and credit risk. The Group and Company's overall risk management policy seeks to minimise potential adverse effects on the Group and the Company's financial performance.

Risk management procedures are carried out by the Financial Services department under specific rules set by the Board of Directors. The Board provides guidance and principles for overall risk management, as well as particular policies for specific risk management which are mentioned in the Board of Directors' Report, section **"DESCRIPTION OF MAIN RISKS & UNCERTAINTIES"**.

3.2 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 (Lever 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 December 2020, 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 year did not occur transfers between Level 1 and Level 2 or transfers into and out of Level 3 for fair value measurement.

4. Critical accounting estimates and Management's judgments

The Group and the Company in applying their accounting policies and preparing the financial statements according to IFRS make judgments that may have the most significant effect on the amounts recognised in the financial statements. These judgments relate to the following:

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 the impairment loss. This estimate is based on the company's net worth.

(d) Provisions and Contingent liabilities

The Group and the Company monitor pending court cases and the financial impact 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 and therefore the Company has not made a provision at the expense of the total revenue.

4.1. Estimation of the fair value of investment property

The most appropriate indication of "fair value" is the current values applicable in an active market for similar leases but also for other contracts. If such information cannot be found, the Group determines the value within a range of reasonable estimates of "fair values". In order to make such a decision, the Group and the Company take into account data from a variety of sources, including:

a) Current prices in the market for properties of a different nature, condition or location (or subject to different terms of leases or other contracts), which have been adjusted to reflect these differences.

b) Recent prices of similar properties, adjusted to reflect any changes in economic conditions that have taken place since the corresponding transactions at those prices, and

c) Discounted future cash flows, based on reliable estimates of future cash flows, derived from the terms of the leases and other contracts in force and (where possible) from external data such as current rental prices of similar properties in the same condition and location using discount rates reflecting the current market assessment of uncertainty about the amount and timing of these cash flows.

4.2. Main assumptions of Management for the determination of fair value

If it is not possible to find current or recent prices for investment property the fair value of investment properties is determined by applying discounted cash flow valuation techniques. The Group uses assumptions, which are mainly based on prevailing market conditions, at the date of preparation of the balance sheet. The main assumptions underlying the Management's estimates of "fair value" are those related to the collection of rents and revenues from related contracts, expected future market rents, the years in which there are no rents, maintenance obligations, as well as appropriate discount rates. These estimates are systematically compared with actual data from the market, as well as with the Group's transactions made and with those announced by the market. Expected future rents and revenues are determined on the basis of current market conditions, for similar properties, in the same condition and location.

5. Segment reporting

The group is organised into four business segments:

Commercial property (shops)
Industrial Buildings (Logistics Centres)
Management of School Units
Other Activities

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

Inter-segment sales are invoiced at the prices applicable to non-group customers.

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 31/12/2020

	Commercial properties	Industrial Buildings	Management of School Units	Other activities	Total
Revenues from customers abroad		1.554.240,97	150.485,39	0,00	1.704.726,36
Gains/losses from measurement at fair value of investment properties	645.000,00	(78.595,22)	0,00	0,00	566.404,78
Other revenue				30.834,69	30.834,69
Total	**645.000,00**	**1.475.645,75**	**150.485,39**	**30.834,69**	**2.301.965,83**
Segment expenses	(17.492,28)	(1.193.148,78)	(137.599,74)	(11.338,00)	(1.359.578,80)
Finance costs-net	(14,92)	(518.548,12)	43.901,97	1.166,20	(473.494,87)
Segment result	**627.492,80**	**(236.051,15)**	**56.787,62**	**20.662,89**	**468.892,16**
Unallocated income - expenses					
Gains from disposal of non-current assets					150.159,92
Gains from sales of Financial assets					18.073,44
Gains from acquisition of subsidiary					745.539,94
Profit before income tax					**1.382.665,46**
Income tax expense					1.026.018,70
Profit/(loss) for the year from continuing operations					**2.408.684,16**
Profit/(loss) for the year from discontinued operations					(318.207,40)
Profit from discontinued operations					25.551.553,90
Profit for the year - net					**27.642.030,66**
<u>Assets</u>					
Segment assets	5.390.000,00	60.530.000,00	43.753.583,54	228.017,00	109.901.600,54
Unallocated segment assets					1.279.803,01
Total assets	**5.390.000,00**	**60.530.000,00**	**43.754.583,54**	**228.017,00**	**111.181.403,55**
<u>Liabilities</u>					
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
Total liabilities	**0,00**	**21.268.301,93**	**28.790.479,74**	**0,00**	**72.998.233,99**

Segment results, assets and liabilities at 31/12/2019

	Commercial properties	Industrial Buildings	Other activities	Total
Revenues from customers abroad	0,00	1.522.591,12	118.909,50	1.641.500,62
Gains/losses from measurement at fair value of investment properties	(7.355.000,00)	1.750.000,00	0,00	(5.605.00,00)
Other revenue			214.303,48	214.303,48
Total	**(7.355.000,00)**	**3.272.591,12**	**333.212,98**	**(3.749.195,90)**
Segment expenses	(2.163.051,19)	(105.663,05)	(4.016,96)	(2.272.731,20)
Finance costs-net	(293.222,43)	(718.677,26)	(408.402,22)	(1.420.301,91)
Segment result	**(9.811.273,62)**	**2.448.250,81**	**(79.207,33)**	**(7.442.229,01)**
Unallocated income - expenses				
Benefit from write-off of liabilities under resolution agreement				46.945.011,83
Gains from sale of Financial assets				5.639,38
Gains from disposal of non-current assets				30.942,06
Impairment of financial assets				(44.320,05)
Profit before income tax				39.495.044,21
Income tax expense				2.214.578,47
Profit/(loss) for the year from continuing operations				**41.709.622,68**
Profit from discontinued operations				4.402.964,07
Profit for the year - net				**46.112.586,75**
<u>Assets</u>				
Segment assets	6.610.000,00	20.750.000,00	3.695.000,00	31.055.000,00
Unallocated segment assets	0,00	0,00	0,00	32.860.201,41
Total assets	**6.610.000,00**	**20.750.000,00**	**3.695.000,00**	**63.915.201,41**
<u>Liabilities</u>				
Segment loans and liabilities	6.101.489,22	19.738.437,36	0,00	25.839.926,58
Unallocated segment liabilities	0,00	0,00	0,00	57.350.897,92
Total liabilities	**6.101.489,22**	**19.738.437,36**	**0,00**	**83.190.824,50**

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

Revenues derive from leases and provision of services constantly rendered over time.

Rental income, which exceeds 10% of total revenues of the Group and the Company for the year 2020, derives from the company “Hellenic Hypermarkets - Sklavenitis S.A.” and amounts at the date of publication of the financial statements at consolidated base to 88% respectively of total rental income.

6. Additional data and information

6.1 Investment property

The movement in this account is as follows:

	Group		Company	
	31/12/2020	31/12/2019	31/12/2020	31/12/2019
Opening balance	**31.055.000,00**	**77.508.714,00**	**26.310.000,00**	**37.154.440,00**
Purchases of new properties	34.298.595,22		34.298.595,22	
Return of property to ETHNIKI LEASING S.A.	0,00	(6.300.000,00)	0,00	(6.300.000,00)
Assets of subsidiaries for disposal	0,00	(32.553.714,00)	0,00	0,00
Transfer to Assets of assets available for sale	0,00	(15.000,00)	0,00	(15.000,00)
Properties for disposal to National Bank	0,00	(1.980.000,00)	0,00	(1.979.440,00)
Changes in fair value	566.404,78	(5.605.000,00)	(78.595,22)	(2.550.000,00)
Closing balance	**65.920.000,00**	**31.055.000,00**	**60.530.000,00**	**26.310.000,00**

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 31.12.2020 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).

Furthermore, it is noted that due to the Covid-19 pandemic, which has a significant impact on many market sectors, valuers’ estimates are given with lower certainty than under normal conditions and therefore a greater degree of attention should be paid to them, and regular review is recommended.

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.

On 29.12.2020, the Company acquired two (2) fully leased logistics properties (storage spaces) located in Aspropyrgos, Attiki, from the company NOE S.A. at a purchase cost of € 33.019 thousand plus expenses amounting to € 1.280 thousand. For the two (2) properties it was agreed to contribute to the Company at a rate of 22,10102% indivisible, (through an increase in share capital) mounting to € 7.531 thousand, and the remaining percentage indivisible (i.e. 77,89898%) € 25,488 thousand, acquired by the Company with a purchase against bank lending.

In the table below are set out the estimated values of the Group’s investment property portfolio for 31.12.2020 as derived from the independent valuer’s reports:

Property	Use	Lease	Value in € thousand	Valuation method	Discount rate (%)	Capitalisation rate (%)
27 Km. Old National Road Athens - Corinth, Elefsina	Logistics Warehouse	Leased	20.850	100% Discounted cash flows	9,75%	8,25%
19, Thermaikou Str. Thessaloniki	Commercial/ Industrial	Empty	1.610	Comparative method		
166, Orfeos Str. Elaionas	Commercial/ Industrial	Empty	3.970	Comparative method		
Palaia Sfageia, Lavrio	Residential (Plot)	Empty	3.740	50% Comparative method – 50% Residual for the part within city plans and 100% residual for the part out of city plan		
Nea Lampsakos, Chalkida	Residential (Plot)	Empty	1.650	Comparative method		
Kyrillos position, Aspropyrgos	Logistics Warehouse	Leased	29.450	50% Discounted cash flows & 50% market approach	9,75%	8,25%
Psari position, Aspropyrgos	Logistics Warehouse	Leased	4.650	100% Discounted cash flows	9,50%	8,00%
Total			**65.920**			

On the above properties of the Group are registered real mortgages and pre-notices amounting € 67.470 thousand for securing bank loans amounting € 18.110 thousand.

Under the Resolution Agreement, the company transferred on 25.6.2020 two plots to the National Bank. By the price of the disposal, it paid the amounts due to the National Bank of € 930 thousand and to the National Leasing of € 180 thousand.

The data of the disposal of these properties are presented in the table below:

	Plots of Land Piraeus Street 186 & 186 b
Total income from disposal	1.110.165,04
Less: Acquisition cost	2.670.013,03
Realised gains/losses	**(1.559.847,99)**
The above gains/losses are broken down in the accounting statements as follows:	
Gains/(losses) recognised in equity until 31/12/2019	(1.710.382,03)
Gains recognized in profit or loss for the period	**150.534,04**

The future rents receivable for investment properties under non-cancellable operating lease agreements are as follows:

	Group		**Company**	
	31/12/2020	**31/12/2019**	**31/12/2020**	**31/12/2019**
Note later than 1 year	4.235.598	1.527.193	4.235.598	1.527.193
Later than 1 year and not later than 5 years	14.489.591	6.101.272	14.489.591	6.101.272
Later than 5 years	4.516.356	2.919.234	4.516.356	2.919.234
Total	**23.241.545**	**10.547.699**	**23.241.545**	**10.547.699**

6.2 Financial assets at amortised cost

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

(a) Financial assets from a concession agreement

	Group					
	Balance 31/12/2019	**Increase of receivables**	**Decrease of receivables**	**Reversal of discount**	**Depreciation IFRS 9 (1/1-31/12/2020)**	**Balance at 31/12/2020**
Financial assets at amortised cost	41.552.997,30	2.288.632,00	(6.131.597,76)	2.658.322,92	15.537,78	40.383.892,24
Total	**41.552.997,30**	**2.288.632,00**	**(6.131.597,76)**	**2.658.322,92**	**15.537,78**	**40.383.892,24**

	31/12/2020
Non-current assets	34.304.655,05
Current assets	6.079.237,19
Total	**40.383.892,24**

On 7.12.2020, the Company acquired 100% of the shares of “JPA CONSTRUCTION AND MANAGEMENT OF SCHOOLS OF ATTIKI ANONYMOUS COMPANY OF SPECIAL PURPOSE”.

The company JPA SASP has signed a contract with the company BUILDINGS S.A. for the execution of the project “Study, Financing, Construction and Technical Management (10) School Units in the Region of Attiki”. The construction of the project as well as its borrowing cost are financed exclusively by equity and loans from Greece and abroad. During the year 2017, the construction of all school units was completed and the operation and maintenance phase began. The period of operation and maintenance begins immediately with the delivery of each completed school unit and ends on the corresponding date after twenty-five (25) years.

Financial assets as a result of 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 on the effective interest rate method less any impairment losses. The effective interest rate for the year 2020 is 6,02%.

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

(b) Loans to related entity

	Group		Company	
	31/12/2020	31/12/2019	31/12/2020	31/12/2019
Bond loans to related entities	-	-	5.155.597,28	-
Total	**-**	**-**	**5.155.597,28**	**-**

On 07.12.2020 was signed the contract for the transfer of 4.842.558 bonds issued by the subsidiary JPA S.A. from Sterner Stenhus Greece AB to the Company, in exchange for the disposal of 4.670.910 new share with a nominal value of € 0,50 each and with a disposal 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. The effective interest rate for the year 2020 is 5,13%.

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:

GROUP

Table of changes in own-used PPE assets	**Buildings**	**Furniture and other equipment**	**Total**
Cost			
Balance 1.1.2019	**394.268,39**	**872.212,77**	**1.266.481,16**
Additions		80.964,79	80.964,79
Disposals	(304.356,12)	(40.208,25)	(344.564,37)
Discontinued operations	(31.017,71)	(45.053,40)	(76.071,11)
Balance 31.12.2019	**58.894,56**	**867.915,91**	**926.810,47**
Accumulated depreciation and impairment			
Balance 1.1.2019	**343.228,95**	**860.118,25**	**1.203.347,20**
Depreciation charge	12.877,78	43.541,31	56.419,09
Write-offs	(297.212,17)	(38.516,65)	(335.728,82)
Balance 31.12.2019	**58.894,56**	**865.142,91**	**924.037,47**
Net book amount 31.12.2019	**0,00**	**2.773,00**	**2.773,00**
Cost			
Balance 1.1.2020	**58.894,56**	**867.915,91**	**926.810,47**
Additions	31.290,65	68.090,46	99.381,11
Transfers	15.000,00		15.000,00
Disposals		(150.160,79)	(150.160,79)
Balance 31.12.2020	**105.185,21**	**785.845,58**	**891.030,79**
Accumulated depreciation and impairment			
Balance 1.1.2020	**58.894,56**	**865.142,91**	**924.037,47**
Depreciation charge	9.991,65	40.664,53	50.656,18
Write-offs		(150.155,68)	(150.155,68)
Balance 31.12.2020	**68.886,21**	**755.651,76**	**824.537,97**
Net book amount 31.12.2020	**36.299,00**	**30.193,82**	**66.492,82**

COMPANY

Table of changes in own-used PPE assets	Buildings	Furniture and other equipment	Total
Cost			
Balance 1.1.2019	**304.356,12**	**249.441,33**	**553.797,45**
Additions		3.349,41	3.349,41
Disposals	(304.356,12)	(30.465,98)	(334.822,10)
Balance 31.12.2019	**0,00**	**222.324,76**	**222.324,76**
Accumulated depreciation and impairment			
Balance 1.1.2019	**290.958,41**	**249.433,35**	**540.391,76**
Depreciation charge	6.253,76	583,31	6.837,07
Write-offs	(297.212,17)	(30,464,90)	(327.677,07)
Balance 31.12.2019	**0,00**	**219.551,76**	**219.551,76**
Net book amount 31.12.2019	**0,00**	**2.773,00**	**2.773,00**
Cost			
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		(150.160,79)	(150.160,79)
Balance 31.12.2020	**46.290,65**	**140.254,43**	**186.545,08**
Accumulated depreciation and impairment			
Balance 1.1.2020	**0,00**	**219.551,76**	**219.551,76**
Depreciation charge	9.991,65	40.664,53	50.656,18
Write-offs		(150.155,67)	(150.155,67)
Balance 31.12.2020	**9.991,65**	**110.060,62**	**120.052,27**
Net book amount 31.12.2020	**36.299,00**	**30.193,81**	**66.492,81**

Additions to the 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 are analysed as follows:

	Group/Company
	Buildings
Cost	
Balance 1.1.2019	**16.306,81**
Additions	0,00
Disposals	(16.306,81)
Balance 31.12.2019	**0,00**
Accumulated depreciation and impairment	
Balance 1.1.2019	**0,00**
Depreciation charge of leases	465,92
Write-offs	(465,92)
Balance 31.12.2019	**0,00**
Net book amount 31.12.2019	**0,00**
Cost	
Balance 1.1.2020	**0,00**
Additions	123.173,00
Balance 31.12.2020	**123.173,00**
Accumulated depreciation and impairment	
Balance 1.1.2020	**0,00**
Depreciation charge of leases	37.636,19
Balance 31.12.2020	**37.636,19**
Net book amount 31.12.2020	**85.536,81**

6.5 Intangible assets

The intangible assets of the Group and the Company are analysed:

	Group	Company
Table of changes in intangible assets	**Computer software**	**Computer software**
Cost		
Balance 1.1.2019	**129.616,55**	**87.856,82**
Discontinued operations	(833,76)	-
Balance 31.12.2019	**128.782,79**	**87.856,82**
Accumulated Amortisation and impairment		
Balance 1.1.2019	**128.782,65**	**87.856,68**
Amortisation charge	-	-
Balance 31.12.2019	**128.782,65**	**87.856,68**
Net book amount 31.12.2019	**0,14**	**0,14**
Cost		
Balance 1.1.2020	**128.782,79**	**87.856,82**
Additions	19.974,56	19.974,56
Balance 31.12.2020	**148.757,35**	**107.831,38**
Accumulated amortisation and impairment		
Balance 1.1.2020	**128.782,65**	**87.856,68**
Amortisation charge	4.128,46	4.128,46
Balance 31.12.2020	**132.911,11**	**91.985,14**
Net book amount 31.12.2020	**15.846,24**	**15.846,24**

Additions to intangible assets relate to the purchase of a new computer system.

6.6 Investments in subsidiaries

The investments of the Company at 31/12/2020 and 31/12/2019 are as follows:

	31/12/2020	31/12/2019
Beginning of the year	**25.001,00**	**376.189,05**
Purchases of shares from subsidiary	15.000,00	
Acquisition of new subsidiary	7.356.237,00	
Share capital increase of subsidiaries	2.030.224,10	9,388,70
Impairment of investments in subsidiaries	0,00	(360.576,75)
End of the year	**9.426.462,10**	**25.001,00**

The Company within the year purchased from PASAL CYPRUS LTD 3.020 shares of the subsidiary MFGVR LTD, which constitutes 100% of its share capital, for an amount of € 10.000 and 4.918 shares of the subsidiary EMEL S.A., which constitutes 2% of its share capital, for an amount of € 5.000.

On 27.10.2020 there was an increase in the share capital of the subsidiary company EMEL S.A., with the issue of 25.000 shares, an issue price of € 1 and a disposal price of € 37,3 with a capitalization of an obligation amounting to € 932.500 to the Company.

On 20.10.2020 there was an increase in the share capital of the subsidiary company ARVEN S.A. with the issue of 20.000 shares, an issue price of € 1 and a disposal price of € 54,6 with a capitalization of an obligation amounting to € 1.092.000 to the Company.

Also, the share capital of the subsidiary PASAL CYPRUS LTD was increased by € 5.724.

On 07.12.2020 was signed the contract for the transfer of 100% of the shares of the company “JPA CONSTRUCTION AND MANAGEMENT OF SCHOOLS OF ATTIKI S.A. OF SPECIAL PURPOSE” in exchange for the disposal of 6.687.488 new shares of the Company, with a nominal value of € 0,50 each and a disposal price of € 1,10 each, to Sterner Stenhus Greece AB.
The fair value of JPA SASP’s assets and liabilities acquired is as follows:

	7.12.2020
Assets	
Non-current assets	
Financial assets at amortised cost	34.304.655,05
Property, plant and equipment	0,01
Other long-term receivables	2.275,00
Total	**34.306.930,06**
Current assets	
Financial assets at amortised cost	6.079.237,19
Trade and other receivables	41.161,25
Other receivables	9.944,39
Blocked deposits	1.634.327,37
Cash and cash equivalents	1.681.983,28
Total	**9.446.653,48**
Total assets	**43.753.583,54**
Liabilities	
Non-current liabilities	
Deferred tax liabilities	1.571.435,08
Borrowings	31.574.130,07
Total	**33.145.565,15**
Current liabilities	
Trade and other payables	107.241,66
Borrowings (short-term loans)	2.076.464,95
Other liabilities	322.534,84
Total	**2.506.241,45**
Total liabilities	**35.651.806,60**
Total Company Equity	**8.101.776,94**
Shares issued at their real value	**7.356.237,00**
Gains from acquisition of subsidiary	**745.539,94**
The cash outflow at the acquisition is as follows:	
Net cash from acquired subsidiary	**1.681.983,28**
Cash paid	**0,00**
Net cash inflow	**1.681.983,28**

Since the date of its acquisition, JPA S.A. has contributed € 37.352,49 to the Group's net profits.

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

31/12/2020	Cost	Percentage
EMEL S.A.	962.500,00	90,13%
PASAL CYPRUS LTD	5.725,10	100%
ARVEN S.A.	1.092.000,00	18%
JPA S.A.	7.356.237,00	100%
MFGVR LTD	10.000,00	100%
Investments in subsidiaries	9.426.462,10	

31/12/2019	Cost	Percentage
EMEL S.A.	25.000,00	88,79%
PASAL CYPRUS LTD	1,00	100%
Investments in subsidiaries	25.001,00	

The amounts represent the acquisition cost of these investments less the accumulated impairment.

6.7 Deferred income tax assets

The movement in deferred tax assets/(liabilities) for the Group and the Company is as follows:

	Group		Company	
	31/12/2020	31/12/2019	31/12/2020	31/12/2019
Deferred tax assets	2.291.918,70	445.726,38	2.264.562,92	362.164,48
Deferred tax liabilities	(2.483.599,16)	(111.425,59)	(602.889,66)	40.927,17
Total	**(191.680,46)**	**334.300,79**	**1.661.673,26**	**403.091,65**

	Group		Company	
	Group	Company	Group	Company
Investment property	(910.169,62)	(111.425,59)	(602.889,66)	40.927,17
Financial assets at amortised cost	(1.573.429,54)	0,00	0,00	0,00
Property, plant and equipment	99,47	0,01	99,47	0,01
Intangible assets	11.136,10	13.657,45	11.136,06	13.657,41
Provisions	227.678,97	355.476,68	203.678,97	331.476,68
Other	4.954,63	76.592,24	1.598,89	17.030,38
Tax loss carry-forwards	2.048.049,53	0,00	2.048.049,53	0,00
Balance	**(191.680,46)**	**334.300,79**	**1.661.673,26**	**403.091,65**

	Group	Company
Balance at 01.01.2019	**(3.083.727,68)**	**(886.426,96)**
Tax benefit to the income statement (continuing operations)	2.214.578,47	1.289.518,61
Tax benefit to the income statement (discontinued operations)	1.203.450,00	0,00
Balance at 31.12.2019	**334.300,79**	**403.091,65**
Balance at 01.01.2020	**334.300,79**	**403.091,65**
Balance of new subsidiary	(1.551.999,95)	0,00
Tax benefit to the income statement (continuing operations)	1.026.018,70	1.258.581,61
Balance at 31.12.2020	**(191.680,46)**	**1.661.673,26**

Deferred income tax is calculated on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is determined using tax rates that are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Following the implementation of the Resolution Agreement and the entry of a new investor and on the basis of the Company's perspective as extensively stated in the Board's Report, the Company's progress under the new business plan is projected to be profitable in the coming years resulting in a reversal of its tax losses for the next five years amounting to € 8.533 thousand and tax benefit about € 2.048 thousand.

6.8 Other receivables

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

	Group		Company	
	31/12/2020	31/12/2019	31/12/2020	31/12/2019
Given guarantees	8.215,20	2.140,20	5.940,20	2.140,20
Total	**8.215,20**	**2.140,20**	**5.940,20**	**2.140,20**

6.9 Trade receivables

The customers-lessees of the Group and the Company are analysed as follows:

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Customers - Lessees of property	41.161,25	0,00	0,00	0,00
Cheques receivable	250.000,00	0,00	250.000,00	0,00
Total	**291.161,25**	**0,00**	**250.000,00**	**0,00**

The Company has no receivables from lessees due to collection of rents by deposit to bank account per month. The Cheques receivable relate to rent guarantees from the purchase of the two new properties.

The ageing analysis of trade receivables is as follows:

	Group		Company	
	31.12.2020	**31.12.2019**	**31.12.2020**	**31.12.2019**
Without delay	250.000,00	0,00	250.000,00	0,00
>181 days	41.161,25	0,00	0,00	0,00
Total	**291.161,25**	**0,00**	**250.000,00**	**0,00**

6.10 Other receivables

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

	Group		Company	
	31.12.2020	**31.12.2019**	**31.12.2020**	**31.12.2019**
Sundry debtors	117.830,41	358.749,02	13.268,57	2.275.092,41
Greek State	16.469,24	10,70	16.469,23	10,70
Deferred expenses	11.666,30	0,00	11.666,30	0,00
Less: Provisions for doubtful receivables	(84,12)	(84,12)	(84,12)	(84,12)
Total	**145.881,83**	**358.675,60**	**41.319,98**	**2.275.018,99**

The maximum exposure to credit risk is the same as the carrying amounts of the receivables. The change in the Company is due to the capitalization of receivables by the subsidiaries EMEL S.A. and AVEN S.A. (note 6.6) and in the Group is due to the addition of the subsidiary JPA S.A.

6.11 Blocked deposits

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

	Group		Company	
	31.12.2020	**31.12.2019**	**31.12.2020**	**31.12.2019**
Current deposits	2.400.771,07	1.685.466,88	766.443,70	1.685.466,88
Total	**2.400.771,07**	**1.685.466,88**	**766.443,70**	**1.685.466,88**

The Company keeps in a blocked account an amount of € 766.443,70 as its contractual obligation arising from the loan agreements with Alpha Bank Group.

The subsidiary company JPA S.A. maintains in a blocked account an amount of € 1.634.327,37 as its contractual obligation arising from the loan agreement with the European Investment Bank and the Jessica programme of the European Union.

6.12 Cash and cash equivalents

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

	Group		Company	
	31.12.2020	**31.12.2019**	**31.12.2020**	**31.12.2019**
Cash in hand	214,38	17,01	213,12	16,75
Current deposits	1.863.391,71	417.290,52	170.482,44	416.500,87
Total	**1.863.606,09**	**417.307,53**	**170.695,56**	**416.517,62**

The maximum exposure to credit risk from the deposits is zero. The change in the Group is due to the addition of the subsidiary JPA S.A.

6.13 Share Capital

The paid-up share capital of the Company, at 31.12.2020 amounted to € 17.521.815,50 divided into 35.043.831 ordinary registered voting shares, with a nominal value € 0,50 each.
On 2.12.2019 upon decision of the Extraordinary General Meeting of the Shareholders of the Company:

a) increased the nominal value of each share of the Company from € 0,50 to € 4,00 with at the same time uniting and reducing the total number of existing shares from 14.967.940 to 1.870.992 ordinary registered shares (Reverse Split), in a ratio of 1 new share to replace 8 existing shares,

b) the Company's share capital decreased by € 6.548.472, by reducing the nominal value of each ordinary registered share from € 4,00 to € 0,50 for the purpose of an equal reduction in the loss carry-forwards account and by an amount of € 2,00 due to a rounding of the number of shares, following the increase in the nominal value of the shares under (a), and

c) the share capital of the Company was increased by € 7.483.968, with cash payment, with the issue of 14.967.936 new ordinary registered shares, with a nominal value of € 0,50 each while an amount of € 2.544.549,12 was credited to the Company's equity account "Share premium".

On 9.7.2020, the above Increase with Cash of the share capital was completed.

Furthermore, by the decision of the Extraordinary General Meeting of the Company's shareholders held on 20.11.2020 it was resolved to increase the share capital of the Company by an amount of € 9.102.451,50 with contributions in kind and the issue of 18.204.903 new ordinary registered voting shares with a nominal value of € 0,50 each and with a disposal price of € 1,10 each.

Following the above, the share capital of the Company amounts to € 17.521.915,50, divided into 35.043.831 ordinary shares with a nominal value of € 0,50 each. The difference between the subscribed share capital and the measured value of the transferred assets, amounting € 10.922.942,50 has been credited to the Company's equity account "Share premium".

The increase in the share capital and the amendment of Article 5 of the Company's Articles of Association in accordance with the Extraordinary General Meeting of the Company's shareholders held on 20.11.2020 were approved by No. 126594/30.11.2020 decision of the Ministry of Development and Investments (General Secretariat of Commerce and Consumer Protection-General Directorate of the Market-Directorate of Companies - Department of Supervision of Listed S.A. and Athletic S.A.) (G.E.MI. announcement No. 2273413/30.11.2020, which was registered with the G.E.MI. with Registration Code Number 2399610.

These shares will be admitted to trading on the Regulated Market of the ATHEX following the approval of their admission by the Capital Market Commission of the ATHEX.

The Company holds 715 treasury shares, with a nominal value of € 0,50 (percentage of 0,002% of the company's shares) and a total value at 31/12/2020 € 1.201,20, which resulted on 31.3.2020 from the reverse split that took place following the decision of the General meeting of the Company's shareholders held 02.12.2019, the admission of which to be traded in the ATHEX was approved by the Corporate Transactions Committee of the ATHEX at its meeting held on 23.03.2020.

The subsidiaries do not hold shares in the Company.

6.14 Share premium

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

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Difference from the issuance of shares above par	34.854.911,62	21.387.000,00	34.854.911,62	21.387.000,00
Share capital increase expenses	(2.168.113,99)	(1.931.746,06)	(2.142.033,08)	(1.905.665,15)
Total	**32.686.797,63**	**19.455.253,94**	**32.712.878,54**	**19.481.334,85**

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 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 € 13.467.911,62 is due to the increase in the share capital decided by the extraordinary General Meeting of shareholders held on 2.12.2019 and 20.11.2020 (see Note 6.13).

6.15 Reserves

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

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Statutory reserve	2.340.646,19	2.340.495,43	2.330.506,31	2.330.506,31
Tax-free reserves	47.118.241,67	40.362.589,41	47.118.241,67	40.362.589,41
Special reserves	2.267.555,60	2.267.555,60	2.267.555,60	2.267.555,60
Other reserves	1.115.858,56	1.116.009,32	0,00	0,00
Total	**52.842.302,02**	**46.086.649,76**	**51.716.303,58**	**44.960.651,32**

In tax-free reserves amount € 46.945.011,83 concerns the benefit from writing-off of 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.

6.16 Borrowings

The loans of the Group and the Company are raised from Greek banks and are in Euro. The amounts, that are repayable within one year from the balance sheet date, are classified as short-term while the amounts, that are repayable at a subsequent stage, are classified as long-term.

The loans of the Group and the Company are as follows:

	Group			
	31.12.2020		31.12.2019	
	Current liabilities	Non-current liabilities	Current liabilities	Non-current liabilities
Bond loans	3.776.000,00	14.334.000,00	266.400,83	1.083.599,17
Long-term Bank loans	1.429.790,08	27.063.210,42	0,00	0,00
Short-term Bank loans	3.405.656,07	0,00	23.689.926,58	0,00
Total loans	**8.611.446,15**	**41.397.210,42**	**23.956.327,41**	**1.083.599,17**

	Company			
	31.12.2020		31.12.2019	
	Current liabilities	Non-current liabilities	Current liabilities	Non-current liabilities
Bond loans	3.776.000,00	14.334.000,00	266.400,83	1.083.599,17
Short-term Bank loans	3.108.176,83	0,00	23.689.926,58	0,00
Total loans	**6.884.176,83**	**14.334.000,00**	**23.956.327,41**	**1.083.599,17**

On 30.6.2020 a loan agreement was signed with the company "STERNER STENHUS GREECE AB", amounting to € 1,3 million, disbursed on 7.8.2020.

On 3.8.2020 the Board of Directors approved the issuance of a joint Bond loan amounting to € 13,8 million, by Alpha Bank for the repayment of the Company's obligations under the Resolution Agreement which was disbursed on 10/8/2020.

On 10.08.2020 was completed (a) the repayment of an existing loan to Alpha Bank Group of € 23.872 thousand and b) the repayment of two annual instalments (out of five) amounting to € 543 thousand of the EUROBANK loan.
On 25.11.2020 a short-term bond loan of € 3,5 million and six (6) mounts duration was issued, which was covered by Alpha Bank

On 27.11.2020 a loan agreement was signed with the company “STERNER STENHUS CREECE AB”, amounting € 1,7 million.

On 10.12.2020 the Board of Directors approved the issue of a joint Bond loan up to the amount of € 41,1 million by Alpha Bank for the repayment of existing borrowing and the purchase of real estate. On 18.1.2021 an amount of € 36,0 million was disbursed from this loan.

Against the loan obligations of the Group and the Company there are collaterals amounting to € 67.470 thousand.

The maturity of long-term loans, including interest, is as follows:

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Within 1 year	7.478.630,23	275.459,33	4.338.245,46	275.459,33
Between 2 and 5 years	28.359.164,91	1.101.837,33	16.125.647,19	1.101.837,33
Over 5 years	29.598.910,49	0,00	0,00	0,00
Total	**65.436.705,63**	**1.377.296,66**	**20.463.892,65**	**1.377.296,66**
Less: Future finance costs	(18.833.705,13)	(27.296,66)	(2.353.892,65)	(27.296,66)
Current value of liabilities	**46.603.000,50**	**1.350.000,00**	**18.110.000,00**	**1.350.000,00**
The current value of liabilities is as follows:				
Up to 1 year	5.205.790,08	266.400,83	3.776.000,00	266.400,83
Between 2 and 5 years	22.264.538,94	1.083.599,17	14.334.000,00	1.083.599,17
Over 5 years	19.132.671,48	0,00	0,00	0,00
Total	**46.603.000,50**	**1.350.000,00**	**18.110.000,00**	**1.350.000,00**

6.17 Lease liabilities

The lease liabilities of the Group and the Company are analysed as follows:

	Group / Company		
	Investment Property	**Buildings**	**Total**
Balance at 1.1.2020	0,00	0,00	0,00
Additions	0,00	123.173,00	123.173,00
Interest charge	0,00	6.114,43	6.114,43
Instalments	0,00	(36.860,00)	(36.860,00)
Balance at 31.12.2020	**0,00**	**92.427,43**	**92.427,43**
The balance is broken down to:			
Non-current Lease liability	0,00	50.125,10	50.125,10
Current Lease liability	0,00	42.302,33	42.302,33
	0,00	**92.427,43**	**92.427,43**
Balance at 1.1.2019	6.067.260,55	16.306,81	6.083.567,36
Additions	168.543,19	483,27	169.026,46
Interest charge	(787.893,62)	(600,00)	(788.493,62)
Instalments	(5.447.910,12)	(16.190,08)	(5.464.100,20)
Balance at 31.12.2019	**0,00**	**0,00**	**0,00**

6.18 Employee benefit obligations

Employee retirement benefit obligations:

	Group / Company	
	31/12/2020	31/12/2019
Retirement benefits	0,00	695.000,00
Balance at 31.12.2020	**0,00**	**695.000,00**

The movement in the relevant accounts of provisions for employee benefits is as follows:

	Group / Company	
	1/1-31/12/2020	1/1-31/12/2019
Changes in net obligation		
Net obligation at the beginning of the period	695.000,00	180.094,50
Benefits paid by the employer	(681.796,20)	(42.282,00)
Total cost recognised in the Income Statement	(13.203,80)	634.686,00
Discontinued operations	0,00	(77.498,50)
Net obligation at the end of the period	**0,00**	**695.000,00**

On 29.6.2020 the legal compensation for past service of all employees of the Company was paid. The amount of the compensation amounted to € 681,7 thousand and burdened the set up provisions for employee benefits. On 1.07.2020, new employment contracts were signed based on the Company's new organisational and equity composition.

6.19 Provisions

The provisions presented in the accompanying financial statements are analysed as follows:

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Provision for tax audit differences	145.038,14	145.038,14	145.038,14	145.038,14
Other provisions	803.540,12	803.540,12	703.540,12	703.540,12
Total	**948.578,26**	**948.578,26**	**848.578,26**	**848.578,26**

The movement in provisions is as follows:

	Group	Company
At 1 January 2019	**182.576,10**	**148.578,26**
Additional provisions	800.000,00	700.000,00
Discontinued operations	(33.997,84)	
At 31 December 2019	**948.578,26**	**848.578,26**
At 1 January 2020	**948.578,26**	**848.578,26**
Additional provisions	0,00	0,00
At 31 December 2020	**948.578,26**	**848.578,26**

The provisions for tax audit differences relate to the amounts of taxes and tax differences that may arise in a possible tax audit of the companies in the group.

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 Oraiokastro, 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 2020. 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.

6.20 Other non-current liabilities

The other non-current liabilities of the Group and the Company are analysed as follows:

	Group / Company	
	31.12.2020	31.12.2019
Rental guarantees	1.105.994,64	247.988,00
Total	1.105.994,64	247.988,00

- The Group's and the Company's rental guarantees relate to guarantees received from the lessees of the properties. The change in guarantees is due to the purchase of two new leased properties.

6.21 Trade payables

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

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Suppliers	20.116.556,67	115.894,54	20.019.223,25	115.894,54
Total	**20.116.556,67**	**115.894,54**	**20.019.223,25**	**115.894,54**

Suppliers include an amount of € 19.632 thousand to NOE S.A. for the purchase or real estate. This amount was fully repaid on 18.1.2021 by an approved loan (Note 6.16).

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.

6.22 Other current liabilities

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

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Other taxes - duties	267.461,62	123.126,83	184.269,80	122.196,83
Social security organisations	18.225,33	11.245,37	18.225,33	11.245,37
Accrued expenses	8.708,72	7.096,00	3.036,72	4.240,00
Sundry creditors	239.944,29	275.726,10	15.642,25	270.054,08
Total	**534.339,96**	**417.194,30**	**221.174,10**	**407.736,28**

At the end of the present year, there are no overdue tax debts in the Group and the Company. Their fair value approximates their carrying amount.

The change in the Group is due to the addition of the subsidiary JPA S.A.

6.23 Personnel costs and expenses

The number of personnel employed in the Group and the Company is:

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Salaried	6	3	6	3
Total employees	**6**	**3**	**6**	**3**

	Group		Company	
Employee benefits	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Salaries and wages	278.995,20	218.600,43	278.995,20	218.600,43
Employer's contributions	56.067,18	50.710,79	56.067,18	50.710,79
Provisions for employee severance pay	0,00	634.686,00	0,00	634.686,00
Other benefits	4.890,25	42.733,77	4.890,25	42.733,77
Total	339.952,63	946.730,99	339.952,63	946.730,99

See also note 6.18 on compensation provisions.

6.24 Other operating expenses

In other operating expenses of the Group and the Company are included:

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Fees to collaborators - Consultants	515.121,49	89.734,72	368.714,54	84.022,72
Third-party services	66.739,82	86.437,03	62.286,74	86.437,03
Taxes-duties	226.552,15	293.643,11	223.179,14	292.272,23
Provisions	0,00	800.000,00	0,00	700.000,00
Promotion and advertising expenses	0,00	24.157,40	0,00	24.157,40
Sundry expenses	118.791,88	25.190,88	106.594,90	56.743,85
Total	**927.205,34**	**1.319.163,14**	**760.775,32**	**1.243.633,23**

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 the addition of the subsidiary JPA S.A.

6.25 Other income

In other income of the Group and the Company are included:

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Income from prior years' provisions	13.203,80	62.761,00	13.203,80	42.282,00
Other income	17.630,89	151.542,48	14.008,09	16.413,84
Total	**30.834,69**	**214.303,48**	**27.211,89**	**58.695,84**

The income from prior years' provisions relates to reversal of unused provision for employee indemnity compensation (see also note 6.18).

6.26 Finance expenses / income

In finance expenses of the Group and the Company are included:

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Interest on Bank loans	546.561,79	1.251.122,07	432.244,54	1.251.122,07
Interest on Leases	6.114,44	168.543,19	6.114,44	168.543,19
Other related to financing expenses	97.910,69	637,78	97.860,72	621,66
Total	**650.586,92**	**1.420.303,04**	**536.219,70**	**1.420.286,92**

In finance income of the Group and the Company are included:

	Group		Company	
	31.12.2020	31.12.2019	31.12.2020	31.12.2019
Interest income	75,20	1,13	17.671,48	1,04
Reversal of discounted financial assets at amortised cost	175.815,55	0,00	0,00	0,00
Other income	1.201,30	0,00	1.201,30	0,00
Total	**177.092,05**	**1,13**	**18.872,78**	**1,04**

In finance income/expenses of the group is also included the subsidiary JPA S.A.

6.27 Income tax

The income tax reconciliation is as follows:

	Group		Company	
	31/12/2020	31/12/2019	31/12/2020	31/12/2019
Deferred tax charge	(1.022.030,83)	2.214.578,47	(789.467,92)	1.289.518,61
Tax from recognised tax loss	2.048.049,53	0,00	2.048.049,53	0,00
Total	**1.026.018,70**	**2.214.578,47**	**1.258.581,61**	**1.289.518,61**

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the tax rate applicable to profits. The difference is as follows:

	Group		Company	
	31/12/2020	31/12/2019	31/12/2020	31/12/2019
Profit/(Loss) before tax, as profit and loss account	1.382.665,46	39.495.044,21	(54.274,34)	42.140.435,50
Tax rate	24%	24%	24%	24%
Income tax	(331.839,71)	(9.478.810,61)	13.025,84	(10.113.704,52)
Adjustment of deferred taxation due to change in tax rates	0,00	75.211,11	0,00	35.457,08
Tax from tax loss carry-forwards that no deferred taxation was set up		1.167.256,89		1.036.359,56
Tax from recognised tax loss	2.048.049,53		2.048.049,53	
Tax on expenses not deductible for tax purposes	(690.191,12)	439.087,07	(802.493,76)	319.572,48
Tax on tax-free income (Benefit from write-off of liabilities		10.011.834,01		10.011.834,01
Total	**1.026.018,70**	**2.214.578,47**	**1.258.581,61**	**1.289.518,61**

In accordance with the provisions of par. 1, article 22 of L. 4646/2019, 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-four per cent (24%) for the income of the tax year 2019 and beyond.

6.28 Profit from discontinued operations

Under the Resolution Agreement, the Group, namely the subsidiary company called PASAL CYPRUS LTD, is obliged to transfer all the shares of its subsidiary called DORECO S.A., which have been pledged in favour of the National Bank, to the latter, or to a legal person it will designated, at zero price.

The agreement with the National Bank was implemented on 16.03.2020, the date on which control over DORECO S.A. and its 100% subsidiary SIBO S.A. was lost. On that date these holdings were valued at their fair value which is zero and a profit was made for the consolidated financial statements amounting to € 25.869.761,30. The results from discontinued operations for the period 01/01-16/3/2020 amounted to loss € 318.207,40.

This participation in the financial statements as at 31.12.2019 was classified as Assets held for sale since the resolution agreement from which it was required to be disposed of was signed in 2019.

Detailed data of these subsidiaries and the results as at 16.3.2020 are as follows:

	DORECO S.A. 16.03.2020	SIBO S.A. 16.03.2020	TOTAL 16.03.2020
Non-current assets	28.262.482,96	0,37	28.262.483,33
Current assets	1.263.281,15	270,02	1.263.551,17
Cash and cash equivalents	106.852,43	407,75	107.260,18
Total assets	**29.632.616,54**	**678,14**	**29.633.294,68**
Non-current liabilities	52.055.655,95	562,23	52.056.218,18
Current liabilities	3.306.398,71	140.439,09	3.446.837,80
Total liabilities	**55.362.054,66**	**141.001,32**	**55.503.055,98**
Equity owners of the parent	(25.729.438,12)	(140.323,18)	(25.869.761,30)
Total Equity	**(25.729.438,12)**	**(140.323,18)**	**(25.869.761,30)**

Accordingly, the calculation of the result of the above transactions is broken down as follows:

Total equity	(25.729.438,12)	(140.323,18)	(25.869.761,30)
Fair value measurement at the loss of control	0,00	0,00	0,00
Profit from discontinued operations	**25.729.438,12**	**140.323,18**	**25.869.761,30**

The Group did not consolidate at 31.12.2020 the Financial Position data of the above companies, while including in the Consolidated Statement of Income, the result of discontinued operations of these companies.

Below are presented the results of the Group's discontinued operations for the period 1.1-16.03.2020:

	DORECO S.A. 01.01-16.03.2020	SIBO S.A. 01.01.-16.03.2020	TOTAL 01.01-16.03.2020	TOTAL 01.01.-31.12.2019
Investment property rental income	84.685,38	0,00	84.685,38	609.999,48
Income from provision of services	150.400,33	0,00	150.400,33	984.294,05
Results from measurement at fair value of investment property	0,00	0,00	0,00	(4.403.714,00)
Expenses associated with investment property	0,00	0,00	0,00	(1.267.789,45)
Sales of merchandise	0,00	0,00	0,00	62.308,55
Changes in inventories	0,00	0,00	0,00	(258.201,58)
Purchases of inventories	0,00	0,00	0,00	198.093,76
Personnel costs and expenses	(95.470,17)	0,00	(95.470,17)	(468.001,88)
Depreciation of PPE and intangible assets	(7.231,81)	0,00	(7.231,81)	(51.605,06)
Other expenses	(274.676,89)	(40,00)	(274.716,89)	(758.072,62)
Other income	81.447,55	0,00	81.447,55	644.657,44
Operating loss	**(60.845,61)**	**(40,00)**	**(60.885,61)**	**(4.708.031,31)**
Finance income	1,25	0,00	1,25	6,05
Finance expense	(215.348,40)	(11,70)	(215.360,10)	(552.384,10)
Loss from ordinary business	**(276.192,76)**	**(51,70)**	**(276.244,46)**	**(5.260.409,36)**
Gains from disposal of non-current assets	119,22	0,00	119,22	967,63
Impairment of investments in subsidiaries	0,00	0,00	0,00	(110.000,00)
Gain from valuation due to restructure of finance loan liabilities	0,00	0,00	0,00	10.299.392,03
Profit/(loss) before income tax	**(276.073,54)**	**(51,70)**	**(276.125,24)**	**4.929.950,30**
Income tax expense	(42.082,16)	0,00	(42.082,16)	(526.986,23)
Profit/(loss) after taxes	**(318.155,70)**	**(51,70)**	**(318.207,40)**	**4.402.964,07**
Loss from discontinued operations			(25.551.553,90)	
Loss after taxes from discontinued operations			(25.869.761,30)	4.402.964,07
Profit/(Loss) after taxes from discontinued operations Attributable to:				
Owners of the parent			**(25.869.761,30)**	**4.402.964,07**

Below are presented the net cash flows from discontinued operations of subsidiaries:

	DORECO S.A. 01.01-16.03.2020	SIBO S.A. 01.01.-16.03.2020	TOTAL 01.01-16.03.2020	TOTAL 01.01.-31.12.2019
Operating activities				
Profit/(loss) before taxes	(276.073,54)	(51,70)	(276.125,24)	4.929.950,30
Plus/less adjustments for:				
Depreciation and amortisation	7.231,81	0,00	7.231,81	51.605,06
Provisions	0,00	0,00	0,00	(1.156,51)
Results (income, expenses, profit and losses) from investing activities	(120,47)	0,00	(120,47)	(5.786.651,71)
Interest expense	215.348,40	11,70	215.360,10	552.384,10
Plus/Less adjustments of working capital to net cash or related to operating activities:				
Decrease/(increase) of inventories	0,00	0,00	0,00	258.201,58
Decrease/(increase) of receivables	(9.614,57)	0,00	(9.614,57)	38.656,56
Decrease/(increase) of payables except borrowings	193.264,28	355,01	193.619,29	-585.821,23
Less:				
Interest expense paid	(1.298,76)	(11,70)	(1.310,46)	(6.397,45)
Net cash generated from Operating Activities (a)	**128.737,15**	**303,31**	**129.040,46**	**(549.229,30)**
Investing activities				
Purchase of PPE and intangible assets	(3.529,75)	0,00	(3.529,75)	(77.615,38)
Proceeds from sale of PPE and intangible assets	285,50	0,00	285,50	1.467,00
Interest received	1,25	0,00	1,25	6,05
Net cash used in Investing Activities (b)	**(3.243,00)**	**0,00**	**(3.243,00)**	**(76.142,33)**
Financing activities				
Raised/Repaid loans	(58.165,84)	0,00	(58.165,84)	600.000,00
Repayments of loans	0,00	0,00	0,00	(10.038,33)
Net cash used in Financing Activities (c)	**(58.165,84)**	**0,00**	**(58.165,84)**	**589.961,67**
Net increase/(decrease) in cash and cash equivalents for the year (a) + (b) + (c)	67.328,31	303,31	67.631,62	(35.409,96)
Cash and cash equivalents at beginning of the year	39.524,12	104,44	39.628,56	75.038,52
Cash and cash equivalents at end of the year from continuing operations	**106.852,43**	**407,75**	**107.260,18**	**39.628,56**

6.29 Earnings/(loss) per share

Earnings/(loss) per share is calculated by dividing the profit/(loss) attributable to equity holders of the Group and the Company by the weighted average number of ordinary shares in issue during the year.

	Group		Company	
	31/12/2020	31/12/2019	31/12/2020	31/12/2019
Profit/(loss) per share attributable to owners of the parent from continuing operations	2.092.397,35	41.816.438,61	1.204.307,27	43.429.954,11
Weighted average number of ordinary shares in issue	11.097.462	1.870.992	11.097.462	1.870.992
Basic earnings/(loss) per share in euro	**0,1885**	**22,3499**	**0,1085**	**23,2123**

	Group	
	31/12/2020	31/12/2020
Profit per share attributable to owners of the parent from discontinued operations	25.551.553,90	4.402.964,07
Weighted average number of ordinary shares in issue	11.097.462	1.870.992
Basic earnings/(loss) per share in euro	**2,3025**	**2,3533**

6.30 Related-party transactions

Intra-group transactions and intra-group balances of the Company with its subsidiaries and related companies are as follows:

Subsidiaries	31.12.2020		01.01/31.12.2020	
	Receivables	Payables	Income	Expenses
PASAL CYPRUS LTD	0,00	10.000,00	0,00	0,00
JPA S.A.	5.155.597,28	0,00	17.596,28	0,00
Total	**5.155.597,28**	**10.000,00**	**17.596,28**	**0,00**

Subsidiaries	31.12.2019		01.01/31.12.2019	
	Receivables	Payables	Income	Expenses
E.ME.L. S.A.	928.695,40	0,00	0,00	26.450,00
SIBO S.A.			46.451,61	146,77
DORECO S.A.	4.680,00	0,00	43.354,83	0,00
ARVEN S.A.	1.088.753,92		0,00	20.479,00
Total	**2.022.129,32**		**89.806,44**	**47.075,77**

Group/Company payables to related companies	31.12.2020	31.12.2019
STERNER STENHUS GREECE AB	3.000.000,00	0,00
VOROLACA LIMITED	0,00	15.000,00
Total	**3.000.000,00**	**15.000,00**

Group income from related companies	31.12.2020	31.12.2019
VIA FUTURA S.A.	9.500,00	
SATO S.A.	0,00	5.044,30
Total	**9.500,00**	**5.044,30**

Group expenses from related companies	31.12.2020	31.12.2019
STERNER STENHUS GREECE AB	331.083,24	0,00
STERNER STENHUS MANAGEMENT S.A.	185.000,00	
VIA FUTURA S.A.	11.895,00	
SATO S.A.	0,00	90,00
Total	**527.978,245**	**90,00**

Company income from related companies	**31.12.2020**	**31.12.2019**
VIA FUTURA S.A.	9.500,00	0,00
SATO S.A.	0,00	5.044,30
Total	**9.500,00**	**5.044,30**

Company expenses from related companies	**31.12.2020**	**31.12.2019**
STERNER STENHUS GREECE AB	37.332,62	0,00
VIA FUTURA S.A.	7.000,00	0,00
SATO S.A.	0,00	90,00
Total	**44.332,62**	**90,00**

BENEFITS TO MANAGEMENT	**Group / Company**	
	01.01.-31.12.2020	**01.01.-31.12.2019**
Fees to executives	126.370,12	98.437,50
Provision for termination benefits to executives	0,00	350.000,00
Termination pay to executives	426.500,00	0,00
Directors' fees	4.166,66	0,00
Total	**557.036,78**	**448.437,50**

Transactions with the related company VIA FUTURA S.A. relate to rental income from sub-lease of office space and receipt of services.

Transactions with the related company Sterner Stenhus Greece AB relate to the receipt of bond loan relating to an advance for the purchase of real estate.

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 normal trading practice and the adopted pricing policy applicable to un-related parties.

There are no doubtful receivables from related parties.

6.31 Auditors' Fees

The fees of the statutory auditors for the year 2020 relate to a) the audit of the Financial Statements of the Group's companies and amounted to € 19,2 thousand b) the tax audit and amounted to € 14,9 thousand.

In addition to audit, no other services are provided by the auditors.

6.32 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 property 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 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:

GROUP 2020	**Carrying amount**	**Interest rate risk**		**Property devaluation risk**	
		+ 100 M.B.	**- 100 M.B.**	**+ 5%**	**- 5%**
Long-term Loans	41.397.210,42	(413.972,10)	413.972,10		
Short-term Loans	8.611.555,15	(86.115,55)	86.115,55		
Investment property	65.920.000,00			3.296.000,00	(3.296.000,00)
Income Tax (24%)		120.021,04	(120.021,04)	(791.040,00)	791.040,00
Net effect on Results		**(380.066,61)**	**380.066,61**	**2.504.960,00**	**(2.504.960,00)**

GROUP 2019	**Carrying amount**	**Interest rate risk**		**Property devaluation risk**	
		+ 100 M.B.	**- 100 M.B.**	**+ 5%**	**- 5%**
Long-term Loans	1.083.599,17	(10.835,99)	10.835,99		
Short-term Loans	23.956.327,41	(239.563,27)	239.563,27		
Investment property	31.055.000,00			1.552.750,00	(1.552.750,00)
Income Tax (24%)		60.095,82	(60.095,82)	(372.660,00)	372.660,00
Net effect on Results		**(190.303,44)**	**190.303,44**	**1.180.090,00**	**(1.180.090,00)**

COMPANY 2020	**Carrying amount**	**Interest rate risk**		**Property devaluation risk**	
		+ 100 M.B.	**- 100 M.B.**	**+ 5%**	**- 5%**
Long-term Loans	14.334.000,00	(143.340,00)	143.340,00		
Short-term Loans	6.884.176,83	(68.841,77)	68.841,77		
Investment property	60.530.000,00			3.026.500,00	(3.026.500,00)
Income Tax (24%)		50.923,62	(50.923,62)	(726.360,00)	726.360,00
Net effect on Results		**(161.258,15)**	**161.258,15**	**2.300.140,00**	**(2.300.140,00)**

COMPANY 2019	**Carrying amount**	**Interest rate risk**		**Property devaluation risk**	
		+ 100 M.B.	**- 100 M.B.**	**+ 5%**	**- 5%**
Long-term Loans	1.083.599,17	(10.835,99)	10.835,99		
Short-term Loans	23.956.327,41	(239.563,27)	239.563,27		
Investment property	26.310.000,00			1.315.500,00	(1.315.500,00)
Income Tax (24%)		60.095,82	(60.095,82)	(315.720,00)	315.720,00
Net effect on Results		**(190.303,44)**	**190.303,44**	**999.780,00**	**(999.780,00)**

6.33 Commitments and Contingencies

The Group has contingent liabilities and receivables in respect of banks, other guarantees and other matters arising in the ordinary course of business. It is not anticipated that any material liabilities will arise from the contingent liabilities. The given guarantees are analysed as follows:

	Group		**Company**	
	31/12/2020	**31/12/2019**	**31/12/2020**	**31/12/2019**
Liabilities - receivables				
Collaterals & real mortgage pre-notices on Land and Buildings to banks	67.470.000,00	157.710.000,00	51.740.000,00	82.620.000,00
Guarantees to Banks in favour of subsidiaries	0,00	58.200.000,00	0,00	58.200.000,00
	67.470.000,00	**215.910.000,00**	**51.740.000,00**	**140.820.000,00**

On the Company's concessional mortgages, an amount of € 35.180 loan obligations that have been repaid and actions are underway to eliminate these mortgages.

On 7.01.2021, mortgages have been registered on the Company's properties amounting to € 54.430 thousand, to secure the new bond loan amounting to € 41.100 thousand.

A pledge has been made on 90.000 shares of the subsidiary ARVEN S.A., in favour of Eurobank, as collateral for long-term lending of the Company

On the shares of the subsidiary company JPA S.A. there is a pledge in favour of its creditor-banks.

On the bonds of the subsidiary company JPA S.A. there is a pledge in favour of its creditor-banks.

On 13.4.2020 the National Bank notified the Company, in the execution of a term of the Resolution Agreement, which was ratified by the Decision No. 712/2019 of the Multi-Member Court of First Instance of Athens, and following the decision as of 13.04.2020 of the Meeting of Bondholders, exempts the Company from existing guarantee of €55.000 thousand for the contract of the Joint Bond Loan to the company DORECO S.A.

6.34 Events subsequent to the Financial Statements

On 7.01.2021, mortgages were registered on the Company's properties amounting € 54.430 thousand for securing the new bond loan amounting €41.100 thousand. On 18.01.2021 disbursement of part of the above-mentioned bond loan amounting €36,0 million has taken place.

On 15.01.2021 a loan agreement was signed with the company "STERNER STENHUS CREECE AB", of amount € 2,6 million.

On 28.01.2021 a property was purchased on Lavriou Avenue against consideration € 2,52 million.

On 5.02.2021 the Extraordinary General Meeting of Shareholders was held, which decided to change the name of the Company from "PASAL DEVELOPMENT S.A." and distinctive name "PASAL DEVELOPMENT S.A." to **"PREMIA S.A."** and distinctive name **"PREMIA PROPERTIES".**

On 3.3.2021, the Hellenic Capital Market Commission approved the Prospectus of the share capital increase and the listing of the new shares on the Athens Stock Exchange.

Effects of the prolonged duration of the coronavirus pandemic (Covid-19) on the Group and the Company

The prolonged duration of the pandemic (Covid-19), or any imposition of further restrictive measures to prevent spread, may have material negative effects on the operation of key sectors of the Greek economy, including sales of the organised retail trade (the sector in which the main tenants operate) and the real estate sector (including the supply chain sector), to an extent that cannot currently be foreseen or quantified. More generally, any estimates of the impact of the Covid-19 pandemic on the Greek economy and the domestic real estate market for the following period are subject to a high degree of uncertainty as the phenomenon is in progress.

There are no other events after 31 December 2020, date of the Financial Statements, relating to the Group or the Company and for which reference is required by the International Financial Reporting Standards (IFRS).

These annual Financial Statements have been approved for issue by the Board of Directors on 5 March 2021 and have been signed by the following:

THE CHAIRMAN OF THE B. OF D.	THE MANAGING DIRECTOR	THE ACCOUNTING 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 WHERE ARE POSTED THE FINANCIAL REPORTS 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. former "PASAL DEVELOPMENT S.A."

G.E.MI. No.: 861301000
Registered Office of the Company: 10-12, Dorylaiou Street, Athens, P.C. 11521

REPORT OF DISPOSAL OF FUNDS RAISED FROM THE INCREASE OF THE COMPANY'S SHARE CAPITAL WITH CASH PAYMENT AND WITH A RIGHT OF PREFERENCE IN FAVOUR OF THE OLD SHAREHOLDERS IN ACCORDANCE WITH THE AS OF 02.12.2019 RESOLUTION OF THE EXTRAORDINARY GENERAL MEETING OF SHAREHOLDERS AND THE AS OF 25.05.2020 MEETING OF THE COMPANY'S BOARD OF DIRECTORS

It is notified that, in accordance with Article 4.1.2 of the Regulation of the Athens Stock Exchange (hereinafter referred to as the "ATHEX"), as well as the Decisions No. 25/17.07.2008 of the B. of D. of ATHEX and No. 8/754/14.04.2016 of the B. of D. of the Capital Market Commission, from the increase of the company's share capital with cash payment, made with a right of preference and the issuance of 14.967.936 new ordinary registered shares, were raised total funds amounting € 10.028.517,12. The Board of Directors of the Company, at its meeting dated 09.07.2020 certified the share capital increase. New shares began trading on the ATHEX on 15.07.2020.

Disposal of Funds (amounts in €)	**Disposal of Funds Raised as provided for in the Prospectus (amounts in €)**	**Funds disposed**	**Balance of amounts to be disposed at 31.12.2020**
		Year 2020	
Repayment of equal part of Alpha Bank Group Loans under the Resolution Agreement	**10.028.517,12**	**10.028.517,12**	**0**
Total	**10.028.517,12**	**10.028.517,12**	**0**

Note: The amounts of the increase in the Company's capital were disposed solely for the purposes of the share capital increase as stated in the Prospectus (par. 4.1.2) which was approved by the Hellenic Capital Market Commission on 17.06.2020.

THE CHAIRMAN OF THE B. OF D.	THE MANAGING DIRECTOR	THE ACCOUNTING MANAGER
ILIAS GEORGIADIS	KONSTANTINOS MARKAZOS	MARIA ANASTASIOU
ID. No. AO 507905	ID. No. AH 093898	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.** former **"PASAL DEVELOPMENT S.A."**

In accordance with the mandate we received from the Board of Directors of **PREMIA S.A.** former **"PASAL DEVELOPMENT S.A."** (the "Company") by the as of 22 February 2021 engagement letter, we carried out the following agreed-upon procedures regarding the "Report of Disposal of Funds Raised" which concerns the increase of the company's share capital with cash payment and with a right of preference in favour of the old shareholders (the "Report") made in 2020.

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 Capital Market Commission and according to the provisions of the Prospectus dated 17 June 2020 in paragraph 4.1.2 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 4.1.2 of the Prospectus, issued by the Company on 17 June 2020.

We reconciled the amount of the share capital increase mentioned in the Report with:

- the respective amount approved at the Extraordinary General Meeting of the Company's shareholders held on 2 December 2019
- 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 2020.

We verified whether the amounts raised from the share capital increase have been disposed from the date of fund raising until 31 December 2020, according to their intended use, based on the provisions of paragraph 4.1.2 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 4.1.2 of the Prospectus.

The amount of the share capital increase mentioned in the Report is reconciled with:

- the respective amount approved at the Extraordinary General Meeting of the Company's shareholders held on 2 December 2019
- 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 € 10.028.517,12 derive from the books and records of the Company, until 31 December 2020.

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 4.1.2 of the Prospectus dated 17 June 2020.

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 will be referred to above.

Had we performed 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 2020, for which we issued a separate Auditor’s Report, dated 5 March 2021.

Athens, 5 March 2021

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