R.E.D.S
REAL ESTATE DEVELOPMENT & SERVICES
ΕΤΑΙΡΕΙΑ ΤΟΥ ΟΜΙΛΟΥ ΕΛΛΑΚΤΩΡ

REDS Real Estate Development & Services Societe Anonyme

ANNUAL FINANCIAL REPORT

For the fiscal year from 1 January to 31 December 2020

in accordance with Article 4 of Law 3556/2007

REDS REAL ESTATE DEVELOPMENT & SERVICES SOCIETE ANONYME 25, ERMOU ST, NEA KIFISSIA, ATHENS 145 64 TAX ID NO.: 094007180 TAX OFFICE: ATHENS TAX OFFICE FOR COMMERCIAL COMPANIES
SA Reg. No 13564/06/B/86/123 - TAX ID. No 340340
General Commercial Registry No.: 224701000

Contents of Annual Financial Report

The annual financial statements of the Group and the Company from page 56 up to and including page 109 were approved during the Board of Directors meeting on 28 April 2021.

THE CHAIRMAN OF THE BOARD OF DIRECTORS	THE CHIEF EXECUTIVE OFFICER	THE HEAD OF FINANCIAL SERVICES
CHRISTOS PANAGIOTOPOULOS	GEORGIOS KONSTANTINIDIS	GERASIMOS GEORGOULIS
ID CARD No AZ 126362	ID CARD No AK 101775	OEE Licence No 1981

A. Declarations of the Members of the Board of Directors

(pursuant to Article 4(2) of Law 3556/2007)

We the members of the Board of Directors of the Company REDS REAL ESTATE DEVELOPMENT & SERVICES, trading as REDS SA (hereinafter the Company), with registered offices at 25, Ermou St, Kifissia, Attica:

1. Christos Panagiotopoulos son of Panagiotis, resident of Kifissia Attica, at number 25 Ermou Street, Chairman of the Board of Directors,
2. Georgios Konstantinidis son of Christos, resident of Kifissia, Attica, at number 25 Ermou Street, CEO
3. Alexandra Stavropoulou, daughter of Georgios, resident of Kifissia Attica, at number 25 Ermou Street, member of the Board of Directors,

acting in our capacities as above, hereby declare that, to the best of our knowledge:

(a) the annual financial statements of the Company and the Group for the financial year 1 January to 31 December 2020, which have been prepared in accordance with the applicable international accounting standards, fairly represent the assets and liabilities, the equity and the income statement of the Company, as well as of the companies included in the consolidation taken as a whole, pursuant to the provisions of Article 4 of Law 3556/2007, and

(b) the annual report of the Company's Board of Directors accurately reflects the information required under Article 4(2) of Law 3556/2007.

Kifissia, 28 April 2021

THE CHAIRMAN OF THE BOARD OF DIRECTORS	THE CEO	THE MEMBER OF THE BOARD OF DIRECTORS
CHRISTOS PANAGIOTOPOULOS	GEORGIOS KONSTANTINIDIS	ALEXANDRA STAVROPOULOU
ID CARD No AZ 126362	ID CARD No AK 101775	ID Card No. AH 558067

B1. Annual Report of the Board of Directors

On the consolidated and separate financial statements for the fiscal year 1 January to 31 December 2020

Dear Shareholders,

In accordance with the provisions of Law 3556/2007, Codified Law 2190/1920, Law 4548/2018 and the respective decisions of the Capital Market Commission, we hereby present the Annual Report of the Board of Directors of the company 'REDS SA' which accompanies the corporate and consolidated financial statements for the fiscal year 2020.

This annual Report provides summary financial information regarding the financial standing and operations of the Company REDS SA and the REDS Group of Companies, a description of significant events taking place during the current financial year, and the effect that such events have had on the annual financial statements, a description of the major risks and uncertainties arising in fiscal year 2020, a presentation of major transactions effected between the Company and the Group and related parties, as well as a presentation of the qualitative information and estimates pertaining to the progress of activities of the Company and the Group during 2020.

The companies included in the consolidation, apart from the parent company REDS SA, are those referred to in note 10 to the accompanying financial statements.

1. Development of activities and significant events

2020 was an unusual year in which the basic circumstances and functioning of local and global economies changed significantly as a result of the COVID-19 pandemic and the measures taken to address it. The restrictive measures, the precautions, the environment of uncertainty that prevailed and the particular conditions that were created had the consequence of reducing economic activity.

Reduced demand from the consumer side and the corresponding substantial reduction in business turnover have resulted in restraint and cautiousness as far new investments are concerned, as well as the tendency for companies to hold onto cash and cash equivalents as a safeguard. In this environment of intense uncertainty, the real estate sector is experiencing a period of intense volatility after successive crises (economic and pandemic-related), with hopes for a rapid recovery of the economy and the activation of more interest in investing.

Important events and developments for the Group and the Company during the past year:

The segment's main activity for this fiscal year too was the operation of the retail shopping 'Smart Park', in Yialou, Spata, Attica.
In order to meet the financing needs of the new expansion, the subsidiary company and owner of the 'Smart Park' YIALOU EMPORIKI & TOURISTIKI SA, signed a joint bond loan agreement on 14 May 2020, the bondholders being the National Bank of Greece and Piraeus Bank, for a sum of up to EUR 41.5 million (EUR 36.5m + 5m VAT loan), which included the refinancing of an existing loan in the amount of EUR 15.3 million.
With regard to properties owned by the Group in Romania, the Board of Directors is reviewing factors affecting their utilisation.

Potential impact of Covid-19

Due to the measures designed to limit the spread of the Covid-19 pandemic, the Government suspended the operation of shopping malls from 13 March 2020 to 4 May 2020, when the Park gradually resumed operation with a limited number of stores, followed by the reopening of all stores on 11 May 2020. Furthermore, in accordance with the Legislative Act (Government Gazette, No 68/20.03.2020), lessees of commercial premises were exempt from the obligation to pay 40% of the total rent for the months of March, April, May and June 2020. Pursuant to Ministerial Decision No 1164/2020 (Government Gazette, Series II, No 2867, 15.07.2020) a further exemption was granted with extension of the term for the months of July to September for catering, movie theatres and culture-related businesses. By virtue of decisions by the Greek Government under new extraordinary measures to address the pandemic, this was followed by mandatory rent exemptions of 40% for the months of November and December 2020 as per Government Gazette, No 5204/24.11.2020 & Government Gazette, No 5577/17.12.2020.
As a result of the above, revenues from fixed rents for the months of March to December 2020 will be reduced by EUR 1.3 million.

In the context of proper operation of the Group precautionary measures have been taken and continue to apply for the safety of employees, which at this stage is a top priority, with implementation of systems for remote working (teleworking) as well as additional plans for personnel performing operations critical to business continuity, in order to ensure the continued smooth operation of the Group.

2. Overview of Financial Results 2020

As presented in accordance with the International Financial Reporting Standards, the basic financial figures for the Group and the Company during the period from 1 January 2020 to 31 December 2020 are as follows:

The Group showed revenues of EUR 6.5 million in 2020, compared to revenues of EUR 6.8 million for the fiscal year 2019. Earnings before interest, depreciation and taxes (EBITDA) amounted to EUR 4.0 million, compared to EUR 3.0 million in 2019. Earnings before interest and taxes (EBIT) amounted to EUR 2.3 million, compared to EUR 1.6 million in 2019, and pre-tax profits were EUR 0.7 million versus profit of EUR 0.4 million for fiscal year 2019.

Group revenues are derived from its activities in Greece and in particular from the leasing of real estate of the subsidiary YIALOU EMPORIKI & TOURISTIKI SA.

The key financial figures of fiscal year 2020 for the Company and its subsidiaries, and the changes compared to the previous year are presented below:

- The parent company REDS SA showed profits after taxes of 0.7 million as against losses after taxes of EUR 1.6 million in 2019. The increase in profits is due to distribution of dividends of the subsidiary YIALOU EMPORIKI & TOURISTIKI SA in the amount of EUR 1.6 million.

The company is not distributing dividends for fiscal year 2020 due to requirements for coverage of previous year losses.

- The company YIALOU EMPORIKI & TOURISTIKI SA showed revenues from leases for the fiscal year of EUR 6.5 million compared to EUR 6.8 million in fiscal year 2019. Revenues fell by EUR 0.3 million, while pandemic-related losses amounted to EUR 1.3 million due to increased square footage leased under operation of the new building. EBITDA amounted to EUR 5.0 million compared to EUR 4.2 million in the year 2019, earnings before interest and taxes (EBIT) for the year increased to 3.4 million, compared to EUR 2.8 million in the year 2019, while the profits after taxes remained the same
as in 2019 at EUR 1.4 million.

- For the year ended, KANTZA COMMERCIAL SA showed losses after taxes of approximately EUR 0.2 million, compared to losses of EUR 0.4 million in 2019.

- The subsidiaries CLH ESTATE SRL and PROFIT CONSTRUCT SRL, based in Romania, showed total losses after taxes of approximately EUR 0.1 million for the year ended, the same amount as for 2019.

- The following tables summarise changes in the key figures in the separate and consolidated financial statements of the Company.

amounts in EUR	GROUP		
	1/1-31/12/2020	**1/1-31/12/2019**	**Change**
Turnover	6,501,090	6,872,493	(5.4%)
EBITDA	4,035,557	3,039,333	32.8%
Operating results (EBIT)	2,265,035	1,566,302	44.6%
Profits /(losses) before taxes	726,221	360,599	101.4%
Profit /(losses) after taxes	115,321	(59,949)	(292.4%)

amounts in EUR	COMPA NY		
	1/1-31/12/2020	**1/1-31/12/2019**	**Change**
Turnover	-	50,000	(100%)
EBITDA (*)	(786,579)	(1,307,982)	(39.9%)
EBITDA before impairments	(786,579)	(747,982)	5.2%
Operating results (EBIT) (*)	(827,929)	(1,347,223)	(38.5%)
Profits /(losses) before taxes (*)	687,278	(1,575,438)	(143.6%)
Profit /(loss) after taxes (*)	688,339	(1,575,328)	(143.7%)

(*) 2019 includes total impairment of approximately EUR 0.5 million in holdings, for Romanian subsidiaries.

Alternative Performance Measures (APMs)

The Group uses alternative performance measures (APMs) which are widely used in the field in which it operates, as part of its decision-making process
with regard to performance evaluation. The main financial structure indicators for the Group, as well as the calculation thereof are detailed follows:

Efficiency ratios

Total consolidated operating results (EBITDA) before impairments: Consolidated operating results (EBITDA) of the Group arising from the proportional consolidation method without inclusion of gains or losses arising from the revaluation of real estate and losses from impairment of other asset items.

	31-Dec-20	31-Dec-19	Explanation
Group EBITDA ratio	62.08%	44.22%	EBITDA before impairments /Turnover

Net Asset Value: The Group's equity is adjusted for against deferred tax liabilities and receivables.

	31-Dec-20	31-Dec-19
Net asset value of the Group	95,184,004	95,058,373
Change	0.13%	

Return on Assets (ROA) ratio: Profit after taxes against the Group's total assets.

	31-Dec-20	31-Dec-19	Explanation
Return on Equity (ROE) ratio for the Group:	(0.08%)	(0.04%)	Profit after taxes/Total assets.

Return on Equity (ROE) ratio: Earnings after taxes against equity for the Group

	31-Dec-20	31-Dec-19	Explanation
Return on equity for the Group	0.12%	(0.06%)	Profits after taxes/Equity

Liquidity Ratios

Gearing Ratio: The ratio of net debt (i.e. long and short-term liabilities to banks less cash and cash equivalents and committed deposits) to total capital (i.e.total equity plus net borrowings).

The Group’s net borrowings as of 31 December 2020 are detailed in the following table:

	GROUP	
	31-Dec-20	**31-Dec-19**
Short-term borrowing	3,192,889	18,777,344
Long-term borrowing	33,623,527	16,807,777
Total borrowing	36,816,416	35,585,121
Less: Committed deposits	6,539,990	6,735,403
Less: Cash and cash equivalents	1,661,841	1,783,718
Net Borrowing	**28,614,585**	**27,066,000**
Total Equity	**93,656,724**	**93,836,873**
Total Capital	**122,271,308**	**120,902,873**
Capital Gearing Ratio	**0.234**	**0.224**

The financial ratio of capital gearing (net debt/total capital) amounted to 23.4% in 2020 and 22.4% in 2019.

Net borrowing/Investment portfolio value (Net loan-to-Value (LTV) ratio): (Borrowings less cash and cash equivalents) against (Investments in real estate and tangible assets, investments in consortiums and related company investments and inventories).

	GROUP	
	31-Dec-20	**31-Dec-19**
Total borrowing	36,816,416	35,585,121
Less: Financial instruments at fair value	1,166,612	1,166,612
Less: Cash and cash equivalents/Committed deposits	8,201,831	8,519,121
Net Borrowing	**27,447,973**	**25,899,388**
Investments in real estate/ property, plant and equipment/ investments in joint ventures plus inventories	**125,194,120**	**126,078,973**
Total Capital	**152,642,092**	**151,978,360**
Capital Gearing Ratio	**18.0%**	**17.0%**

The financial ratio net debt/investment portfolio value in 2020 amounted to 18.0% and for the year 2019 to 17.0%.

3. Risks and uncertainties

The Group is exposed to various risks, including market risk and liquidity risk, while its exposure to currency risk and interest rate risk is much lower. The following is a summary of the risks associated with receivables, cash and cash equivalents and liabilities of the Group, as well as those related to current financial circumstances and the Company's activities in Greece and Romania.

Special reference to the impact of Covid-19

The outbreak of the Covid-19 health threat has affected and continues to affect conditions prevailing in the real estate market. The suspension of the commercial operation of malls and shopping centres, as well as other government budget decisions intended to mitigate the effects of the restrictive measures on economic activity such as the reduction of commercial leasing rents, have caused increased liquidity risk. The Group's revenues have been significantly affected for the year 2020, and any long-term extension of the phenomenon will negatively affect the Group's financial performance and cash flows.

Market Risk

The Group is exposed to the risk of changes in real estate prices and for this reason it moves according to strict evaluation criteria, focusing its activity on prime commercial areas or low risk areas, always in relation to the conditions prevailing in the real estate market, and considers that values can reasonably be expected to gradually improve. The Group's policy with regard to real estate investments is to value them at historical cost rather than at fair value. However, given prevailing conditions and in light of the impact of the economic situation due to the spread of the coronavirus, these are likely to have an impact on the commercial values of real estate in the near future.

Credit risk

The Group is exposed to risk in relation to its receivables in the form of rents arising from operating lease agreements. The Group ensures that this risk is minimised by entering into agreements that (to the extent that conditions permit) protect the owner and by selecting customers with satisfactory credit ratings. Results will be substantially affected if clients are unable to meet their obligations because of restrictions on their economic activity due to the current situation.

Liquidity risk

Liquidity risk pertains to the potential inability of the Company and the Group to meet their financial obligations as and when they become due. The Management ensures the Group’s smooth operation through prudent management of funds, careful selection of investments, and continuous monitoring of liquidity.

Foreign exchange risk

The Group, having acquired real estate in Romania through subsidiaries, is exposed to foreign exchange risk from its investments abroad since prices are in local currency. The Group's exposure to such risk remains low, given that these investments represent approximately 8.3% of total investments and its activities here do not involve substantial commercial transactions.

Interest rate risk

The Group has entered into an interest-rate hedging agreement with regard to the long-term loan taken out by its subsidiary YIALOU EMPORIKI & TOURISTIKI SA, and is proceeding as far as possible with a review of the loan terms for the medium and long term in order to ensure achievement of satisfactory spreads.

4. Outlook

The following activities form part of the business plan:

- **The Smart Park Shopping Centre on the property at Gialos, in Spata Attica**. The Company will continue its efforts to lease out the full floor area available for exploitation in the shopping centre, which amounts to a total of approximately 53,000 m^2.

- **Commercial, Business & Cultural Park on the property at Kantza, in Pallini Attica.** After approval by the Council of State, which concerns approval of the urban planning study and the urban planning regulation governing the Regulated Productive Activity Development Area (POAPD) in Kantza Pallini, the issue of the respective Presidential decree is expected,
which will essentially pave the way for completion of the 'Cambas Park' investment.

- **Villa Cambas & residential complex containing 17 residential properties at Kantza, in Pallini Attica.** The Company has obtained issue of permits for the renovation of the listed building and construction of the residential complex, with 17 houses, and is looking for a prospective investor when the houses are put on the market in the next phase. Villa Cambas, based the memorandum signed with the Municipality of Pallini, is to be renovated and given back to it 25 years after the opening of the Cambas Park.

- **Plot of land - Office building in Akadimia Platonos, Athens.** Due to the long-term attachment lien on this property, the Company has filed lawsuits against the Greek State in the civil courts for financial compensation and appealed to the Council of State against the competent authorities with regard to completion of the compulsory expropriation procedure. The process is ongoing.

- **Plot of land - Mixed-use building complex in the Splaiul Unirii area, Bucharest.** The company is pursuing a legal claim for compensation due to unjustified urban planning delays by the Municipality of Bucharest. After issuance of improved construction terms and the street plan for the mixed-use building complex, the parameters determining utilisation of the property can be determined.

- **Plot of land - Mixed-use building complex in the Straoulesti-Baneasa area, Bucharest.** The property is a residential complex of 72 apartments in area near the shores of Lake Baneasa, and the company is reviewing ways to carry through and exploit the project.

5. Significant transactions between related parties

The most significant transactions of the Company with related parties within the meaning of IAS 24, pertain to the Company's transactions with the following subsidiaries (affiliated entities pursuant to Article 42 of Law 4308/2014), as shown in the following table, as well as transactions with Company and Group executives:

Amounts for the fiscal year ended 2020

Intercompany transactions – amounts in EUR					
Company	Sales of goods & services	Income from participating interests	Purchases of goods & services	Receivables	Liabilities
Parent					
ELLAKTOR SA	-	-	8,039	-	92,392
Subsidiaries					
YIALOU EMPORIKI & TOURISTIKI SA	116,963	1,600,000	121,390	-	2,653,570
KANTZA COMMERCIAL SA	-	-	-	627,813	-
CLH ESTATE Srl	-	-	-	75,000	-
P.M.S PARKING SYSTEMS SA	-	-	-	13,973	16,570
Other related parties					
AKTOR SA	67,000	-	1,134	-	228,790
OTHER RELATED PARTIES		-	8,048	71,387	114,722
TOTAL SUBSIDIARIES	116,963	1,600,000	121,390	716,786	2,670,140
TOTAL RELATED PARTIES	67,000	-	9,183	71,387	343,511

Amounts for the fiscal year ended 2019

Intercompany transactions – amounts in EUR					
Company	Sales of goods & services	Income from participating interests	Purchases of goods & services	Receivables	Liabilities
Parent					
ELLAKTOR SA	100,000	-	32,634	-	82,424
Subsidiaries					
YIALOU EMPORIKI & TOURISTIKI SA	198,668	-	88,954	15,740	2,237,215
KANTZA COMMERCIAL SA	-	-	-	627,813	-
P.M.S PARKING SYSTEMS SA	-	-	-	13,973	-
Other related parties					
AKTOR SA	26,800	-	1,410	-	310,463
DIETHNIS ALKI SA	50,000	-	-	-	-
OTHER RELATED PARTIES	58,700	-	11,302	141,199	16,253
TOTAL SUBSIDIARIES	198,668	-	88,954	657,526	2,237,215
TOTAL RELATED PARTIES	135,500	-	12,712	141,199	326,716

With regard to the above transactions, the following points are clarified:

The purchases of goods and services mainly concern leasing of real estate and invoicing of expenses of the Parent Company ELLAKTOR SA to REDS SA. The sales of REDS SA to the subsidiary YIALOU EMPORIKI & TOURISTIKI MONOPROSOPI SA concern the invoicing of expenses and personnel wages and salaries arising from their involvement with leases in the Smart Park Shopping Centre.

The Company's liabilities relate to the lease agreement with the parent company ELLAKTOR SA, a contract with AKTOR SA, and primarily to an intercompany loan of EUR 1.9 million plus accrued interest with the subsidiary YIALOU EMPORIKI & TOURISTIKI MON SA, while receivables mostly concern outstanding balances arising from the provision of services of the parent company to other subsidiaries and related companies.

In addition:

- The remuneration of the executives and Group managers amounted to EUR 445 thousand during the fiscal year 1 January to 31 December 2020.
- No loans have been granted to members of the Board of Directors or other executives of the Group (or to family members thereof).
- There are no changes in transactions between the Company and its related parties which could have a material impact on the financial position and performance of the Company for the fiscal year 1 January to 31 December 2020.
- All transactions described above are arms' length transactions.

6. Environmental matters

- The highest environmental standards are applied in our activities and projects with regard to the conservation and protection of natural resources and biodiversity, energy consumption, waste management, etc.
- Our aim is to minimise any negative impact arising from our activities on the environment

. In this context, we follow the principles of prevention in environmental challenges and give priority to the development of Environmental Management Systems, applying internationally-recognised environmental standards.

- We are committed to full compliance with all environmental legislation, including obtaining and maintaining all permits and approvals required in the course of our business activity.
- Targeted improvement of environmental indicators and the targeted reduction of carbon dioxide (CO_2) emissions from activities and projects underline our long-term commitment to combatting climate change, sustainable development, and corporate responsibility in the broadest sense.
- We are committed to operating responsibly and with absolute respect for the environment and the community. Proper environmental management of our projects is one of the most important goals and it is deemed absolutely essential to the sustainability of the Group's activities.

7. Labor matters

i. Equal opportunities policy

We cultivate a corporate environment characterised by principles of equality and respect for individual rights as well as respect for diversity, visible or otherwise, on the basis of age, gender orientation, nationality and physical abilities, or on culture, religion, marital status, personal experience and views, indicatively but not limited to the abovementioned.

ii. Evaluation

We provide career development opportunities according to the performance, capabilities and skills of each employee. We evaluate the performance of our employees in order to provide them with appropriate guidance and to help them cultivate their professional skills.

iii. Health and Safety

Health and safety rules in the workplace are essential to the protection of human life. Due care and attention to health and safety matters for all our personnel is a key part of our broader business policy and philosophy. We monitor and review respective risks and take all necessary preventive measures against accidents and occupational diseases in the workplace and on construction sites. We apply certified health and safety management systems in all the companies of the Group for the purpose of ensuring uniform and integrated handling of the issues related to health and safety in the workplace.

iv. Response to the Covid-19 pandemic

In 2020, the COVID-19 pandemic created a new situation affecting health protection, as well as the same time creating urgent needs in the National Health System. The Group took all appropriate measures to ensure its continued smooth operation while making the most appropriate arrangements to ensure the safety of its employees.

Due to the COVID-19 pandemic, at the beginning of 2020, planning within the Group was brought forward in order to introduce distance working applications so that Group employees could continue working
in safety. Within a short period of time the Group was able to offer employees teleworking facilities, with the appropriate equipment and corresponding training, and at the same time was able to implement all the necessary infrastructure arrangements to support teleworking safely. Acceptance of the arrangements on the part of employees was unanimous, ensuring business continuity at a very high level.

Special emphasis was given to the continuous training and provision of information to employees, the observance of rules of hygiene as well as provision of essential personal protection items.

v. Regulatory compliance

The Group has adopted an Ethics and Regulatory Compliance Programme, which is designed to prevent, identify and address ethical and regulatory compliance issues. The Group seeks to conduct its activities honestly, ethically, with integrity and in compliance with applicable laws, regulations and standards, its own policies and guidelines and its Code of Conduct. Failure to comply with the above principles and values, and the potential charges against employees that might ensue, pose substantial risks to the Group's reputation and may carry penalties that could adversely affect its operation.

The Code of Conduct contains the fundamental principles, rules and the values that shape the framework of the Group's activities and determine the day to day behaviour and practices of all employees. The Code covers matters relating to corruption and bribery, inappropriate behaviour, gender equality and promotion of the well-being of all employees, regardless of position and rank.

8. Significant events occurring after 31 December 2020

On 22 January 2021 an Extraordinary General Meeting of the Company's Shareholders was held, at which sale of the real estate property of the Romanian company 'PROFIT CONSTRUCT Srl' was approved.

On 22 March 2021, approval was given by the Council of State for the Presidential Decree pertaining to approval of the urban planning study and the urban planning regulation governing the Regulated Productive Activity Development Area (POAPD) in Kantza Pallini. The issue of the respective Presidential decree will follow, which will essentially remove the obstacle to completion of the 'Cambas Park' investment.

The effects of the Covid-19 pandemic have been directly felt, and the first negative effects of the recession on the economy have made their appearance. Another negative effect of the pandemic is the fact that almost all companies have frozen investment decisions and are reconsidering their strategies and budgets, cutting costs, and reassessing their projected revenues. Synergies between the state and the banking system will play an important role in reinforcing the smooth operation of companies. A swift return to a new normalcy in the post-pandemic era demands measures and decisions regarding implementation of financial support methods for companies.

The effects of the pandemic on the Group's revenues have been substantial and these circumstances continue to exist, given that the phenomenon is still ongoing. As a result the full extent of the financial cost remains uncertain. Given that the main activity of the Group is the operation of the Smart Park shopping centre, subsequent to the government's decisions to suspend operation of the shopping centres and malls and to provide a 40% discount on lease payments for the fiscal year 2020, as well as to make reductions in lease payments of up to 100% in the first few months of 2021,
the Company and the Group have adapted their modus operandi in order to address these requirements and minimise their impact as far as possible.

This Annual Report of the Board of Directors for the fiscal year 1 January to 31 December 2020 has been posted on the website http://www.reds.gr.

B2. Explanatory report of the Board of Directors of REDS SA for fiscal year 2020, in accordance with Article 4(7) of Law 3556/2007, as currently in force.

1 [a]. Share capital structure.

The Company's share capital amounts to EUR 75,239,698.04, divided into 57,434,884 shares with a nominal value of EUR 1.31 each. All shares are ordinary registered voting shares, listed for trading on the Athens Stock Exchange, and specifically in the Small-Mid Cap class.

1 [b]. There are no statutory restrictions indicated in the Articles of Association pertaining to the transfer of shares, other than those provided for by law.

1 [c]. Significant direct or indirect holdings as at 31 December 2020, within the meaning of the provisions of Law 3556/2007 as in force on **31 December 2020,** based on notification of the shareholders:

s/n	SHAREHOLDER	PERCENTAGE HOLDING
1.	ELLAKTOR SA	55.40%
2.	CHRISTOS P. PANAGIOTOPOULOS	10.21%
3.	DIAMANTIS DIAMANTIDIS [1]	7.14%

(1) Indirect participation (via the company DIAMANCO HOLDINGS Ltd which is controlled by Mr Diamantis Diamantidis
).

1 [d]. No persons hold shares which carry special rights of control pursuant to any provisions of the Articles of Association.

1 [e]. There are no statutory restrictions indicated in the Articles of Association pertaining to voting rights and the deadlines for exercise of voting rights, other than those provided for by law.

1 [f]. There are no agreements between shareholders known to the Company which carry implied restrictions on the transfer of shares or restrictions on the exercise of voting rights.

1 g. There are no regulations pertaining to the appointment and replacement of the members of the Board of Directors and the amendment of the Articles of Association, other than those stipulated in Law 4548/2018.

1 h. The Board of Directors or certain members of the Board of Directors have no authority to issue new shares or purchase own shares, except in accordance with the provisions of the law.

1 i. There are no significant agreements entered into by the Company which enter into force, are amended, or are subject to termination in the event of a change in control of the Company subsequent to a takeover bid.

1 j. There are no agreements between the Company and members of its Board of Directors or its personnel, which provide for the payment of compensation in the event of resignation or termination of employment without reasonable grounds, or termination of term of office, or employment due to a takeover bid, except as provided for by Law.

B3. Corporate Governance Statement

(Article 43bb of Codified Law 2190/1920, & Article 152 of Law 4548/2018)

General

This Corporate Governance Statement refers to a set of principles and practices that the Company adopts in order to secure its organisation and control such that its performance and the interests of its shareholders are ensured, and the legitimate interests of all stakeholders are safeguarded.

This Corporate Governance Statement is a special part of the Annual Report of the Board of Directors, in accordance with the provisions of Article 152 of Law 4548/2018 as applicable.

In Greece, Codified Law 2190/1920 pertaining to societe anonyme companies and providing the basic rules of their governance, was duly replaced by Law 4548/2018, and the Company has amended its Articles of Association in compliance therewith by virtue of the decision of the General Meeting of its Shareholders dated 11 July 2019.

a) Corporate Governance Code

The Company applies the principles of corporate governance, as defined by the respective legal framework (Law 3016/2002 on corporate governance, Article 44 of Law 4449/2017, and Article 152 of Law 4548/2018, as currently in force). These principles of corporate governance have been incorporated into the Company's Corporate Governance Code
(which is based on the Hellenic Federation of Enterprises (SEV) Corporate Governance Code, January 2011), and which is posted on the Company's website https://www.reds.gr/ In addition, the Company is in the process of complying with the new corporate governance law, Law 4706/2020, and is examining possible revision of its Corporate Governance Code and the policies that are related to corporate governance matters
in order to fully harmonise them with the aforementioned law which enters into force as of July 2021.

b) Corporate governance practices implemented by the Company in addition to the provisions of the law.

The Company REDS SA has not adopted corporate governance practices in addition to the provisions of the relevant legislation during fiscal year 2020.

It is noted that, in addition to its Committee on Regulatory Compliance & Sustainable Development and as a complement to the implementation of the Code of Ethics and the Programme of Ethics and Regulatory Compliance, the Ellaktor Group has also adopted new policies specifically designed to prevent bribery and corruption, which were approved by the ELLAKTOR SA Board of Directors' meeting of 28 January 2020. These policies aim to strengthen the commitment of Group management to zero tolerance for corruption, creating a framework of obligations and guidelines to be used as a tool for the prevention, deterrence and the combatting of bribery and corruption. This is also supported by the Reports and Complaints Handling Policy, which was duly approved at the ELLAKTOR SA Board of Directors' meeting of 18 November 2019 and revised by decision of the Board of Directors at the meeting held on 28 January 2020, the purpose of which is to define the principles and operating framework by which the Group receives, processes and investigates reports and complaints, anonymous and otherwise, of irregularities, omissions and other criminal acts that have come to the attention of staff, customers or suppliers, or other third parties. Both of the above policies were approved by the Boards of Directors of REDS SA and its subsidiaries, at their respective Board of Directors' meetings held on 10 March 2020.

c) Description of the main features of the Company's Internal Audit and Risk Management Systems in relation to the preparation of financial statements.

The Company's Board of Directors places particular emphasis on the internal control and risk management systems for which it is responsible, via installation and effective operation of systems that optimise risk management capabilities. The Board of Directors is also responsible for the identification, evaluation, measurement and general management of the various risks, including those related to the reliability of financial statements.

The adequacy of internal audit systems is monitored by the Audit Committee, which keeps the Board of Directors informed via reports on the existing internal control framework. Reports are also forthcoming from the internal audit department, with regard to important audit-related issues or circumstances that might have significant economic and business implications.

The Internal Auditor of the Company, supported by the Group's Internal Audit Department, monitors and controls the proper implementation of every internal audit procedure and system, whether accounting in nature or otherwise, and evaluates Company performance by overseeing its activities, thus providing an important service to management.

Internal Audit Systems (as detailed in the section on the Audit Committee) are intended, among other things, to ensure the completeness
and reliability of the data and information required for the accurate and timely determination of the Company's financial standing and the generation of reliable financial statements.

This procedure covers control of the Company's operations, its compliance with the requirements of the supervisory authorities, risk management and the preparation of financial reports.

The main features of the risk management system applied by the Company in relation to the process of preparing the financial statements and the Financial Report are the following:

- Adequate knowledge, qualifications and availability of executive staff involved, with clearly defined roles and areas of responsibility;
- Regular review of accounting principles and policies;
- Existence of safeguards related to the security of the information systems in use;
- Regular communication between the independent statutory auditors, management, and the Audit Committee;
- Regular meetings to validate and record significant estimates affecting the financial statements;
- Annual evaluation of the existing internal control and risk management system through which financial statements are issued by the Board of Directors subsequent to the recommendations of the Audit Committee.

The above risk management systems concern all the companies included in the consolidated statements.

IT systems, which are managed by a specially qualified Information Systems Management Team (IT General Controls) at Group level, make a significant contribution to the security, integrity and accuracy of the financial data provided.

In addition, appropriate policies and procedures related to IT system security and protection are applied throughout the Company, including, inter alia, the following:

- Creation of backup files (Daily - Weekly - Monthly - Annually)
- Recovery procedure
- Server room security
- Event log
- Frequent mandatory password changes
- Antivirus security
- E-mail security
- Firewall
- Intrusion Prevention System (IPS)
- Wired-wifi access control system (Identity Services Engine)
- Annual penetration/ vulnerabilities test policy
- Cyber security

d) The information required under Article 10(1) items (c), (d), (f), (h), and (i) of Directive 2004/25/EC of the European Parliament and of the Council of 21 April 2004, refer to the **Explanatory Report**, which is included in the Annual Report of the Board of Directors for the fiscal year 1 January 2020 to 31 December 2020.

e) Composition and functioning of the administrative, management and supervisory bodies and their committees

i. Proceedings of the General Meeting of Shareholders and powers thereof – Shareholders' rights

The General Meeting of Shareholders is the company's supreme decision-making body and may decide on all significant corporate affairs, in accordance with the law and the Company's Articles of Association. The Annual Ordinary General Meeting of Shareholders is held once a year, within the deadline determined by law in order, inter alia, to approve the annual financial statements of the Company, decide on the possible distribution of profits, to approve the overall management of the Company by the members of the Board of Directors, and to discharge the Company's auditors from any liability.

Decision-making takes place by voting, in order to ensure the free expression of all shareholders' views, whether they are present at the meeting in person or voting via proxy. The Company employs effective voting methods at minimal cost for shareholders and their representatives.

A summary of the minutes of the General Meeting of Shareholders, including the results of the vote on each decision of the Meeting, must be made available on the Company's website within five (5) days from the date of the General Meeting.

At the least, the Chairperson of the Board of Directors, the CEO or the General Manager (as the case may be), and the Chairpersons of Board of Directors' committees, as well as the internal auditor and the statutory auditor, must be present at the General Meeting of Shareholders in order to present information on matters under their responsibility for discussion, and to answer questions or offer clarifications if asked to do so by shareholders. The Chairperson of the General Meeting must allow sufficient time for shareholders to submit questions.

The rights of shareholders are set out in the Company's Articles of Association and in Law 4548/2018, as currently in force.

The Company, which has shares listed on the Main Market of the Athens Stock Exchange, is required to publish notices, in compliance with the European Parliament and Council Regulation (EU) No 596/2014 on market abuse, Greek Laws 4443/2016 and 3556/2007 on the relevant issues, the decisions of the Hellenic Capital Market Commission, as well as the Athens Stock Exchange Regulation. The publication of this information is carried out in a way that ensures the rapid and equitable access to it by the investing public.

All relevant publications and communications are available on the Athens Stock Exchange website, as well as on the Company's website.

The executive staff of the Department of Shareholders, Investor Information and Corporate Announcements are responsible for monitoring and managing the Company's relations with its shareholders and the investing public, and they take care, inter alia, to ensure the accurate and equitable provision of information to investors and financial analysts in Greece and abroad.

ii. Composition and functioning of the Board of Directors of the Company

The Company's Board of Directors, the members of which are elected by the General Meeting, exercise general administrative and managerial control over corporate affairs in the best interests of the Company and its shareholders. As the supreme administrative body, it shapes the Company's strategy, and supervises and controls the management of its assets.

The Board of Directors determines which of its members shall act as executive or non-executive directors. The number of non-executive members on the Board of Directors may not be less than 1/3 of all directors.

Among the non-executive members there shall be at least two independent members, who are appointed by the General Meeting and must meet all the conditions for independence as determined by Law 3016/2002 and the Company's Corporate Governance Code.

The roles of members of the Board of Directors are clearly determined and documented in the Company's Articles of Association, the Corporate Governance Code, and other official documents. Executive members oversee the day-to-day management of the Company, while non-executive members are charged with promoting the Company's corporate interests in general.

Independent non-executive members provide the Board of Directors with impartial opinions and decision-making advice, in order to safeguard the Company's interests and to protect its shareholders.

The individual powers of the Chairman of the Board and the Company's CEO are expressly determined by the Board of Directors and laid down in writing in the Company's Articles of Association and the Corporate Governance Code.

The Board of Directors meets as necessary or in accordance with the provisions governing the Company's operations as set out in its Articles of Association and the applicable legislation. The Chairperson of the Board of Directors determines the items on the agenda and convokes the meetings of its members.

If the Chairperson is absent or impeded, they shall be replaced, in the following order, first by the Vice-Chairperson or in the event that the latter is also absent or impeded, by the CEO. If the CEO is also absent or impeded then the Board of Directors shall designate a Director to act as their replacement. Replacement as per the above is exclusively limited to the exercise of the powers of the Chairperson of the Board of Directors in that capacity.

The present Board of Directors was elected by the General Meeting of Shareholders of 5 March 2021, and was constituted into a body at its meeting held on the same date. The Board has a five-year term of office starting as of its date of election and lasting until the date of election of the new Board of Directors by the Annual General Meeting held in the respective year in which its term expires, which may not be extended beyond six (6) years. The Board consists of the following members:

s/n	Full Name	Position
1.	Nikos Panagiotopoulos	Chairperson, Executive Member
2	Ioanna Samprakou	Vice-Chairperson, Non-executive Member
3.	Georgios Konstantinidis	Chief Executive Officer, Executive Member
4.	Alexandra Stavropoulou	Director, Non-executive Member
5.	Konstantinos Toumpouros	Director, Independent Non-executive Member
6.	Georgios Kountouris	Director, Independent Non-executive Member
7.	Theodoros Pantalakis	Director, Independent Non-executive Member

All members of the Board of Directors hold academic degrees from Greek and/or foreign educational institutions, and some of them hold postgraduate and/or doctoral degrees in various fields.

The CVs of the directors can be viewed on the Company's website https://www.reds.gr

In order to expedite the handling of corporate affairs and in accordance with the Company's Articles of Association, the Board of Directors reserves the right to designate members of the Board of Directors, or company employees, or third parties to act as special representatives of the Company in order to carry out specific actions at any given time by virtue of a special decision specifying the extent of such respective authorisation.

The Company evaluates the manner in which the Board of Directors operates and exercises its powers and responsibilities in accordance with the Corporate Governance Code. The evaluation process, mainly based on a general principle of regular self-evaluation, includes identifying strengths and weaknesses in order to improve the efficiency of the Board.

In addition to the above, the Board of Directors of the Company, via its Management Report, which is approved by the Ordinary General Meeting of its Shareholders, monitors and reviews the implementation of its decisions on an annual basis.

The Board of Directors of the Company usually meets about twice a year.

The current Board of Directors has met three (3) times between 5 March 2021 when it was constituted and 29 April 2021.

A respective list of meetings of the current Board of Directors indicating the respective attendance of its Members is shown below:

Period 05.03.2021 - 29.04.2021	Meetings (3), Attendance (100%)
Nikos Panagiotopoulos	100%
Ioanna Samprakou	100%
Georgios Konstantinidis	100%
Alexandra Stavropoulou	100%
Konstantinos Toumpouros	66%
Georgios Kountouris	100%
Theodoros Pantalakis	100%

iii. Composition and functioning of the Audit Committee

The General Meeting of Shareholders of REDS SA which convened on 5 March 2021 duly appointed the members of the Audit Committee, in accordance with Article 44 of Law 4449/2017. The composition of the Audit Committee, as determined by the abovementioned General Meeting was as follows: 1. Panagiotis Alamanos, Chairperson of the Audit Committee; 2. Konstantinos Toumpouros (Member) and 3. Theodoros Pantalakis, (Member)

s/n	Full Name	Position
1.	Panagiotis Alamanos	Chairperson of the Audit Committee - he is not a member of the Board of Directors and fulfils the criteria for independence in accordance with Law 3016/2002
2.	Konstantinos Toumpouros	Independent Non-Executive Member of the Board of Directors
3.	Theodoros Pantalakis	Independent Non-Executive Member of the Board of Directors

It is pointed out that the abovementioned executives meet the conditions of suitability and independence from the company within the meaning of Article 44 (1.d) of Law 4449/2017in combination with the provisions of Article 4 of Law 3016/2002(as well as Article 9 of Law 4706/2020), the Articles of Association, the Code of Corporate Governance and the Operating Regulation of the Audit Committee, and there are no personal obstacles or incompatibilities as a whole on the basis of their aforementioned CVs. They are proven to have full knowledge of the Company's activities, sufficient for them to assume their duties as members of the Audit Committee, while the Chairperson of the Audit Committee, Mr. Alamanos, as well as its members, Mr. Toumpouros and Mr. Pantalakis, (Independent Non-Executive Members of the Board of Directors of the Company) meet the conditions for independence under the provisions of Law 3016/2002. Furthermore, Mr. Alamanos is proven to possess adequate expertise in accounting and auditing. In addition to a BSc in Management Science from the London School of Economics and a Master's Degree in Maritime, Commerce and Finance from Cass Business School, City of London, he is a holder of postgraduate professional accreditation in auditing from the Institute of Education of Certified Public Accountants of Greece (IESOEL) as well as from the Association of Certified Chartered Accountants (ACCA). Since 2010 he has been working as a Chartered Auditor and Accountant and partner of SOL Crowe SA, and has been the CEO of the company since 2017. He has experience in the auditing the financial statements of companies listed on the stock exchange. He has served as the General Secretary of the Economic Chamber of Greece (2014-2017).

The CVs of the members of the Audit Committee are available on the Company's website (www. reds.gr). The Audit Committee is responsible for monitoring financial reporting and the effectiveness of the internal control and risk management system, as well as supervising and monitoring statutory audits and matters concerning the objectivity and independence of legal auditors.

The term of office of **the current Audit Committee** members ends on the same date as the term of office of the Company's current Board of Directors.

The purpose of the Audit Committee is to assist in the effective governance of the Company and the subsidiaries under its control pursuant to the provisions of the law, and in particular Article 44 of Law 4449/2017 with regard to the procedure governing provision of financial information at individual and consolidated levels, the effectiveness of the internal audit systems and supervision of the statutory audit. The purpose, establishment, constitution and operation of the Audit Committee as well as its competences and internal operation are governed by the Audit Committee Operating Regulation of 12 September 2017, which was duly approved by the Board of Directors of the Company on the same date, together with the relevant legislative provisions.

Establishment, formation and operation of the Audit Committee

1. The Audit Committee consists of at least three members, the majority of whom should be independent within the meaning of the provisions of Law 3016/2002, as currently in force, and it may constitute either an independent committee or a committee of the Board of Directors. More specifically, the Audit Committee consists of Non-executive Directors and of members elected by the General Meeting of the Company's Shareholders. The members elected by the General Meeting of Shareholders may be independent members of the Board of Directors or persons who are not members thereof, but who fulfill the conditions regarding independence set out in Law 3016/2002, a fact that is duly recorded and evidenced if they are elected.

2. The term of office of the members Audit Committee lasts until expiry of the term of office of the Board of Directors, unless the General Meeting decides otherwise.

3. All Audit Committee members must have sufficient knowledge in the Company's fields of operation, and at least one of its members must be a certified auditor and accountant, either on secondment from service or retired, or have proven adequate knowledge of auditing and accounting. The candidates for the Audit Committee are evaluated by the Board of Directors upon submission of a proposal by the nominations committee, if there is one.

4. The Chairperson of the Audit Committee is appointed by the members of the Committee or elected by the General Meeting of the Company's Shareholders and must be independent from the Company within the meaning of the provisions of Law 3016/2002, as applicable.

5. The Audit Committee meets at regular intervals, i.e. at least four (4) times a year, and on extraordinary occasions, whenever so required. The Chairperson of the Audit Committee convokes meetings of its members by written invitation, which may be sent by email, at least two (2) working days before the meeting and should include the items on the agenda, as well as the details of the date, time and location of the meeting. The Audit Committee may convene without prior invitation from the Chairman, provided that all its members are in attendance. The Audit Committee may also validly convene by teleconference. The preparation and signature of the minutes by all members of the Audit Committee is deemed to be equivalent to a meeting and decisions are validly taken, even if no prior meeting has been held.

Duties of the Audit Committee

Without prejudice to the responsibilities of the members of the Board of Directors of the Company, in accordance with Article 44(3) of Law 4449/2017 as applicable, the Audit Committee has the following duties:

1. The Audit Committee monitors the process and conduct of the statutory audit of the Company's and the Group's individual and consolidated financial statements. Within this framework, it notifies the Board of Directors via a report on matters arising from the statutory audit, explaining in detail:
a) the contribution of the statutory audit to the quality and integrity of financial reporting, i.e. the accuracy, completeness and correctness of the financial information, including any related notifications, as approved by the Board of Directors and duly disclosed; and

b) the role of the Audit Committee in the procedure described in point a), namely the recording of actions taken by the Audit Committee during the statutory audit procedure.

In the context of the aforementioned provision of information to the Board of Directors, the Audit Committee takes into account the content of the supplementary report submitted by the certified auditor and accountant, which includes the outcome of the statutory audit that was conducted, and at a minimum complies with the specific requirements of Article 11 of Regulation (EU) No 537/2014 of the European Parliament and of the Council of 16 April 2014.

2. The Audit Committee is responsible for monitoring, evaluating and reviewing the process of preparing financial reports, namely the mechanisms and systems used to generate, and the flow and dissemination of, the financial information provided by the Company and Group's organisational units involved. The above actions by the Committee include other information made public in any way (e.g. stock exchange communications, press releases) regarding financial information. The Audit Committee notifies the Board of Directors of its findings and submits proposals for improving the procedure, if it deems necessary.

3. The Audit Committee is responsible for monitoring, evaluating and reviewing the process of preparing financial reporting, namely the production mechanisms and systems, the flow and the dissemination of the financial information produced by the concerned organisational units of the Company and the Group.

Furthermore, it monitors and inspects the proper functioning of the Internal Audit Department of the Company and its liable subsidiaries, in accordance with professional standards as well as the current legal and regulatory framework, and it evaluates the task, its adequacy, and its effectiveness, without however allowing this to affect its independence. Furthermore, the Audit Committee reviews the information publicly available as to the internal audit and the main risks and uncertainties facing the Company and the Group, in relation to financial reporting. In each case, the Committee submits its findings to the Board of Directors, together with suggestions for improvement, if any.

4. It monitors the statutory audit of the annual financial statements of the Company and the Group, and in particular their performance, taking into account any findings and conclusions by the competent authority in accordance with Article 26(6) of Regulation (EU) No 537/2014.

Specifically:

- The Audit Committee is notified by the Management regarding the procedure and the time frame for preparation of the financial information.

- The Audit Committee also receives notification from the Certified Auditor and Accountant regarding the annual plan for the statutory audit prior to its implementation, proceeds with its evaluation, and verifies that the annual statutory audit plan will cover the most important audit areas, taking into account the main business and financial risk areas of the Company and its subsidiaries. The Audit Committee also submits proposals on other important matters, whenever it deems appropriate.

- To implement the above, the Audit Committee is expected to meet with the management/competent executives in the course of preparation of the financial reports, as well as with the certified auditor and accountant of the Company and the Group during the scheduling of the audit, during its conduct, and during the audit report preparation stage.

- In the context of its duties and responsibilities, the Audit Committee must take into account and review the most important issues and risks that may affect the financial statements of the Company and the Group, as well as significant opinions and estimates of the management during preparation thereof.

A list of indicative topics, which are expected to have been thoroughly examined and evaluated by the Audit Committee and are deemed to be important for the Company and its subsidiaries, is given below, with details of specific actions on these which are mentioned in its briefings to the Board of Directors:

- Evaluation of use of the going concern principle;
- Significant judgments, assumptions and estimates made while preparing the financial statements;
- Valuation of assets at fair value;
- Evaluation of asset impairment;
- Accounting treatment of acquisitions;
- Adequacy of disclosures regarding major risks faced by the company;
- Significant transactions with related parties
- Significant unusual transactions.

In this regard, attention is paid to the timely and effective communication of the Audit Committee with the Certified Auditor and Accountant, with a view to preparation of the audit report and the supplementary report from the certified auditor to the audit committee.

Furthermore, the Audit Committee reviews the financial reports of the Company and the Group prior to approval thereof by the Board of Directors in order to assess their completeness and consistency with the information brought to the attention of the Committee and the accounting principles applied by the Company, and informs the Board of Directors accordingly.

5. The Audit Committee reviews and monitors the independence of certified auditors and accountants or audit companies, pursuant to Articles 21, 22, 23, 26 and 27, as well as Article 6 of Regulation (EU) No 537/2014, and in particular the suitability of provision of non-audit services to the Company and its subsidiaries, as per Article 5 of Regulation (EU) No 537/2014.

6. The Audit Committee is responsible for the process of selecting certified auditors and accountants or audit firms for the Company, and makes recommendations for the appointment thereof in accordance with Article 16 of Regulation (EU) No 537/2014, unless the provisions of Article 16 (8) of Regulation (EU) No 537/2014 are applied.

7. The Audit Committee evaluates the adequacy of the Internal Audit Division of the Company and its liable subsidiaries and identifies any weaknesses. If deemed appropriate, the Audit Committee submits proposals to the Board of Directors so that there is assurance that the Internal Audit Division has the necessary resources, being adequately equipped with sufficiently qualified, experienced and trained personnel, such that there are no limitations placed on its work and it can operate with the requisite independence.

In addition, the Audit Committee is notified of the annual audit schedule of the Internal Audit Division of the Company and its liable subsidiaries prior to the implementation of said schedule, and evaluates it taking into account the main areas of business and financial risk, as well as the results of previous audits. In the context of the provision of this information, the Audit Committee assesses whether the annual audit schedule (in combination with any corresponding medium-term plans) covers the most significant audit areas and systems relating to financial reporting.

The Audit Committee holds regular meetings with the Head of the Internal Audit Division of the Company and its liable subsidiaries to discuss matters falling under its remit and any problems arising from internal audits.

In addition, the Audit Committee keeps up-to-date with the work of the Internal Audit Division of the Company and its liable subsidiaries, including its reports (regular and extraordinary), and it also monitors the provision of information to the Board of Directors, the content of respective reports, and the communication of financial information within the Company in general.

8. The Audit Committee oversees the management of the main risks and uncertainties facing the Company and its subsidiaries, as well as their periodic review. In this context, the Audit Committee evaluates the methods used by the Company and its subsidiaries to identify and monitor risks, addresses major issues through the internal control system and the Internal Audit Division, as well as determining disclosure of the details in published financial information in the proper manner.

9. With regard to the outcome of the above actions, the Audit Committee notifies the Board of Directors of its findings and submits proposals for the implementation of corrective actions, if deemed appropriate.

Compliance with the Code of Conduct

1. The Audit Committee is obliged to comply with the requirements of applicable legislation, as well as the Company's Articles of Association, its Internal Operating Regulation, and the decisions of its governing bodies.

2. The Audit Committee is bound by the Code of Conduct, the Ethics and Regulatory Compliance Programme as well as the Group's Anti-Corruption Policy, as approved by the Company's Board of Directors and currently in force.

Evaluation

The Audit Committee evaluates its performance and the adequacy of its current Operating Regulation every two (2) years, or more frequently if deemed appropriate, and submits relevant proposals for improvement to the Board of Directors.

iv. Regulatory compliance

The Code of Conduct of the parent Company ELLAKTOR SA was approved by the Company at the Board of Directors meeting of 29 July 2016. It incorporates all of the principles and values that should govern the behaviour of employees of the Group of companies to which the Company belongs, in all their activities regardless of their occupation or hierarchical position. The Code of Conduct was approved by the Board of Directors of ELLAKTOR SA at its meeting of 29 July 2016, and it has also been approved by all of the companies in the Group to which the Company belongs.

The Group's Ethics and Regulatory Compliance Programme was also prepared, incorporating details of the implementation process and support for the application of the Code of Conduct with the ultimate goal of protecting ELLAKTOR SA and the Group against risks associated with ethical and regulatory compliance. The abovementioned programme was approved by the Company's Board of Directors at its meeting of 20 December 2016 and had also already been approved by all subsidiaries of the Company.

Furthermore, the Group has, in addition to implementing the abovementioned Code of Conduct and the Ethics and Regulatory Compliance Programme, also introduced new policy initiatives, and more specifically the Anticorruption Policy which was approved by the ELLAKTOR SA at its Board of Directors' meeting of 28 January 2020. This aims at strengthening the commitment of the management of the Group to zero tolerance for bribery and corruption, creating a framework of obligations and guidelines for use as a tool for the prevention, deterrence and combatting of corruption. It has also introduced the Management of Reports and Complaints Policy (approved at the Board of Directors' meeting of ELLAKTOR SA of 18 November 2019 and revised at the respective Board meeting of 28 January 2020), the purpose of which is to define the principles and operating framework by the Group receives, processes and investigates reports and complaints, anonymous or otherwise, of irregularities, omissions or other criminal acts that have come to the attention of staff, customers or suppliers, or other third parties. Both of the above policies were approved by the Board of Directors of REDS SA and its subsidiaries, at their respective Board of Directors' meetings held on 10 March 2020. Ms Margarita Skarou has been appointed Head of Regulatory Compliance of the REDS Group , and is responsible for overseeing implementation of the Code and the Programme.

f) Description of the policy regarding diversity as it applies to the administrative, management and supervisory bodies of the Company.

The Company adheres at all levels to the applicable institutional framework regarding application of the principle of equal treatment, and provides equal opportunities to all employees and prospective candidates, refraining from any form of discrimination. The same diversity and equality policy applies to its administrative, management and supervising bodies. The Company cultivates a climate of equality, non-discrimination and respect for diversity.

The procedures and structures in place have shaped a working environment in which both Management and employees are assessed and evaluated in terms of education and professional background, knowledge of the Company's field of operations, leadership skills, experience, performance and creativity.

The Company pursues the highest possible level of diversity in its Board of Directors and supervisory bodies, including gender balance, diversity of skills, opinions, capabilities, knowledge base, qualifications and experience, in order to best respond to the goals of the company.

The range of activities carried out by the Group demands contributions from a multiplicity of persons with a combination of skills, capabilities, professional knowledge, background experiences and personalities, at all levels of the organisation, and therefore diversity is intrinsic to the Group's practices.

Given its aim of sustainable and balanced development and its reliance on the basic principle that objective qualifications and skills are the essential criteria for positions on administrative, management and supervisory bodies and other positions of responsibility, the Company considers that applied diversity is key to achieving its strategic goals and maintaining its path of development. It adds value, it increases the pool of skills, experience, and points of view that are available to the Group in its top positions, as well as its competitiveness, productivity and its innovative approach, so that, in an environment subject to structural change, it is able to respond efficiently and effectively to improve the core services it provides and to ensure a smooth and seamless operation.

As a result, the working environment favours the adoption of international practices in relation to respect for expression of human personality, free from discrimination and prejudice.

Kifissia, 28 April 2021

FOR THE BOARD OF DIRECTORS

THE CHAIRPERSON OF THE BOARD OF DIRECTORS

C. Independent Certified Auditor & Accountant's Report

INDEPENDENT CERTIFIED AUDITOR & ACCOUNTANT'S REPORT

To the Shareholders of REDS SA Real Estate Development and Services

Audit Report on the Corporate and Consolidated Financial Statements Opinion

We have audited the corporate and consolidated financial statements of 'REDS SA Real Estate Development and Services Societe Anonyme' (Company and/or Group), which are comprised of the company and consolidated statement of financial position as of 31 December 2020, the company and consolidated income and comprehensive income statements, the statement of changes in equity and cash flow statement for the fiscal year ended on that date, as well as the notes to the corporate and consolidated financial statements which also include a summary of significant accounting policies.

In our opinion, the attached corporate and consolidated financial statements fairly present, in all material respects, the financial position of the Company and of the Group as at 31 December 2020, as well as its corporate and group financial performance and its corporate and consolidated cash flows for the year ended, in accordance with the International Financial Reporting Standards (IFRS), as these have been adopted by the European Union and in compliance with the regulatory requirements of Law 4548/2018.

Basis of opinion

We have conducted our audit in accordance with the International Auditing Standards, as transposed into Greek legislation. Our responsibilities, according to these standards, are further described in the section of our report 'Auditor's responsibilities in auditing the corporate and consolidated financial statements'. We believe that the audit evidence we have obtained is sufficient and adequate to form a basis for our audit opinion.

Independence of the Auditor

Throughout our appointment we have remained independent of the Company and the Group in accordance with the International Code of Ethics for Professional Accountants drawn up by the International Ethics Standards Board for Accountants (IESBA) as incorporated into Greek law, as well as the ethical requirements of Law 4449/2017 and Regulation (EU) 537/2014, which relate to the audit of corporate and consolidated financial statements in Greece. We have fulfilled our ethical obligations in accordance with Law 4449/2017, Regulation (EU) 537/2014 and the requirements of the IESBA Code.

We declare that our non-audit services to the Company and its subsidiaries were provided in accordance with the aforementioned conditions laid down by the applicable legislation, and we have not provided any non-audit services of the type prohibited by Article 5(1) of Regulation (EU) No 537/2014.

The non-audit services that we have provided to the Company and its subsidiaries during the year ended 31 December 2020 are disclosed in Note 34 of the attached corporate and consolidated financial statements.

Key audit issues

The main audit matters are those matters that, in our professional judgment, were of most significance in our audit of the company and its consolidated financial statements for the current fiscal year. These matters were addressed in the context of our audit of the company and of the 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 matters	Procedures we have followed in order to address key audit matters
Impairment assessment of real estate investments *(Notes 2.8, 2.12, 4a and 6 to the Corporate and Consolidated Financial Statements)* Investments in real estate property mainly includes privately-owned plots of land and buildings, which are held for long-term leases or for future development. The Group measures investments in real estate at acquisition cost, less accumulated depreciation and any accumulated impairment losses. The management periodically assigns the valuation of real estate investments at fair value to certified external appraisers, in order to identify possible impairment of their value, as well as for the purposes of preparing financial statement declarations regarding fair value, in accordance with International Accounting Standard (IAS) 40, IAS 16, as well as International Financial Reporting Standard (IFRS) 13.	We have carried out the following audit procedures with regard to the Group's real estate investments for the year ended 31 December 2020: • We have evaluated the Group's procedures for assessing the recoverable value of real estate investments and for reviewing potential impairment, in order to determine whether they were carried out in accordance with International Financial Reporting Standards. • We have received the valuations of the Group's real estate investments carried out by certified external appraisers on behalf of the management, and have confirmed that the valuation methods used to determine fair values are acceptable under International Valuation Standards and International Financial Reporting Standards, and are appropriate for determining the fair value of real estate investments as at 31 December 2020.

Key audit matters	Procedures we have followed in order to address key audit matters
As mentioned in Note 6 to the corporate and consolidated financial statements, as of 31 December 2020, the book value of Company and Group investments in property amounted to EUR 9 million and EUR 125 million respectively, corresponding to 18% and 91% of the respective total value of their assets. The Company and the Group have reviewed the possibility, as of 31 December 2020, that there are reasonable and objective indications that real estate investments have been impaired. The fair values of real estate investments were determined by management's certified external appraisers in accordance with international valuation standards, with application of the discounted cash flow method in combination with the real estate market method, as well as the residual value method. The main assumptions underlying management's estimates of fair value are those relating to the collection of contractual rents, expected future market rent levels, vacancy periods, maintenance obligations, the appropriate discount rates, as well as returns on capital invested. With regard to the real estate market and residual value methods, the determination of the fair value of land is based on findings arising from research and collection of comparative data such as price per m^2.	• We have compared the fair value of real estate investments as presented in the above valuations against the values shown in the Group's accounting books and values. • We have evaluated and verified the capabilities, independence and objectivity of the certified external appraisers of the Group. • Given the subjectivity involved in determining the fair value of real estate investments, the full extent of the market knowledge required to determine appropriate assumptions, and the technical difficulties involved in applying valuation methods, we worked with a specialist external expert in real estate appraisal. In collaboration with the expert, we have evaluated the appropriateness and relevance of the methodologies used, and the reasonableness of the **key** assumptions adopted in the evaluations carried out by the management's certified external appraisers, and we have examined the consistency of the data. In particular, as a consequence of the COVID-19 pandemic, we have discussed any further adjustments to the assumptions that needed to be made in the estimates, and assessed whether these assumptions were appropriate in the light of the COVID-19 pandemic. Our audit procedures revealed that the estimation of the recoverable amounts of real estate investments was based on reasonable assumptions, taking into account the circumstances that have developed as a result of COVID-19. In addition, the valuations performed and the assumptions used were within the expected limits and in accordance with the current market conditions.

Key audit matters	Procedures we have followed in order to address key audit matters
Independent certified appraisers have taken into account, at the date of assessment, the uncertainty surrounding the estimates as a consequence of the COVID-19 coronavirus pandemic (hereinafter COVID-19) due to the lack of relevant transactions that reflect current market prices. Therefore, a higher degree of caution is required with regard to estimated values. As at 31 December 2020, the management of the Group, having taken into account the valuations, as well as the conditions in the real estate market, concluded that there was no evidence of impairment of real estate property values. We have focused our attention on this issue because of: • The significant proportion of real estate investments in the total assets of the Group, and • The importance of the assumptions and estimates used by management to determine fair value. • The wider challenges facing the real estate market today, especially in the retail sector, restaurants and catering, and the entertainment sector as a consequence of COVID-19.	We have verified that the Group's real estate investments are appropriately disclosed in Note 6 to the corporate and consolidated financial statements, in accordance with the requirements of International Accounting Standard (IAS) 40, IAS 16, as well as International Financial Reporting Standard (IFRS) 13. Finally, the disclosures in Note 4.a of the corporate and consolidated financial statements are sufficient and appropriate to highlight the increased uncertainty of valuations as a result of the COVID-19 pandemic.
Impact of the COVID-19 public health crisis *(Notes 2.1 and 3.1 to the Corporate and Consolidated Financial Statements)*	

Key audit matters	Procedures we have followed in order to address key audit matters
The Company and the Group prepare their financial statements on the basis of the going concern principle. The COVID 19 pandemic in Greece and the rest of the world is evolving rapidly and has had a significant impact on economies and financial markets. The COVID-19 outbreak significantly affected the activities of the Company and the Group, primarily revenues, profits and liquidity , as a result of the various prohibitive and restrictive measures that were implemented and the impact thereof on macroeconomic figures, despite the fact that this impact was offset by the expansion of the commercial park and the increase in commercial leases. The ability of the Company and the Group to operate smoothly as a going concern depends on the ability of Management to maintain liquidity at levels able to meet current financial and operating liabilities. In order to support the use of the going concern principle, the Management of the Group has assessed the potential impact of the COVID-19 health crisis on future operating results and consequently on the future cash flows of the Company and the Group for the next 12 months, taking into account the extensive suspension of retail activities by the Greek government due to COVID-19. The COVID-19 outbreak, and the relevant restrictions adopted by the government to address it, led to the suspension of the Group's retail park operations for an extensive period during 2020 and during the first quarter of 2021, with the retail park reopening again on 24 April 2021. The prevailing conditions are expected to negatively affect the future cash flows of the retail park until the restoration of consumers' trust in public health protocols, such that they will be willing to return to their previous consumption habits.	The procedures we have followed to address the impact of COVID-19 on the estimates, and consequently on the impairment assessments for the investment properties of the Group, are described above under the key audit issue ‘Evaluation of impairment assessments of investments in property’. We have implemented the following procedures with regard to evaluation of the suitability of the going concern principle for the preparation of the financial statements: • We have discussed the issues with the Management and evaluated the key assumptions adopted in order to calculate the impact of COVID-19 on projected future cash flows, as well as their plans to address potential future liquidity shortfalls. • We have tested the mathematical accuracy of management's cash flow forecasts. • We have reviewed the loan agreements related to the refinancing of the Group's short-term loans completed during 2020. • We have evaluated the financial situation of the Company and the Group, taking into account, inter alia, continued conformity with the requisite financial ratios, as foreseen by the loan agreements, for the next 12 months. • We have evaluated the conclusion of the Management that there is no substantial uncertainty with regard to the going concern principle.

Key audit matters	Procedures we have followed in order to address key audit matters
The Group does not show increased exposure to credit risk for leased property rent receivables, since most of the balances are secured by bank letters of guarantee. The effect on the valuation and consequently on the impairment assessment of the investment properties of the Company and the Group is described in the Key Audit Topic above 'Evaluation of the impairment assessment of real estate investments'. Having examining all of these factors, including completion of the refinancing of the Group during 2020 and taking into account, inter alia, the continuing compliance with the financial ratios required by the Group's loan agreements, the Management has concluded that the preparation of the financial using going concern principle remains appropriate (Note 2.1). The impact of the COVID-19 health crisis is considered to be a major audit issue, given the impact it has had on the activities, profitability and liquidity of the Company and the Group, well as the fact that there is a risk that the conclusion reached by the Management regarding the financial consequences of the pandemic may not be representative of the situation.	• We have examined the adequacy and appropriateness of the respective disclosures of the Management in the financial statements. Following the execution of the above procedures, we are in a position to determine that, although COVID-19 is expected to adversely affect the projected operating results and cash flows of the Company and the Group during the next 12 months, the use of the going concern principle by Management is appropriate. Lastly, the respective disclosures in the financial statements regarding the effects of COVID-19 are appropriate.

Other information

The members of the Board of Directors are responsible for 'Other Information'. The 'Other Information' contained in the Annual Financial Report pursuant to Law 3556/2007, refers to the Statements by the Members of the Board of Directors, the Management Report of the Board of Directors, the Explanatory Report of the Board of Directors and the Corporate Governance Statement (but does not include the financial statements and the audit report thereon), which we were duly in receipt of prior to the date of this auditor's report.

Our opinion on the corporate and consolidated financial statements does not cover the 'Other Information' and, other than what is expressly stated in this section of our Report, we do not express an audit opinion or other assurance regarding it.

With regard to our audit of the corporate and consolidated financial statements, it is our responsibility to read the 'Other Information' and thus consider whether it is materially inconsistent with the corporate and consolidated financial statements, or any knowledge we may have acquired in the course of our audit, or if it otherwise appears to be materially incorrect.

We have determined that the Management Report of the Board of Directors contains the disclosures required by Law 4548/2018, and that the Corporate Governance Statement provided for by Article 152 of Law 4548/2018 has been duly drafted.

Based on the work carried out in the course of our audit, it is our opinion that:

- The information included in the Management Report of the Board of Directors for the year ended 31 December 2020 corresponds to the attached corporate and consolidated financial statements;

- The Board of Directors' Management Report has been drawn up in accordance with the current legal requirements of Articles 150, 151, 153 and 154 of Law 4548/2018;

- The Corporate Governance Statement provides the information referred to in Article 152(1)(c) & (d) of Law 4548/2018.

Moreover, on the basis of the knowledge and understanding we have gained during our audit in relation to the Company and the Group 'REDS Real Estate and Services Development Societe Anonyme' and their operating environment, we are obliged to report whether we have identified material misstatements in the Management Report of its Board of Directors or the Other Information received prior to the date of this auditor's report. We have nothing to report on this matter.

Responsibilities of the Board of Directors and persons responsible for governance with regard to corporate and consolidated financial statements

The Board of Directors is responsible for the preparation and fair presentation of the corporate and consolidated financial statements, in accordance with the International Financial Reporting Standards, as these have been adopted by the European Union, the requirements of Law 4548/2018, and for such audit safeguards that the Board of Directors finds necessary in order to ensure the preparation of the corporate and consolidated financial statements that are free of any material misstatements, due either to fraud or error.

In preparing the corporate and consolidated financial statements, the Board of Directors is responsible for assessing the Company and the Group's capacity to continue their activities, disclosing if applicable any issues related to continued activity and use of the going concern accounting principle, unless the Board of Directors either intends to liquidate the Company and the Group or to discontinue its activities or has no other realistic option than to take such actions.

Persons responsible for corporate governance have the responsibility for oversight of the financial reporting process of the Company and the Group.

Auditor's responsibilities for the audit of corporate and consolidated financial statements

Our objectives are to obtain reasonable assurance as to whether the corporate and consolidated financial statements as a whole are free from material misstatement due to fraud or error and to issue an auditor's report containing our opinion. Reasonable assurance is a high level of assurance, but it is not a guarantee that an audit carried out in accordance with the IAS, which have been transposed into Greek legislation, will always identify a material misstatement, when such misstatement exists. Errors may arise from fraud or error and are considered material when, individually or in aggregate, they could reasonably be expected to influence the financial decisions of users made on the basis of these corporate and consolidated financial statements.

As a duty of the audit, according to IAS as transposed into Greek legislation, we exercise professional judgment and maintain professional scepticism throughout the audit. Furthermore:

- We identify and assess the risks of material misstatements in the corporate and consolidated financial statements, whether due to fraud or error, by designing and performing audit procedures that respond to those risks and we obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of failing to detect a material misstatement due to fraud is higher than that due to error, since fraud may involve collusion, forgery, deliberate omissions, false assertions or the bypassing of internal audit safeguards.

- We aim to understand internal audit-related safeguards for the purpose of designing audit procedures appropriate to the circumstances, but not with a view to expressing an opinion on the effectiveness of the Company's and the Group's internal control safeguards.

- We assess the appropriateness of the accounting policies and methods used and the reasonableness of accounting estimates and disclosures made by the Board of Directors.

- We decide on the appropriateness of the Board of Directors' use of the going concern accounting principle based on the audit evidence that has been obtained with regard to whether there is material uncertainty about events or circumstances that may indicate material uncertainty as to the ability of the Company and the Group to continue their activities. If we conclude that there is material uncertainty, we are required to focus attention in the auditor's report on such disclosures in the company and consolidated financial statements, or indicate whether these disclosures are insufficient to differentiate our opinion. Our findings are based on audit evidence obtained up to the date of the auditor's report. However, future events or conditions may result in the Company and the Group ceasing to operate as a going concern.

- We evaluate the overall presentation, structure and content of the corporate and consolidated financial statements, including disclosures, as well as whether the corporate and consolidated financial statements reflect the underlying transactions and events in a manner that ensures their reasonable presentation.

- We gather sufficient and appropriate audit evidence regarding the financial information of the entities or business activities within the Group in order to express an opinion on the corporate and consolidated financial statements. We are responsible for guiding, supervising and executing the audit of the Company and the Group. We remain exclusively responsible for our audit opinion.

Among other things, we notify those in charge of governance regarding the planned scope and timing of the audit, as well as significant audit findings, including any significant deficiencies in the internal controls we identify during our audit.

In addition, we make declarations to those in charge of governance that we have complied with the relevant ethical requirements for independence, and we inform them of all relationships and other matters that may reasonably be considered to affect our independence and the related safeguards, wherever appropriate.

Among the matters communicated to those in charge of governance, we determine those issues that were of paramount importance for the audit of the corporate and consolidated financial statements for the current period, which therefore constitute key audit issues. We describe these issues in the auditor's report.

Report on other legal and regulatory requirements

1. Supplementary Report to the Audit Committee

Our opinion on the attached corporate and consolidated financial statements is consistent with the Supplementary Report submitted to the Company's Audit Committee as per Article 11 of Regulation (EU) 537/2014.

2. Appointment of Auditors

We were initially appointed Certified Auditors & Accountants of the Company by virtue of a decision taken at the Annual Ordinary General Meeting Of Shareholders on 21 June 2006. Our appointment has been successively renewed without interruption, for a total period of 15 years, by decisions of the Annual Ordinary General Meeting Of Shareholders.

Athens, 29 April 2021
The Certified Auditor & Accountant

PricewaterhouseCoopers Auditing
Company SA, 268, Kifissias Ave,
152 32 Halandri
SOEL Reg. No. 113

Fotis Smyrnis
SOEL Reg. No. 52861

D. Annual Financial Statements (Consolidated & Corporate)

in accordance with the International Financial Reporting Standards

(IFRS) for the fiscal year ended on 31 December 2020

Table of Contents

Statement of Financial Position (Consolidated & Corporate)

		CONSOLIDATED FIGURES		COMPANY FIGURES	
	Note	**31-Dec-20**	**31-Dec-19**	**31-Dec-20**	**31-Dec-19**
ASSETS					
Non-current assets					
Property, Plant and Equipment	7	271,426	225,775	-	-
Intangible assets	8	43,505	32,992	-	-
Investments in property	6	124,922,693	125,853,197	8,740,114	8,755,613
Investments in subsidiaries	10	-	-	36,368,250	37,726,280
Deferred tax receivables	21	-	-	45,508	41,833
Financial assets measured at fair value through other comprehensive income	11	1,166,612	1,166,612	1,166,612	1,166,612
Right of use assets	9	104,989	169,596	47,275	73,125
Committed deposits	14	2,838,481	1,187,014	-	-
Other long-term receivables	12	6,700	6,700	3,100	3,100
		129,354,406	**128,641,887**	**46,370,859**	**47,766,563**
Current assets					
Trade and other receivables	12	3,189,418	3,254,226	1,548,799	1,390,702
Committed deposits	14	3,701,509	5,548,389	-	-
Cash and cash equivalents	13	1,661,841	1,783,718	481,135	311,396
		8,552,768	**10,586,333**	**2,029,934**	**1,702,098**
Total assets		**137,907,174**	**139,228,221**	**48,400,793**	**49,468,662**
EQUITY					
Equity attributable to shareholders					
Share capital	15	75,239,698	75,239,698	75,239,698	75,239,698
Share premium	15	1,434,519	1,434,519	1,434,519	1,434,519
Other reserves	16	2,080,648	2,376,119	5,395,238	5,403,515
Retained earnings		14,901,859	14,786,537	(41,165,771)	(41,854,110)
Total equity		**93,656,724**	**93,836,873**	**40,903,684**	**40,223,622**
LIABILITIES					
Non-current liabilities					
Long-term loans	19	33,623,527	16,807,777	2,137,500	3,137,500
Lease liabilities	9	76,577	126,718	43,523	67,595
Employee benefit liabilities	22	265,452	236,175	189,615	174,303
Deferred tax liabilities	21	1,527,280	1,221,500	-	-
Other long-term liabilities	18	1,206,159	1,189,885	-	-
Provisions for other liabilities & expenses	17	750,000	750,000	750,000	750,000
Financial derivatives	20	959,448	1,039,313	-	-
		38,408,443	**21,371,368**	**3,120,637**	**4,129,398**
Short-term liabilities					
Trade and other payables	18	2,527,175	5,119,269	1,362,994	1,106,790
Short-term borrowings	19	3,192,889	18,777,344	3,000,000	4,000,000
Lease liabilities	9	51,944	53,366	13,478	8,853
Other provisions	27	70,000	70,000	-	-
		5,842,007	**24,019,979**	**4,376,472**	**5,115,642**
Total liabilities		**44,250,450**	**45,391,348**	**7,497,109**	**9,245,040**
Total equity and liabilities		**137,907,174**	**139,228,221**	**48,400,793**	**49,468,662**

The notes on pages 56 to 109 form an integral part of these financial statements.

Income Statement (Consolidated & Corporate)

	Note	CONSOLIDATED FIGURES 01/01-31/12/2020	01/01-31/12/2019	COMPANY FIGURES 01/01-31/12/2020	01/01-31/12/2019
Rental income from investment properties	23	6,501,090	6,822,493	-	-
Revenue from the sale of real estate property		-	-	-	-
Income from provision of services		-	50,000	-	50,000
Less: Exploitation expenses	25	(2,495,561)	(2,643,276)	-	(44,705)
Gross results from investment activity		**4,005,529**	**4,229,217**	**-**	**5,295**
Operating expenses	25	(2,417,393)	(2,812,020)	(981,303)	(1,174,213)
Impairment of participations		-	-	-	(560,000)
Other operating income/(expenses) (net)	29	676,899	149,106	153,374	381,695
Operating profit/(loss)		**2,265,035**	**1,566,302**	**(827,929)**	**(1,347,223)**
Income from participating interests	28	338,372	135,326	1,938,372	135,326
Financial income	24	29,736	14,385	234	57
Financial expenses	24	(1,906,922)	(1,355,414)	(423,400)	(363,598)
Profits /(losses) before taxes		**726,221**	**360,599**	**687,278**	**(1,575,438)**
Income tax	27	(610,899)	(420,548)	1,061	110
Profits/ losses for the fiscal year		**115,321**	**(59,949)**	**688,339**	**(1,575,328)**
Attributable to:					
Equity holders of the Parent Company		115,321	(59,949)	688,339	(1,575,328)
- Non controlling interests		-	-	-	-
		115,321	**(59,949)**	**688,339**	**(1,575,328)**
Gains / (losses) per share attributable to shareholders (in EUR)					
Basic & adjusted	30	0.0020	(0.0010)	0.0120	(0.0274)

The notes on pages 56 to 109 form an integral part of these financial statements.

Statement of Comprehensive Income (Consolidated & Corporate)

	Note	CONSOLIDATED FIGURES		COMPANY FIGURES	
		01/01-31/12/2020	01/01-31/12/2019	01/01-31/12/2020	01/01-31/12/2019
Net profit/ (loss) for the fiscal period		**115,321**	**(59,949)**	**688,339**	**(1,575,328)**
Other comprehensive income					
Items that can be reclassified later in results					
Foreign exchange differences	16	(325,568)	(477,193)	-	-
Cash flow hedging	16	48,141	52,055	-	-
Other		-	-	-	-
Items that cannot be reclassified later in results					
Reserves of financial assets at fair value through other comprehensive income		-	359,600	-	359,600
Actuarial profit/(loss)	16	(18,044)	1,859	(8,277)	(4,798)
Other comprehensive income/(expenses)**(net, after taxes)**		**(295,471)**	**(63,679)**	**(8,277)**	**354,802**
Total comprehensive income / (expenses) after taxes		**(180,150)**	**(123,628)**	**680,062**	**(1,220,526)**
Attributable to:					
Equity holders of the Parent Company		(180,150)	(123,628)	680,062	(1,220,526)
- Non controlling interests		-	-	-	-

The notes on pages 56 to 109 form an integral part of these financial statements.

Statement of Changes in Equity (Consolidated & Corporate)

	Note	CONSOLIDATED FIGURES				
		Share capital	Share premium	Other reserves	Results carried forward	Total
1 January 2019		**75,239,698**	**1,434,519**	**2,367,760**	**14,918,524**	**93,960,501**
Net earnings/ (losses) for the fiscal year		-	-	-	(59,949)	(59,949)
Other comprehensive Income for the fiscal year						
Foreign exchange differences	16	-	-	(477,193)	-	(477,193)
Change in value of cash flow compensation	16	-	-	52,055	-	52,055
reserve assets at fair value through other comprehensive income	16	-		359,600	-	359,600
Actuarial profit/ (losses)	16	-	-	1,859	-	1,859
Other comprehensive income/ (expenses) for the period (net, after taxes)		-	-	(63,679)	-	(63,679)
Total comprehensive income/ (expenses) for the fiscal year		**-**	**-**	**(63,679)**	**(59,949)**	**(123,628)**
Transfer to reserves		-	-	72,038	(72,038)	-
31 December 2019		**75,239,698**	**1,434,519**	**2,376,119**	**14,786,537**	**93,836,873**
1 January 2020		**75,239,698**	**1,434,519**	**2,376,119**	**14,786,537**	**93,836,873**
Net earnings/ (losses) for the fiscal year		-	-	-	115,321	115,321
Other comprehensive Income for the fiscal year						
Foreign exchange differences	16	-	-	(325,568)	-	(325,568)
Changes in value of cash flow hedging	16	-	-	48,141	-	48,141
Actuarial profit/ (losses)	16	-	-	(18,044)	-	(18,044)
Other comprehensive income/ (expenses) for the period (net, after taxes)		-	-	(295,471)	-	(295,471)
Total comprehensive income/ (expenses) for the fiscal year		**-**	**-**	**(295,471)**	**115,321**	**(180,149)**
31 December 2020		**75,239,698**	**1,434,519**	**2,080,648**	**14,901,858**	**93,656,724**

The notes on pages 56 to 109 form an integral part of these financial statements.

COMPANY FIGURES

	Note	Share capital	Share premium	Other reserves	Results carried forward	Total
1 January 2019		**75,239,698**	**1,434,519**	**5,048,713**	**(40,278,782)**	**41,444,149**
Net earnings/ (losses) for the fiscal year		-	-	-	(1,575,328)	(1,575,328)
Other comprehensive Income for the fiscal year						
Reserves of financial assets at fair value through other comprehensive income	16	-	-	359,600	-	359,600
Actuarial profit/ (losses)	16	-	-	(4,798)	-	(4,798)
Other comprehensive income/ (expenses) for the period (net, after taxes)		-	-	354,802	-	354,802
Total comprehensive income/ (expenses) for the fiscal year		-	-	**354,802**	**(1,575,328)**	**(1,220,526)**
31 December 2019		**75,239,698**	**1,434,519**	**5,403,515**	**(41,854,110)**	**40,223,622**
1 January 2020		**75,239,698**	**1,434,519**	**5,403,515**	**(41,854,110)**	**40,223,622**
Net earnings/ (losses) for the fiscal year		-	-	-	688,339	688,339
Other comprehensive Income for the fiscal year						
Actuarial profit/ (losses)	16	-	-	(8,277)	-	(8,277)
Other comprehensive income/ (expenses) for the period (net, after taxes)		-	-	(8,277)	-	(8,277)
Total comprehensive income/ (expenses) for the fiscal year		-	-	**(8,277)**	**688,339**	**680,062**
31 December 2020		**75,239,698**	**1,434,519**	**5,395,238**	**(41,165,771)**	**40,903,684**

The notes on pages 56 to 109 form an integral part of these financial statements.

Cash Flow Statement (Consolidated & Corporate)

	Note	CONSOLIDATED FIGURES		COMPANY FIGURES	
		31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Operating activities					
Profits /(losses) before taxes		726,221	360,599	687,278	(1,575,438)
Plus / minus adjustments for:					
Depreciation and amortisation	6, 7, 8, 9	1,770,521	1,473,031	41,350	39,241
Impairment		-	-	-	560,000
Provisions	22	5,536	20,157	4,421	5,468
Foreign exchange differences		(3,117)	(4,264)	-	-
Results (income, expenses, profit & losses) from investment activities		(368,108)	(149,711)	(1,938,606)	(135,383)
Debt interest and related expenses		1,908,746	1,359,125	423,399	363,598
Plus/minus adjustments for changes in working capital accounts or relating to operating activities:					
Reduction/(increase) in inventories		-	-	-	-
Reduction/(increase) in receivables		(586,238)	(1,994,041)	44,949	219,640
(Reduction)/ increase in liabilities (excluding banks)		1,515,784	3,078,390	641,899	(60,810)
Less:					
Debt interest and related expenses paid		(2,459,320)	(1,433,757)	(671,127)	(361,485)
Taxes paid		(351,493)	(352,111)	-	-
Total inflows/(outflows) from operating activities (a)		**2,158,533**	**2,357,418**	**(766,437)**	**(945,169)**
Investment activities					
(Increase) / decrease in share capital in subsidiaries, associates, & other joint ventures	10	-	-	1,358,030	(385,110)
Dividends received	10, 28	-	270,651	1,600,000	270,651
Purchase of tangible and intangible fixed assets and investments in real estate property	6, 7, 8	(3,859,555)	(12,351,443)	-	-
Interest received		29,736	103,338	234	57
Total inputs / (outputs) from investment activities (b)		**(3,829,819)**	**(11,977,454)**	**2,958,264**	**(114,401)**
Financing activities					
Loans received		35,872,000	12,000,000	-	1,190,000
Loans repaid		(34,459,150)	(211,818)	(2,000,000)	-
Committed deposits	14	195,412	(697,227)	-	-
Lease liability capital payments		(58,855)	(51,870)	(22,089)	(22,532)
Total inflows/(outflows) from financing activities (c)		**1,549,407**	**11,039,085**	**(2,022,089)**	**1,167,469**
Net increase / (decrease) in cash & period equivalents (a) + (b) + (c)		(121,878)	1,419,050	169,738	107,898
Cash and cash equivalents at fiscal year start	13	1,783,718	364,669	311,396	203,498
Cash and cash equivalents at fiscal year end	13	**1,661,840**	**1,783,718**	**481,135**	**311,396**

The notes on pages 56 to 109 form an integral part of these financial statements.

Notes to the financial statements (Consolidated & Corporate)

1 General information

The Company and the Group operate in the real estate property management industry. Its main activity is the development, sale and exploitation of privately owned or operationally-leased real estate properties. The Group is active in Greece and Romania.

The Company is incorporated and established in Greece, and its registered offices are located at 25, Ermou Street, Nea Kifissia, Attica.

The Company is a subsidiary of ELLAKTOR SA (with holdings of 55.46%), which is listed on the Athens Stock Exchange. These financial statements are included in the consolidated financial statements prepared by the company ELLAKTOR SA established in Greece.

The Company's shares are traded on the Athens Stock Exchange and are classified in the ATHEX Select index.

These annual consolidated and company financial statements (hereinafter referred to as 'the financial statements') of 31 December 2020 were approved by the Board of Directors on 28 April 2021 and are subject to approval by the General Meeting of Shareholders. They are available from the Company's website https://www.reds.gr under the heading 'Investor Information', in the subsection 'Financial Data' / 'Balance Sheets - Certified Auditors' Certificates'.

2 Summary of significant accounting policies

2.1 Basis for the preparation of the financial statements

The basic accounting principles applied in the preparation of these financial statements are set out below. These principles have been consistently applied to all fiscal years that are presented unless otherwise stated.

The financial statements include the corporate financial statements of REDS SA (the Company) and the consolidated financial statements of the Company and its subsidiaries (collectively referred to as the Group), for the year ended 31 December 2020.

These company and consolidated financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS) and the Interpretations of the International Financial Reporting Interpretations Committee (IFRIC), as these have been adopted by the European Union. The financial statements have been prepared in accordance with the historical cost rule, apart from financial assets (including derivatives) that have been categorised at fair value through the income statement or through other income.

The preparation of the financial statements under IFRS requires the use of accounting estimates and assumptions by the Management in implementing the accounting policies adopted. Areas that involve a significant degree of judgment or complexity, or where assumptions and estimates significantly affect the financial statements, are listed in Note 4.

2.1.1. Going concern

The financial statements of 31 December 2020 have been prepared in accordance with the International Financial Reporting Standards (IFRS) and provide a reasonable presentation of the Group's financial position, profit and loss, and cash flows in accordance with the going concern principle.

The Group 's activities in Greece are substantial and current macroeconomic conditions may affect the Group in the following areas:

- Falling consumption, which may negatively affect the sales volume of the stores and the performance of the shopping centre in general;

- Potential inability of customers to meet their obligations, either due to the limitation of their economic activity or due to the weakness of the domestic banking system;

- Impairment of assets, as a result of the fall in the fair value of real estate investments;

Despite the existence of the aforementioned risks, the Group's activities continue normally. The Management continually assesses the situation and its possible consequences for the Group, in order to ensure that all necessary and possible measures and actions are promptly taken to minimise any negative impact, as well as to capitalise on positive developments. After careful examination, the Group considers that: (a) use of the going concern principle for preparation of the financial statements is not affected; (b) the assets and liabilities of the Group are accurately represented in relation to the accounting principles applied by the Group; and c) operating programmes and initiatives are in place to address any problems that may arise in relation to the Group's activities.

Impact of COVID-19

As far as the Group and the real estate development segment is concerned, the public health threat of COVID-19 has affected, and continues to affect, prevailing conditions and the status quo of the market. As part of the measures to contain the spread of the pandemic, the operation of shopping centres was suspended by decision of the government from 13 March 2020 until 4 May 2020, when the Smart Park began gradually reopening with a limited number of stores, with all stores reopening as of 11 May 2020. Furthermore, in accordance with the Legislative Act, lessees of commercial premises were exempt from the obligation to pay 40% of the total rent due for the months of March, April, May and June 2020. In accordance with a subsequent Ministerial Decision, the waiver was extended to include the months of July and September for catering companies, cinemas and cultural enterprises. Pursuant to further decisions by the Greek government under new emergency measures to address the pandemic, mandatory rent waivers of 40% followed for the months of November and December 2020. As a result of the above, fixed revenues from rents for the months March to December 2020 were reduced by EUR 1.3 million as fully reflected in the financial results of the Group for the period from 1 January 2020 to 31 December 2020, despite the fact that the impact was somewhat offset by the expansion of the commercial park and the increase in the number of commercial leases.

The Management of the Group considers that there is no substantial risk from bad debts other than those for which sufficient provisions have already been formed. In addition, the credit risk from customers is significantly reduced due to the Group's policy of obtaining bank letters of guarantee from lessees. See Note 3.1.

Given the uncertainty created by the spread of the pandemic and the potential future impact on real estate markets not only in our country but internationally, and also given the absence of sufficient comparative data, conditions of estimation uncertainty are created. However, with regard to the values of the Group's real estate investment properties, the risk of impairment due to the impact of COVID-19 is limited, since investment properties are measured at cost and not at fair value, in accordance with the accounting principles adopted by the Group. See Note 6.

It is noted that the Group has significantly improved its liquidity at the balance sheet date due to the conversion of short-term loan liabilities into long-term, with the financing of the needs of the new Smart Park expansion through signature of an ordinary bond loan agreement by the subsidiary company YIALOU EMPORIKI & TOURISTIKI SA on 14 May 2020, in an amount of up to EUR 41.5
million (EUR 36.5m + 5m VAT loan), which includes refinancing of the existing loan of EUR 15.3 million. See Note 19.

Impact of the Covid-19 pandemic for the year 2021

The effects of the pandemic continue to affect the financial situation of the Group in 2021. The Government has made legislative arrangements to exempt lessees from payment of their full rent for the months of January to April. Lessors (legal entities) will also receive 60% of the rents in compensation over the corresponding period. Taking into account the above legislative arrangements, the impact on total revenues for the first four months of 2021 amounts to approximately EUR 0.9 million. Given that the main activity of the Group is the operation of the Smart Park, subsequent to the decisions of the government, the Company and the Group have adapted their mode of operation in order to meet these demands and reduce the impact of the consequences to the minimum possible.

The Management of the Company has carried out all of the analyses necessary in order to verify the availability of adequate cash flows at the level of the Company, and also of the Group. The cash and cash equivalents of the Group are sufficient to ensure coverage of its liabilities. In addition, according to estimates it is foreseen that the Group's loans will continue to be serviced as per key financial indicators.

2.1.2. Macroeconomic conditions in Greece

Global economic activity shrank significantly in 2020 due to the severe effects of the coronavirus and the implementation of lockdowns. Consumption has fallen, while services, industrial production and construction activity have been severely disrupted. These developments led to a 6.8% fall in GDP in the Eurozone countries.

In its most recent economic report on Greece, published in February 2021 (‘Winter 2021 Economic forecasts’), the European Commission estimates that the fall in GDP in 2020 was -10%, but expects that it will recover in 2021 to a rate of +3.5%.

In order to tackle the economic crisis due to the coronavirus, the European Union has reached a historic agreement on a new seven-year budget for the period 2021-2027 of EUR 1.074 billion and a Recovery Fund of €750 billion, from which Greece is to receive a total of over €70 billion. Greece will receive €32 billion from the Recovery Fund of which EUR 19.5 billion relates to grants and EUR 12.5 billion to loans, and will also receive nearly EUR 40 billion from the Multiannual Financial Framework via the NSRF and the Common Agricultural Policy in the period 2021-2027. The Greek government has declared that infrastructure is one of the priority areas into which the above funds are to be channelled.

The Management continually assesses the situation and its possible consequences for the Group, in order to ensure that all necessary and possible measures and actions are promptly taken to minimise any negative impact, as well as to capitalise on positive developments.

2.2 New standards, amendments to standards and interpretations

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for accounting periods beginning on or after 1 January 2020. The Group's evaluation of the effects of these new standards, amendments to standards and interpretations is presented below.

Standards and interpretations effective for the current financial year

IFRS 3 (Amendments) 'Definition of a business'

The new definition focuses on the concept of business outputs in the form of goods and services provided to customers, contrary to the previous definition that focused on outputs in the form of dividends, reduced cost or other financial benefits to investors and third parties. It further clarifies that, in order to be considered a business, a complete set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs. Lastly, it introduces the possibility of an optional test (the concentration test) which simplifies the assessment of whether an acquired set of activities and assets constitutes a business or not. The adoption of the above amendments had no impact on the Company's financial statements.

IAS 1 and IAS 8 (Amendments) 'Definition of material'

The amendments clarify the definition of 'material' and how it should be used, supplementing the definition with instructions that have to date been provided in other parts of the IFRS. In addition, the explanations accompanying the definition have been improved. Finally, the amendments ensure that the definition of material is consistent across all IFRSs. The adoption of the above amendments had no impact on the Company's financial statements.

IFRS 9, IAS 39 and IFRS 7 (Amendments) 'Interest rate benchmark reform'

The amendments modify certain specific hedge accounting requirements to provide relief from potential effects of the uncertainty caused by interest rate benchmark reform. In addition, the amendments require companies to provide additional information to investors about their hedging relationships which are directly affected by these uncertainties. The adoption of the above amendments had no impact on the Company's financial statements.

Standards and interpretations effective for subsequent periods

IFRS 16 (Amendment) 'COVID-19-Related Rent Concessions' (effective for annual periods beginning on or after 1 June 2020)

The amendment provides lessees (but not lessors) with relief in the form of an optional exemption from assessing whether a rent concession related to COVID-19 is a lease modification. Lessees may elect to account for rent concessions in the same way as they would changes not considered to be lease modifications. The application of this amendment is not expected to have an important impact on the Group's financial statements.

IFRS 16 (Amendment) 'COVID-19-related Rent Concessions' - Extension of application period (effective for annual accounting periods beginning on or after 1 April 2021)

The amendment extends the practical facility granted for rent concessions by one year to cover reductions to rents due on or by 30 June 2022. The amendment has not yet been endorsed by the EU. The implementation of the amendment is expected to have an impact on the Group's financial statements.

IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 (Amendments) 'Interest rate benchmark reform – Phase 2' (effective for annual accounting periods beginning on or after 1 January 2021)

The amendments complement those issued in 2019 and focus on the effects on financial statements when a company replaces the old interest rate benchmark with an alternative benchmark rate as a result of the reform. More specifically, the amendments relate to how a company should account for changes in the contractual cash flows of financial instruments, how it should account for the change in its hedging relationships, and the information it must disclose. The application of this amendment is not expected to have an important impact on the Group's financial statements.

IAS 16 (Amendment) 'Property, Plant and Equipment – Proceeds before intended use' (effective for annual accounting periods beginning on or after 1 January 2022)

The amendment prohibits an entity from deducting from the cost of an item of PP&E any proceeds received from selling items produced while the entity is preparing the asset for its intended use. It also requires entities to separately disclose the amounts of proceeds and costs relating to items produced that are not an output of the entity's ordinary activities. The amendment has not yet been endorsed by the EU. The implementation of the amendment is not expected to have an impact on the Group's financial statements.

IAS 37 (Amendment) 'Onerous contracts – Cost of fulfilling a contract' (effective for annual accounting periods beginning on or after 1 January 2022)

The amendment clarifies that the cost of fulfilling the contract includes both the incremental costs of fulfilling that contract and an allocation of other costs that are directly related to fulfilling contracts. The amendment also clarifies that, before a separate provision for an onerous contract is established, an entity recognises any impairment loss that has occurred on assets that relate directly to the contract, rather than on assets dedicated to that contract. The amendment has not yet been endorsed by the EU. The implementation of the amendment is not expected to have an impact on the Group's financial statements.

IFRS 3 (Amendment) 'Reference to the Conceptual Framework' (effective for annual accounting periods beginning on or after 1 January 2022)

The amendment updated the standard to refer to the 2018 Conceptual Framework for Financial Reporting, in order to determine what constitutes an asset or a liability in a business combination. In addition, an exemption was added for certain types of liabilities and contingent liabilities acquired in a business combination. Finally, it also clarified that the acquirer should not recognise contingent assets, as defined in IAS 37, at the acquisition date. The amendment has not yet been endorsed by the EU. The implementation of the amendment is not expected to have an impact on the Group's financial statements.

IAS 1 (Amendment) 'Classification of liabilities as current or non-current' (effective for annual accounting periods beginning on or after 1 January 2023)

The amendment clarifies that liabilities are classified as either current or non-current depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the reporting date. The amendment also clarifies what IAS 1 means when it refers to the 'settlement' of a liability. The amendment has not yet been endorsed by the EU. The application of this amendment is not expected to have an important impact on the Group's financial statements.

IAS 1 (Amendments) 'Presentation of Financial Statements' and FRS Practice Statement 2 'Disclosure of accounting policies' (effective for annual accounting periods beginning on or after 1 January 2023)

The amendments require entities to disclose their accounting policies when they are material and to provide guidance on the meaning of 'material' when it is applied to accounting policy disclosures. The amendments have not yet been endorsed by the EU. The application of these amendments is not expected to have a significant impact on the Group's financial statements.

IAS 8 (Amendments) 'Accounting policies, changes in accounting estimates and errors: Definition of accounting estimates' (effective for annual periods beginning on or after 1 January 2023)

The amendments clarify how companies should distinguish changes in accounting policies from changes in accounting estimates. The amendments have not yet been endorsed by the EU. The application of these amendments is not expected to have a significant impact on the Group's financial statements.

Annual Improvements to IFRS Standards 2018–2020 (effective for annual accounting periods beginning on or after 1 January 2022)

The amendments set out below include changes to four IFRSs. The amendments have not yet been endorsed by the EU. The application of these amendments is not expected to have a significant impact on the Group's financial statements.

IFRS 9 'Financial Instruments'

The amendment addresses which fees and costs should be included in the '10 per cent test' for the derecognition of financial liabilities. The respective costs or fees could be paid to either third parties or the lender. Under the amendment, costs or fees paid to third parties will not be included in the 10% test.

IFRS 16 'Leases'

The amendment removed the illustration of payments from the lessor relating to leasehold improvements in Illustrative Example 13 of the standard in order to remove any potential confusion about the treatment of lease incentives.

2.3 Comparative information

Comparative amounts have been adjusted as necessary for the sake of consistency with changes in the presentation for the current year.

2.4 Rounding

The amounts contained in the financial statements have been rounded in euros, and any differences that may exist are due to such rounding.

2.5 Consolidation

All the companies of the Group are fully controlled by the parent company.

Subsidiaries are companies over which the parent company exercises control. The Group controls an entity when the Group is exposed or entitled to variable income from its participation in the entity and has the ability to influence that income through its ability to influence the activities of the entity. Subsidiaries are considered to be fully consolidated from the date on which control over them is acquired, and cease to be consolidated from the date on which such control ceases.

The Group uses the acquisition method to account for all business combinations, regardless of whether equity shares or other assets are acquired. The acquisition price of a subsidiary consists of:

- the fair value of the assets and liabilities;
- the obligations assumed by the acquirer in relation to the previous owners;

- the participatory rights issued by the Group;
- the acquisition cost includes the fair value of assets or liabilities arising from contingent consideration arrangements;
- the fair value of any pre-existing shares in the subsidiary;

Recognised acquired assets and liabilities and contingent liabilities entered into in a business combination are initially measured, with few exceptions, at their fair value on their acquisition date. In each case of an acquisition, the Group recognises any non-controlling interest in the subsidiary either at fair value or at the value of the share of the non-controlling interest in the equity of the acquired subsidiary.

The costs associated with the acquisition are entered in the income statement.

The excess amount between the sum

- of the acquisition price
- the amount recognised as non-controlling interests and
- the fair value of any Group share held in the subsidiary prior to acquisition, and the fair value of the net position of the amount recognised as goodwill in the acquired subsidiary. If the acquisition cost is less than the fair value of the acquired company's equity, the difference is recognised as revenue directly in the income statement.

That part of the acquisition cost that exceeds the fair value of the acquired company's equity is recognised as goodwill. If these amounts are less than the fair value of the net worth of the subsidiary acquired, the difference is recognised directly in the income statement as profit from a market opportunity.

Inter-company transactions, balances and unrealised gains on transactions between group companies are eliminated from profit. Unrecognised losses are also eliminated unless the transaction indicates evidence of impairment of the transferred asset. The accounting principles used by subsidiary companies are the same as those adopted by the Group. In the parent company's Statement of Financial Position, subsidiaries are valued at cost less any impairment.

In the event of transactions involving increases in the Group's interests in subsidiaries that are outside the scope of IFRS 3, the Group recognises any outcome arising from the difference between the fair value of the consideration paid and the book value of third party interests that were purchased directly in equity.

2.6 Segment information

Reports by segment are prepared in line with the internal financial reports provided to the Chairperson, the CEO and other executives of the Board of Directors, who are the persons primarily responsible for business decisions. The key persons responsible for decision-making undertake to establish strategy, allocate resources, and evaluate the performance of each business segment.

2.7 Foreign exchange conversions

(a) Functional and presentation currency

The items in the financial statements of the Group's companies are measured in the currency of the primary economic environment in which the Group operates ('functional currency'). The consolidated financial statements are reported in euros, which is the functional currency and the reporting currency of the parent Company.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of transaction. Profits and losses from foreign exchange differences that result from the settlement of such transactions during the year, and from the conversion of monetary items denominated in foreign currency, using the rate in effect at the balance sheet date, are recorded in the results. Foreign exchange differences on non-monetary items that are measured at fair value are considered part of fair value and therefore respective differences are recorded.

(c) Group Companies

The results and financial position of all group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

i) The assets and liabilities are converted using the rates in effect at the balance sheet date;

ii) Income and expenses are converted at the average exchange rates for the period (unless the average exchange rate is not a reasonable approximation of the cumulative effect of the exchange rates prevailing at the dates of the transactions, in which case income and expenses are translated at the exchange rates valid on the transaction dates) and

iii) The resulting exchange rate differences are recorded in the statement of other income and are transferred to the results on sale of these companies.

2.8 Investments in real estate property

Properties that are held for long-term leasing purposes or for capital gains or both, and are not used by Group companies, are categorised as investments in property. Properties that are constructed or developed for future use as investments are categorised at the start as investments in property. Investments in property include privately-owned plots of land and buildings.

Investment property is initially recognised at cost, including related direct acquisition costs and, if applicable, the costs of borrowing (note 2.27). After initial recognition, investments in property are valued at cost, less depreciation and any impairment. Impairment of real estate investments is recognised in the income statement. Depreciation of investments in property is calculated using the straight-line method, based on their useful life estimated at 40 years, with the exception of non-renovated listed buildings the depreciation of which is calculated over 20 years. Properties constructed or developed for future use as investments in property are shown at cost and are not depreciated until construction or development is completed.

Subsequent expenditure is added to the book value of the property only if it is probable that future financial benefits related to the property in question will flow to the Group, and their cost can be reliably measured. All other costs of repairs and maintenance burden the results of the year to which they relate.

If an investment in property is converted to an asset for own use, then it is classified in tangible assets.

2.9 Leases

(a) The Group as lessee

Assets and liabilities arising from leases are initially measured at the present value of future leases. The liabilities from financial leases are shown in the table below:

- Fixed sum payments with deduction of any receivables related to rent incentives
- Variable sum payments based on an index or percentage
- Payments that are expected to be made by the lessee as guaranteed residual values
- Payments related to the price for exercising the right of purchase, when the exercise of the right by the lessee is almost certain
- Payments for penalties for early termination of the lease, if it is considered reasonable that the lessee will proceed to the termination of the contract

Rent payments are discounted using the imputed rental rate. If this interest rate cannot be determined, then the lessee uses the incremental borrowing rate, which is the rate at which the lessee would borrow funds to purchase an asset of similar value in a similar economic environment and under the same commercial terms and conditions.

The right to use an asset is measured at cost and includes the following sums:

- The sum arising from initial measurement of the lease liability
- Lease payments made before or at the commencement of the lease with deduction of any lease incentives received
- Any initial costs directly related to the lease
- Costs related to the restoration of the lease

Each rent payment is divided between the liability and the financial cost. The financial expense is charged to the income statement at the time of the lease and is calculated at a fixed interest rate on the balance of the liability for each period. The value of the right of use asset is amortised using the straight-line method in equal installments charged either over the useful life of the asset having the right of use, or over the term of the contract, whichever is the shorter. In the event that the right of use pertains to an investment property, then the value of the right of use is depreciated through the income statement as a change in the fair value of investments in property.

Payments related to short-term leases, as well as for contracts where the asset is of small value, are recognised as an expense in the income statement over the term of the lease. Leases with a duration of up to 12 months are treated as short-term contracts. Small value assets mainly include office and computer equipment.

(b) Group company as lessor

Properties leased through operating leases are included in investments in property and are measured at cost (Note 2.6). Note 2.24 describes the accounting principle used for recognition of income from leases.

2.10 Property, plant and equipment

Fixed assets are reported in the financial statements at acquisition cost less accumulated depreciation and any impairment. Acquisition costs include all costs directly attributable to the acquisition of the items.

Subsequent expenses are recorded as an increase in the book value of the property, plant and equipment or as a separate asset only if it is probable that future financial benefits will flow to the Group and their cost can be measured reliably. The costs of repairs and maintenance are recorded in the income statement as they arise.

Land is not subject to depreciation. Depreciation of other tangible assets (PPE) is calculated using the straight-line method over their useful life as follows:

- Vehicles	6 - 9	years
- Other equipment	5 - 10	years

The residual values and useful economic life of tangible assets are subject to reassessment at least on each balance sheet date.

When the book values of tangible assets exceed their recoverable values, the difference (impairment) is entered in the income statement as an expense.

When tangible assets are sold, any difference between the proceeds and their undepreciated book value is recorded as profit or loss in the income statement.

Financial expenses related to the construction of assets are capitalised for the period required for the completion of construction (note 2.27).

2.11 Intangible Assets

Intangible assets mainly include software licences, which are valued at acquisition cost less depreciation and any impairment. Impairment loss is recognised in the income statement. Depreciation is accounted for using the straight line method over the useful life of the assets in question, which ranges from 1 to 10 years.

2.12 Impairment of non-financial assets

Assets that are depreciated are subject to impairment assessment when indications exist that their book value is not recoverable. An impairment loss is recognised for the amount by which the book value of the asset exceeds its recoverable value.

The recoverable value is the higher of fair value, reduced by the cost required for the disposal, and value in use (current value of anticipated cash flows to be generated, based on the management's estimates of future financial and operating conditions). To estimate the impairment losses, the assets are included in the smallest possible cash-generating units. Any non-financial assets that have been impaired, apart from goodwill, are reassessed for potential reversal of impairment on each balance sheet date.

2.13 Financial assets

During the current and comparative periods, the Group holds the following financial assets:

- Trade receivables (note 2.15)
- Cash and cash equivalents and committed deposits (notes 2.16 and 2.17)
- Investments in equity

(a) Classification

The Group classifies financial assets in the following categories for measurement purposes:

- Financial assets at fair value (either through other comprehensive income or through the income statement);
- Financial assets at amortised cost

The classification depends on the business model of the Company as far as management of financial assets is concerned, and the characteristics of the contractual cash flows of the financial asset.

(b) Recognition and derecognition

Typical purchases and sales of investments are recognised as of the date on which the transaction takes place, i.e. the date on which the Group commits to purchase or sell the asset. Investments cease to be recognised when the cash flow rights from the financial assets expire or are transferred and the Group has materially transferred all the risks and rewards associated with ownership thereof.

(c) Measurement

On initial recognition, in the event that the financial asset is not measured at fair value through the income statement, the Group measures will value said financial asset at fair value plus transaction costs. The transaction costs of financial assets not measured at fair value through profit or loss are entered directly in the income statement.

Investments in debt securities

The Group has not held any debt securities during the current or comparative periods.

Investments in equity

The Group measures all equity instruments at fair value. When the Group chooses to recognise any gains or losses from the measurement of equity instruments at fair value in other comprehensive income, any gains or losses are not reclassified in the income statement after the investment is derecognised. Dividends are recognised in the income statement under the item 'income from shares' when the Group's right to receive payment is established.

Changes in the fair value of financial assets measured at fair value through profit or loss are recognised in the income statement as they arise. Impairment losses (and any reversal of impairment losses) deriving from equity shares valued at fair value through other comprehensive income are not presented separately from other changes in fair value.

Note 3.2 provides information regarding determination of the fair value of financial assets.

(d) Impairment

The Group determines the impairment loss against the expected credit losses for financial assets that are measured at amortised cost. The relevant methodology depends on whether there is a significantly increased credit risk.

The Group holds the following financial assets that fall under the expected credit losses model:

- Cash and cash equivalents
- Committed deposits
- Trade receivables

For trade receivables, the company applies the simplified approach indicated under the provisions of by IFRS 9. Based on this approach, the Group recognises the expected credit losses from initial recognition and over the life of the trade receivables (expected lifetime losses). To determine expected credit losses, the customer base is grouped according to the credit profile of customers using historical data, taking into account future factors in relation to debtors and the financial environment.

2.14 Inventory

Investments in property for which construction begins with the purpose of future sale are reclassified as inventories at book value on the balance sheet date. They are subsequently measured at the lower of cost and net realisable value. Net realisable value is calculated on the basis of current selling prices for inventories in the ordinary course of business, less any costs of sale.

2.15 Trade and other receivables

Trade receivables are the amounts owed by customers for provision of services during the normal operation of the business. Trade receivables are initially recognised at the amount of the price not subject to conditions, unless they contain an important source of funding, in which case they are recognised at fair value. The Group retains its trade receivables for the purpose of collecting contractual cash flows, and as such it subsequently measures them at amortised cost using the effective interest method, less any impairment losses. See note 2.13 for a description of the impairment policies applied by the Group.

2.16 Cash and cash equivalents

Cash and cash equivalents include cash, sight deposits and short-term, up to 3 months highly liquid investments that are readily convertible to specific cash sums and present minimal risk of changes in value. Cash and cash equivalents are subsequently measured at amortised cost using the effective interest method.

2.17 Committed deposits

Committed deposits are cash equivalents not readily available for use. Such cash equivalents cannot be used by the Group until a specific point in time or until a specific future event occurs. In cases where committed deposits are expected to be used within one year of the date of the statement of financial position, they are classified as a short-term asset. However, if they are not expected to be used within one year from the date of the statement of financial position, they are classified as a long-term asset. Committed deposits are disclosed in a separate line in the statement of financial position, but are taken into consideration together with cash and cash equivalents and time deposits of more than 3 months when calculating the gearing ratio. Cash and cash equivalents are subsequently measured at amortised cost using the effective interest method.

2.18 Share capital

Share capital includes the common shares of the Company. Direct expenses for the issue of shares are shown after subtraction of the respective income tax, as a reduction in the proceeds derived from the issue.

2.19 Borrowings

Borrowings are initially recorded at fair value, net of direct transaction costs incurred. Borrowings are subsequently calculated at amortised cost using the effective interest rate method. Any difference between the proceeds collected (net of respective costs) and the repayment value is recognised in the income statement over the period of the loan using the effective interest rate method.

Loans are derecognised from the statement of financial position when, and only when, they are repaid i.e. when the obligation specified in the contract is fulfilled, cancelled or expires. The difference between the book value of a financial liability that is settled or transferred to another party and the consideration paid, including any transferred non-cash assets or any liabilities, is recognised in the income statement, in other income, or in financial expenses.

When the contractual cash flows of a loan are renegotiated or otherwise modified, and the renegotiation or modification does not result in the termination of the loan in question, the Company recalculates its book values and recognises gains or losses from the modification in the income statement. The book value of the loan is recalculated as the present value of contractual cash flows, following renegotiation or modification, which have been discounted at the original effective interest rate. Any costs or fees incurred constitute an adjustment to the book value of the modified loan agreement and are amortised over its remaining life.

Borrowings are classified as current liabilities unless the Group possesses the unconditional right to defer settlement of the liability for a minimum of 12 months from the balance sheet date.

2.20 Financial derivatives

The conclusion of derivative financial instrument contracts, designed to hedge exposure to interest rate change risk associated with long-term loan agreements, are evaluated by Group companies on a case-by-case basis.

At the start of any such transaction, the Group reviews the relationship between the hedging instruments and the hedged items, as well as the risk management strategy for undertaking various hedging actions. This process involves linking all derivatives that are defined as hedging instruments against specific assets and liabilities, or specific commitments, or prospective future transactions. In addition, the likely effectiveness of derivatives used in the hedging transactions in neutralising fluctuations in current values or cash flows of hedged items is assessed at the onset of hedging and on an ongoing basis.

The total fair value of hedging derivatives is classified under non-current assets or long-term liabilities when the remaining hedged asset has a maturity over 12 months, or under current assets or short-term liabilities when the residual maturity of the hedged asset is less than 12 months.

Cash flow hedging

IFRS 9 includes the continued application of IAS 39 requirements with regard to hedge accounting as an accounting policy option, which the Group has chosen to take advantage of.

Derivative assets are initially recognised at fair value as of the date of the respective agreement.

That part of the change in the fair value of the derivative that is considered effective and to meet cash flow hedging criteria is recognised in the Statement of Comprehensive Income. Profit or loss associated with the non-effective portion of the change is recognised directly in the income statement under ‘Financial expenses (income) - net’.

The cumulative amount recorded in equity is transferred to the Income Statement in the periods during which the hedged item affects the profit or loss of the respective period. The gain or loss associated with the effective part of the hedge of floating rate swaps is recognised in the Income Statement at the same time as the interest on the hedged loan is recognised under the heading 'Financial expenses (income) - net'.

When a financial product matures or is sold, or when a hedging relationship no longer meets the criteria for hedge accounting, the cumulative profit or loss which is shown up to that point in time under equity will remain in equity, and will be recognised when the expected transaction is ultimately transferred to the Income Statement. When a prospective transaction is no longer expected to occur, the cumulative gains or losses recorded in equity are transferred directly to the Income Statement, under 'Other operating income /(expenses) (net)'.

2.21 Current and deferred taxation

Income tax for the period is the tax calculated on the taxable income of the current period based on the tax rate applicable in each country, adjusted for any changes in deferred tax receivables and liabilities due to temporary differences and unused tax losses.

The liability arising from current income tax is calculated on the basis of legislation currently in force or which was in force at the end of the fiscal year in the countries where the Company and the Group's subsidiary companies and related entities generate taxable income. Management periodically reviews positions in tax declarations with regard to circumstances where tax legislation is open to interpretation. It also makes provisions, where necessary, in relation to the amounts that are expected to be payable to the tax authorities.

Deferred income tax is calculated using the liability method which arises from temporary differences between the book value and the tax base of assets and liabilities. Deferred income tax is not taken into account if it arises from initial recognition of an asset or liability in a transaction, other than a business combination, which at the time of the transaction did not affect accounting or taxable profit or loss. Deferred tax is determined by the tax rates that have entered into force or will actually apply at the balance sheet date.

Deferred tax receivables are recognised to the extent that there are going to be future taxable gains so that the temporary difference that gives rise to the deferred tax assets can be utilised.

Deferred income tax is recognised for temporary differences arising from investments in subsidiaries and associates, unless the reversal of temporary differences is controlled by the Group and it is probable that the temporary differences will not be reversed in the foreseeable future.

Deferred tax receivables and liabilities are offset when there is a legally enforceable right to offset current tax receivables against liabilities and when deferred income taxes relate to the same tax authority. Current tax receivables and liabilities may be offset when there is a legally enforceable right to offset and there is intent to make a settlement on a net basis or to acquire the asset and settle the liability at the same time.

Current and deferred tax are recognised in the income statement unless they relate to items recognised in other comprehensive income or directly in equity. In this case, tax is also recognised in other comprehensive income or directly in equity, respectively.

2.22 Employee benefits

(a) Short-term liabilities

Liabilities for wages and salaries that are expected to be fully settled within 12 months of the end of the period in which the employees provide the relevant service are recognised as employee services provided until the end of the reporting period, and are calculated among the amounts expected to be paid in settlement of liabilities. The liabilities are presented in the statement of financial position under other liabilities.

(b) Post-employment benefits

Post-employment benefits include defined contribution programmes and defined benefit programmes. The Group participates in various pension plans. Payments are determined by respective local legislation and the regulations of the social insurance funds in question.

A defined benefit plan is a pension plan that defines a specific amount to a pension to be received by an employee when he retires, which usually depends on one or more factors such as age, years of service and level of salary.

A defined contribution scheme is a pension plan under which the Group makes fixed payments to a separate legal entity. The Group has no legal obligation to pay additional contributions, if the fund does not have sufficient assets to pay all employees the benefits related to their service in the present and previous periods.

For defined contribution plans, the Group pays contributions to public social security funds on a mandatory basis. The Group has no obligation other than paying its contributions. The contributions are recognised as personnel costs when the debt arises. Prepaid contributions are recognised as an asset in the event that refunds or an offsets against future debt are possible.

The liability recorded in the balance sheet for defined benefit plans is the present value of the defined benefit obligation at the balance sheet date. The defined benefit obligation is calculated annually by an independent actuary using the projected unit credit method. The present value of the defined benefit obligation is determined by discounting future cash flows at the same rate as long-term high-quality (investment-grade) corporate bonds with a maturity date approximately equal to that of the pension plan.

The financial cost is calculated by applying the discount rate to the balance of the defined benefit obligation. These costs are included in the income statement under employee benefits.

Actuarial gains or losses arising from empirical adjustments and changes in actuarial assumptions are charged or credited to the statement of comprehensive income for the period in which they arise.

Changes in the present value of the defined benefit obligation resulting from modifications or reductions in the plan are recognised directly in the income statement.

(c) Employment termination benefits

Termination benefits become payable when the Group terminates employment before the normal retirement date or when the employee accepts voluntary retirement in exchange for these benefits. The Group recognises these benefits at the earliest of the following dates: (a) when the Group can no longer withdraw the offer of such benefits, and b) when the Company recognises restructuring costs falling within the scope of IAS 37, and duly includes the payment of termination benefits. In the event of an offer made to encourage voluntary redundancy, retirement benefits are calculated based on the number of employees expected to accept the offer. Termination benefits due 12 months after the balance sheet date are discounted at their present value.

2.23 Provisions

Provisions are recognised when an actual legal or assumed commitment exists as a result of past events, when settlement of such commitment will likely require an outflow of resources, and when the required amount can be reliably estimated.

2.24 Recognition of revenues

Revenues mainly derive from the sale of property, operating leases for property, the provision of services, and construction projects.

Revenue from operating leases is recognised in the income statement using the straight line method over the duration of the lease period. When the Group provides incentives to its customers, the cost of these incentives is recognised over the lease term using the straight-line method, less income from the lease.

Variable leases, such as rents based on lessees' sales turnover, are recorded in revenue in the periods as notified to the Company and the Group.

Income from the provision of services and real estate management is recorded in the period during which the services are rendered, based on the stage of completion of the service in relation to the total services to be provided.

In cases where the Group acts as representative, it is commission, and not gross revenue, that is accounted for as revenue.

Dividends are accounted for as income when the right to receive payment is established.

2.25 Distribution of dividends

The distribution of dividends to shareholders of the parent company is recognised as a liability when the distribution is approved by the General Meeting of Shareholders.

2.26 Trade and other payables

Trade and other payables are initially recognised at fair value and subsequently measured at amortised cost using the effective interest method. Accounts payable are classified as short-term if payment is due within one year or less. Otherwise they are shown as long-term liabilities.

2.27 Costs of borrowing

General costs of borrowing as well as borrowing costs incurred specifically for the acquisition, construction or production of an eligible asset are capitalised, as part of the cost of that asset, for the necessary period until the asset is ready for use or sale. An eligible asset is an asset that requires an extended period of time until it is ready for use as intended or for sale.

Interest income from the provisional placement of borrowing that has been specifically committed to the acquisition, construction or production of an asset is deducted from borrowing costs that can be capitalised.

All other borrowing costs are recognised in the income statement.

2.28 Interest income and expenses

Interest income is recognised on an accrual basis using the effective rate method. Where a financial asset or group of similar financial assets is impaired, interest income is recognised using the interest rate that discounts future cash flows for the purpose of calculating the impairment loss.

Interest on loans is recognised under ‘Financial expenses’ in the income statement using the effective interest method. Exempted are costs of borrowing that are directly attributable to the acquisition, construction or production of fixed assets that require a significant period of construction time, which serve to increase the cost of the fixed assets until they are effectively ready for use or sale.

The effective rate method is a method for calculating the amortised cost of a financial asset or liability and for allocating the interest income or expenses over the term of the respective reporting period. The effective interest rate is the rate at which future cash payments or receipts are accurately discounted over the life of the financial instrument, or a shorter period if required, at the net book value of the financial asset or liability. When calculating the effective interest rate, the Group calculates cash flows taking into account all contractual terms governing the financial instrument (for example advance payment rights) but does not take into account future credit losses. The calculation includes all fees and percentage points paid or received between the parties that form an integral part of the effective interest rate, transaction costs, and any increases or decreases.

3 Financial management risk

3.1 Financial risk factors

The Group is exposed to various financial risks such as market risk, which includes foreign exchange risk and interest rate risk, credit risk and liquidity risk. Financial risks are associated with the following financial instruments: accounts receivable, cash and cash equivalents, trade and other payables and debt liabilities. The accounting principles relating to the above financial instruments are described in Note 2.

Risk management is monitored by the Finance Division and is determined under the rules approved by the Board of Directors. The Financial Management Division identifies and assesses the financial risks in cooperation with the departments facing the risks in question. The Board of Directors provides directions and guidelines for general risk management, as well as specific instructions for the management of specific risks such as interest rate risk, credit risk, the use of derivative and non-derivative financial instruments, and short-term investment of cash and cash equivalents.

(a) Market Risk

i) Foreign exchange risk

Given that the Group actively operating in a foreign country (Romania), it is exposed to foreign exchange risk arising from the exchange rate of local currency against the Euro.

Transactions are made mainly in local currency. If as of 31 December 2020 and 31 December 2019, the New Romanian Lev (RON) had risen or fallen by five percent (5%) in relation to the euro, all other variables being equal, earnings before taxes for the Group for 2020 would be increased or decreased by EUR 2,579 and EUR 2,335 respectively. For 2019, the pre-tax losses would have risen or fallen by EUR 1,805 and EUR 1,635 respectively, due to foreign exchange losses or gains during conversion of receivables, liabilities and cash and cash equivalents in companies established in Romania, from RON to euros.

	31-Dec-20						
Financial assets	Amounts in RON	Exchange rate 31/12/2020	Amounts in EUR	-5%	+5%	Difference in EUR -5%	Difference in EUR +5%
Receivables	345,406	4.8683	70,950	74,684	67,572	3,734	(3,379)
Cash and cash equivalents	44,891	4.8683	9,221	9,706	8,782	485	(439)
Total	**390,298**		**80,171**	**84,391**	**76,354**	**4,220**	**(3,818)**
Financial liabilities							
Loans	-	4.8683	-	-	-	-	-
Suppliers / Other liabilities	151,649	4.8683	31,149	32,790	29,667	1,640	(1,482)
Total	**151,649**		**31,149**	**32,790**	**29,667**	**1,640**	**(1,482)**

				31-Dec-19			
Financial assets	Amounts in RON	Exchange rate 31/12/2019	Amounts in EUR	-5%	+5%	Difference in EUR -5%	Difference in EUR +5%
Receivables	271,806	4.7830	56,827	59,818	54,121	2,991	(2,706)
Cash and cash equivalents	40,969	4.7830	8,565	9,016	8,158	451	(408)
Total	**312,774**		**65,393**	**68,835**	**62,279**	**3,442**	**(3,114)**
Financial liabilities							
Loans	-	4.7830	-	-	-	-	-
Suppliers / Other liabilities	148,653	4.7830	31,078	32,715	29,599	1,637	(1,479)
Total	**148,653**		**31,078**	**32,715**	**29,599**	**1,637**	**(1,479)**

ii) Cash flow risk and risk from changes in fair value due to changes in interest rates

The interest rate risk to which the Group is exposed arises primarily from long-term loans with floating interest rates, which expose the Group to cash flow risk due to changes in interest rates.

The Group's policy is to maintain the majority of loans at a fixed interest rate by concluding interest rate swaps for this purpose, wherever deemed necessary.

All Group loans have been taken out at floating interest rates, and all borrowings are in euros. Interest rate risk is therefore linked to fluctuations in euro interest rates.

Analysis of the company's loan sensitivity to interest rate fluctuations

A reasonable potential change in interest rates by twenty five base points (increase/decrease 0.25%) would lead to an increase/decrease in losses before taxes for fiscal year 2020, all other variables being equal, of EUR 52 thousand. (2019: increase/decrease in losses by EUR 43 thousand). The calculation does not include the loan of 'YIALOU SA', for which the risk is hedged through an interest rate swap contract. It is noted that the aforementioned change in losses before taxes is calculated on the loan balances at the end of the year, and does not include the positive effect of interest income from cash deposits and cash equivalents.

(b) Credit risk

The Group has concentrations of credit risk with regard to income from rents arising from operating property lease contracts. The Group has developed policies to ensure that transactions are undertaken with customers that have adequate creditworthiness.

Potential credit risk exists in both cash and cash equivalents, committed deposits and investments. In these cases, the risk may arise from the inability of counterparties to meet their obligations to the Group. In order to minimise this credit risk, the Group sets limits on the degree of exposure to each individual financial institution within the framework of policies approved by the Board of Directors.

The Group's exposure to credit risk by category of financial assets is as follows:

	31-Dec-20	31-Dec-19
Receivables from rents	1,271,220	654,414
Other receivables	1,924,898	2,606,513
Cash and cash equivalents/Committed deposits		
	8,201,831	8,519,121

(d) Liquidity risk

To manage liquidity risk, the Group budgets and monitors its cash flows and acts as appropriate in order to secure adequate cash liquidity and lines of credit with banks. The group has sufficient credit lines to cover any cash needs that may arise. The liquidity of the Group is monitored by the Management at regular intervals.

The following table presents an analysis of the Group's maturing financial liabilities as of 31 December 2020 and 2019 respectively:

	31-Dec-20				
		MATURITY DATE	OF FINANCIAL	LIABILITIES	
	Within 1 year	Between 1 and 2 Years	Between 2 and 5 Years	More than 5 Years	Total
Suppliers / Other liabilities	2,096,171	19,093	478,737	574,366	**3,168,367**
Borrowings (capital)	3,182,889	4,671,589	14,276,349	14,685,588	**36,816,415**
Borrowings (interest)	1,345,462	1,214,605	2,514,446	1,022,500	**6,097,013**
Financial derivatives	-	-	833,979	125,469	**959,448**
Lease liabilities	-	51,944	76,577	-	**128,520**

	31-Dec-19				
		MATURITY DATE	OF FINANCIAL	LIABILITIES	
	Within 1 year	Between 1 and 2 Years	Between 2 and 5 Years	More than 5 Years	Total
Suppliers / Other liabilities	4,946,414	42,044	391,554	683,251	**6,063,263**
Borrowings (capital)	18,788,840	5,789,360	9,551,336	1,566,355	**35,695,891**
Borrowings (interest)	826,346	739,516	822,153	29,469	**2,417,484**
Financial derivatives	-	-	-	1,039,313	**1,039,313**
Lease liabilities	-	37,056	143,028	-	**180,084**

The above amounts are presented in the contractual, non-discounted cash flows and therefore are not equivalent to the respective amounts shown in the financial statements, with respect to the items ‘Trade and other liabilities’ and loans.

3.2 Determination of fair values

Financial assets and liabilities are classified under the following levels, depending on the method by which their fair value is determined:

- Level 1: for assets traded in an active market and whose fair value is determined by the (unadjusted) market prices of similar assets.

- Level 2: for assets and liabilities whose fair value is determined by factors related to market data, either directly (that is, as prices) or indirectly (that is, derived from prices).

- Level 3: for assets and liabilities whose fair value is not based on observable market data, but is mainly based on internal estimates.

The financial asset figures of the Company and the Group are as follows:

- Financial assets measured at fair value through other comprehensive income (note 11) and
- derivatives.

	Level 1	Level 2	Level 3	Total
Financial derivatives	-	959,448	-	959,448
Financial instruments measured through fair value of assets through other items comprehensive income	-	-	1,166,612	1,166,612
Total	**-**	**959,448**	**1,166,612**	**2,126,060**

The financial data measured at fair value through other total income pertains to our holdings of 11.66% in the Company ATHENS METROPOLITAN EXPO SA.

During the fiscal year there were no transfers between levels 1 and 2, nor any transfers in or out of level 3 for measurement of fair value.

3.3 Capital management

The Group's goals in relation to capital management are to ensure smooth operation of the Group in the future, with the aim of providing satisfactory returns to shareholders and other stakeholders, as well as maintaining optimum capital allocation, thus reducing the cost of capital.

Net borrowing for the Group as of 31 December 2020 compared to 31 December 2019, is positive and the details are presented in the table below:

	GROUP		COMPANY	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Short-term borrowings	3,192,889	18,777,344	3,000,000	4,000,000
Long-term borrowing	33,623,527	16,807,777	2,137,500	3,137,500
Total borrowing	36,816,416	35,585,121	5,137,500	7,137,500
Less: Committed deposits	6,539,990	6,735,403	-	-
Less: Cash and cash equivalents	1,661,841	1,783,718	481,135	311,369
Net Borrowing	**28,614,585**	**27,066,000**	**4,656,365**	**6,826,131**
Total Equity	**93,656,724**	**93,836,873**	**40,903,684**	**40,223,622**
Total Capital	**122,271,308**	**120,902,873**	**45,560,049**	**47,049,753**
Capital Gearing Ratio	**0.234**	**0.224**	**0.102**	**0.145**

The gearing ratio as at 31 December 2020 for the Group was calculated at 23.4% (31.12.2019: 22.4%), and the corresponding gearing ratio for the Company on the same date was calculated at 10.2% (31.12.2019: 14.5%). This ratio is defined as the quotient of net corporate debt (i.e. total long and short-term bank borrowings) less cash and cash equivalents to total capital (i.e. total equity plus net debt).

Compliance with financial covenants of loan agreements

REDS SA is obliged to meet the financial compliance conditions of the loan agreement of 29 April 2014 with EUROBANK ERGASIAS SA (as Paying Agent and Bondholders' Representative) and the Bond Lenders, which concerns a joint bond loan of EUR 10.4 million, and the subsidiary company YIALOU EMPORIKI MON SA, is similarly obliged to comply with the financial conditions of the loan agreement of 1 May 2020 with the NATIONAL BANK OF GREECE (as Paying Agent and Bondholders' Representative) and the Bond Lenders, which relates to a common bond loan in the amount of EUR 41.5 million.

4 Critical accounting estimates and judgmentsby management

Management's estimates and judgments are continually evaluated and are based on historical data and expectations of future events that are considered reasonable under the circumstances.

(α) Estimates of potential impairments to investment properties belonging to the Group

The Group measures investments in real estate at acquisition cost, less accumulated depreciation and any accumulated impairment losses. The management assigns the valuation of investments in property at fair value to certified external appraisers, in order to determine whether there is possible impairment of their value, as well as for the purposes of disclosing fair values in financial statements. The fair values of real estate investment properties are determined by applying cash flow, real estate market and residual value valuation methods. The Group uses assumptions which are primarily based on prevailing market conditions at the balance sheet preparation date.

The main assumptions underlying management's estimates of fair value are those relating to the collection of contractual rents, expected future market rent levels, vacancy periods, maintenance obligations, the appropriate discount rates, as well as returns on capital invested. These estimates are systematically compared against actual facts from the market, transactions already carried out by the Group and market transactions.

Expected future rents are determined on the basis of current market rents for similar properties, in the same location and condition.

In certain cases, mainly for the purpose of calculating values for plots of land, the valuation is based on the real estate market method. In accordance with this method, the determination of the value of a property is made on the basis of comparative data regarding properties that show the greatest similarity of characteristics with the property in question, as well as opinions formed regarding prevailing property values and the general market situation (level of supply and demand, trends, etc.).

In order to better determine the value of plots of land, the residual value method is used in addition to the real estate market method. Valuation based on residual value is applied primarily to calculate the value of land suitable for development, or properties that need renovation, in order to proceed with their further exploitation. This method is based on the concept of determining the maximum price that an investor would be willing to pay for a property in its current condition in order to make full use of it and then to exploit its use. Application of the optimal scenario for development of the property is used to determine its expected current value.

Given the uncertainty created by the spread of the pandemic and the potential future impact on real estate markets not only in our country but internationally, and also given the absence of sufficient comparative data, conditions of estimation uncertainty are created. However, with regard to the values of the Group's real estate investment properties, the risk of impairment due to the impact of COVID-19 is limited, since investment properties are measured at cost and not at fair value, in accordance with the accounting principles adopted by the Group. Further disclosures regarding assumptions for determining fair values of investment property are included in Note 6.

(b) Income tax

Judgment is required in order to determine provisions for income tax. There are many transactions and calculations for which determination of taxes ultimately remains uncertain. If the final outcome of the tax audit is different from that initially recognised, the difference will affect income tax and the provision for deferred taxes for the fiscal year. For relevant disclosures, see Notes 27 and 32.

(c) Estimation of the book value of holdings in subsidiaries

Management examines whether there is evidence of impairment of investments in subsidiaries on an annual basis. Where there are indications, Management estimates the recoverable amount of the investment, which it compares against the recorded book value in order to decide whether any provision for impairment is required. Further disclosures are included in note 10.

(d) Provisions for legal disputes and other litigation

The companies of the Group are involved in various legal disputes and other litigation and the status of each important case is periodically reviewed by the Management in order to assess any probable outflow of funds, based in part on the opinion of legal advisors. If the outflow of funds due to legal disputes and other litigation is considered likely, and the amount can be estimated reliably, the companies of the Group will make provisions in the financial statements. The judgment of Management is substantially required in order to determine both the likelihood of such demands and whether the amount can be estimated reliably. When additional information becomes available, Management will review such contingent liabilities, and may revise its estimates with regard to the likelihood of an adverse outcome and the related estimate of the amount of any potential outflow of funds. Such revisions to estimates may have a material effect on the financial position and results of the Group and the Company. Further disclosures are included in Notes 12 and 17.

5 Segment reporting

The internal financial reports are reviewed by the Group's management by geographical area of activity.

The results by geographical sector for the year 2020 were as follows:

Consolidated information by segment for the period 01/01-31/12/2020	**Greece**	**Romania**	**Total**
Total gross sales	6,501,090	-	6,501,090
Intra-group sales	-	-	-
Net sales	**6,501,090**	**-**	**6,501,090**
Gross profit/ (losses) per segment	4,005,529	-	4,005,529
Administrative expenses	(2,341,025)	(76,369)	(2,417,393)
Other operating income/ (expenses) - net	676,899	-	676,899
Operating profit	2,341,404	(76,369)	2,265,035
Income from participating interests	338,372	-	338,372
Financial income	29,736	-	29,736
Financing (expenses)	(1,905,710)	(1,212)	(1,906,922)
Profits /(losses) before taxes	803,801	(77.581)	726,221
Income tax	(610,899)	-	(610,899)
Net earnings/ (losses)	**192,902**	**(77.581)**	**115,321**

Total assets and liabilities geographically allocated for the year to 31 December 2020 are as follows:

	Greece	**Romania**	**Total**
Total assets	127,880,523	10,026,651	**137,907,174**
Total liabilities	44,144,300	106,150	**44,250,450**

The results by geographical sector for the year 2019 were as follows:

Consolidated information by segment for the fiscal year 01/01-31/12/2019	**Greece**	**Romania**	**Total**
Total gross sales	6,872,493	-	6,872,493
Intra-group sales	-	-	-
Net sales	**6,872,493**	**-**	**6,872,493**
Gross profit/ (losses) per segment	4,229,217	-	4,229,217
Administrative expenses	(2,729,672)	(82,348)	(2,812,020)
Other operating income/ (expenses) - net	149,106	-	149,106
Operating profit	1,648,651	(82,348)	1,566,302
Income from participating interests	135,326	-	135,326
Financial income	8,799	5,587	14,385
Financing (expenses)	(1,353,538)	(1,876)	(1,355,414)
Profits /(losses) before taxes	439,237	(78,638)	360,599
Income tax	(420,544)	(4)	(420,548)
Net earnings/ (losses)	**18,692**	**(78,641)**	**(59,949)**

Total assets and liabilities geographically allocated for the year to 31 December 2019 are as follows:

	Greece	**Romania**	**Total**
Total assets	128,876,527	10,351,693	**139,228,221**
Total liabilities	45,344,268	47,079	**45,391,348**

6 Investments inreal estate property

The main investments in real estate owned by the Group in the current and comparative period are the following:

- Shopping center "Smart Park" on the property of the subsidiary company 'YIALOU EMPORIKI & TOURISTIKI MON SA' in Spata Attica
- Villa Cambas & residential complex with 17 residential properties in Kantza
- Plot of land - Office building in Akadimia Platonos, Athens.
- Plot of land - Mixed-use building complex in the Splaiul Unirii area of Bucharest.
- Plot of land - Mixed-use building complex in the Straoulesti-Baneasa area, Bucharest.

	CONSOLIDATED FIGURES	COMPANY FIGURES
Cost		
1 January 2019	**126,280,475**	**9,007,982**
Foreign exchange differences	(472,915)	-
Additions	12,114,682	-
Reversal of impairment	-	-
31 December 2019	**137,922,242**	**9,007,982**
1 January 2020	**137,922,242**	**9,007,982**
Foreign exchange differences	(322,444)	-
Additions	1,033,517	-
Reversal of impairment	-	-
31 December 2020	**138,633,316**	**9,007,982**
Accumulated depreciation		
1 January 2019	**(10,666,700)**	**(236,869)**
Fiscal year depreciation	(1,402,342)	(15,500)
31 December 2019	**(12,069,042)**	**(252,369)**
1 January 2020	**(12,069,042)**	**(252,369)**
Fiscal year depreciation	(1,641,578)	(15,500)
31 December 2020	**(13,710,620)**	**(267,869)**
Net book value as at 31 December 2019	**125,853,197**	**8,755,613**
Net book value as of 31 December 2020	**124,922,693**	**8,740,113**

- During 2020, the company YIALOU EMPORIKI & TOURISTIKI MON SA completed construction of the second phase of the retail park with an expansion of 15,200 thousand m^2, plus additions for use amounting to EUR 1,0 million.

- The Group's investment properties are not burdened by liens, with the exception of the real estate properties of the subsidiary company YIALOU EMPORIKI & TOURISTIKI MON SA, namely on blocks OTE71 and OTE72 at Yialou in Spata, Attica, against which mortgage agreement No 8947/17.06.2020 was registered in the amount of EUR 49.8 million as collateral against the Bond Loan Agreement of 14 May 2020, and the subsidiary company KANTZA EMPORIKI SA, specifically on the company's Cambas Estate properties, amounting to a total of approximately EUR 14.6 million, to secure the Bond Loan Agreement of 29 April 2014 amounting in total to EUR 10.4 million.

Information regarding valuation methods for investments in property of the Group by operating sector category and geographical area.

The following table analyses the Group's investment in property by operating sector, and by geographical area for the Company and the Group:

Country	Segment	Property category	Fair value categorisation	Fair value 31/12/2020	Valuation method	Value determination data	Range of values (in euros)
Greece	Land and real estate development	Land parcels	3	9,600,000	Real estate market method, Residual value method	Price per m²	10-2,000
Greece	Land and real estate development	Building	3	2,200,000	Residual value method	Price per m²	10-840
Greece	Land and real estate development	Land parcels	3	37,000,000	Real estate market method	Price per m²	80-156
Greece	Land and real estate development	Commercial retail park	3	120,000,000	Discounted cash flow method / Residual value method	Discount rate/ Exit yield at end of period/ Market rent	7.75% / 7.25% / 7,219,500
Romania	Land and real estate development	Land parcels	3	11,250,000	Real estate market method	Price per m²	300-800
			Total	180,050,000			

CONSOLIDATED FIGURES

COUNTRY	GREECE			ROMANIA	31-Dec-20	31-Dec-19
Fiscal Year	Commercial retail park	Land parcels	Building	Land parcels	Total	Total
Classification Fair value	3	3	3	3		
Fair value 31/12/2020	120,000,000	46,600,000	2,200,000	11,250,000	180,050,000	180,050,000
Profit/ (loss) from valuations	-	-	-	-	-	-

COMPANY FIGURES

COUNTRY	GREECE		31-Dec-20	31-Dec-19
Fiscal Year	Building	Land parcels	Total	Total
Classification Fair value	3	3		
Fair value 31/12/2020	1,200,000	9,600,000	10,800,000	10,800,000
Profit/(loss) from valuations	-	-	-	-

Sensitivity analysis on the rental income of the Group's investments in property

A reasonably possible change of 250 basis points (+/-0.25%) in the discount rate for the existing development of the Smart Park Retail Park would result in an increase/decrease in its fair value for 2020 of approximately EUR 5 million.

7 Property, plant and equipment

CONSOLIDATED FIGURES

	Vehicles	Mechanical Equipment	Furniture and fittings	Total
Cost				
1 January 2019	**22,336**	**70,303**	**553,187**	**645,827**
Additions/ purchases	-	-	205,320	205,320
Foreign exchange differences	-	-	(1,224)	(1,224)
31 December 2019	**22,336**	**70,303**	**757,283**	**849,923**
1 January 2020	**22,336**	**70,303**	**757,283**	**849,923**
Additions/ purchases	-	-	**98,729**	**98,729**
Foreign exchange differences	-	-	(845)	(845)
31 December 2020	**22,336**	**70,303**	**855,167**	**947,806**
Accumulated depreciation				
1 January 2019	**(14,791)**	**(48,950)**	**(549,647)**	**(613,388)**
Fiscal year depreciation	(1,571)	(6,562)	(3,837)	(11,970)
Foreign exchange differences	-	-	1,211	1,211
31 December 2019	**(16,362)**	**(55,512)**	**(552,273)**	**(624,147)**
1 January 2020	**(16,362)**	**(55,512)**	**(552,273)**	**(624,147)**
Fiscal year depreciation	(1,571)	(6,562)	(44,937)	(53,070)
Foreign exchange differences	-	-	837	837
31 December 2020	**(17,933)**	**(62,074)**	**(596,373)**	**(676,379)**
Net book value as at 31 December 2019	**5,974**	**14,791**	**205,010**	**225,775**
Net book value as of 31 December 2020	**4,403**	**8,230**	**258,793**	**271,426**

COMPANY FIGURES

	Vehicles	Mechanical equipment	Furniture & fittings	Total
Cost				
1 January 2019	**11,465**	**103**	**456,824**	**468,392**
Additions/ purchases	-	-	-	**-**
31 December 2019	**11,465**	**103**	**456,824**	**468,392**
1 January 2020	**11,465**	**103**	**456,824**	**468,392**
Additions/ purchases	-	-	-	**-**
31 December 2020	**11,465**	**103**	**456,824**	**468,392**
Accumulated depreciation				
1 January 2019	**(11,464)**	**(103)**	**(456,824)**	**(468,391)**
Fiscal year depreciation	-	-	-	-
31 December 2019	**(11,464)**	**(103)**	**(456,824)**	**(468,391)**
1 January 2020	**(11,464)**	**(103)**	**(456,824)**	**(468,391)**
Fiscal year depreciation	-	-	-	-
31 December 2020	**(11,464)**	**(103)**	**(456,824)**	**(468,391)**
Net book value as at 31 December 2019	**0**	**0**	**0**	**0**
Net book value as of 31 December 2020	**0**	**0**	**0**	**0**

There are no encumbrances or liens on the Group's property, plant and equipment.

8 Intangible Assets

	CONSOLIDATED FIGURES	FIGURES COMPANY
	Software	Software
Cost		
1 January 2019	**110,271**	**90,504**
Additions	31,441	-
Foreign exchange differences	(309)	-
31 December 2019	**141,403**	**90,504**
1 January 2020	**141,403**	**90,504**
Additions	21,778	-
Foreign exchange differences	(194)	-
31 December 2020	**162,986**	**90,504**
Accumulated depreciation		
1 January 2019	**(107,882)**	**(90,504)**
Fiscal year depreciation	(836)	-
Foreign exchange differences	309	-
31 December 2019	**(108,409)**	**(90,504)**
1 January 2020	**(108,409)**	**(90,504)**
Fiscal year depreciation	(11,266)	-
Foreign exchange differences	194	-
31 December 2020	**(119,481)**	**(90,504)**
Net book value as at 31 December 2019	**32,992**	**-**
Net book value as of 31 December 2020	**43,505**	**-**

9 Right of use assets – IFRS 16 Leases

The Group has entered into lease agreements for operating leases, mainly for cars. The Group leases cars from leasing companies, the lease term of which does not exceed 4 years. The conditions of the leases are renegotiated anew on each occasion and contain differing terms and conditions. Lease agreements do not incorporate specific clauses, and leased assets cannot be used as collateral against borrowing.

For the Group in 2020, the amount of EUR 4.5 thousand was recorded in financial lease expenses and the amount of EUR 64.6 thousand in depreciation of right to use assets, while the Company recorded an amount of EUR 2.1 thousand in financial lease expenses, and the amount of EUR 25.8 thousand in depreciation of right to use assets. The lease liabilities of the Company and the Group exclusively concern cars.

Right of use assets	**CONSOLIDATED FIGURES**	**FIGURES COMPANY**
Cost		
1 January 2019	**112,093**	**69,618**
Additions for the period	115,386	27,248
31 December 2019	**227,479**	**96,866**
1 January 2020	**227,479**	**96,866**
Additions for the period	-	-
31 December 2020	**227,479**	**96,866**
Accumulated depreciation		
1 January 2019	**-**	**-**
Amortisation for the period	(57,882)	(23,741)
31 December 2019	**(57,882)**	**(23,741)**
1 January 2020	**(57,882)**	**(23,741)**
Amortisation for the period	(64,607)	(25,850)
31 December 2020	**(122,490)**	**(49,591)**
Net book value as at 31 December 2019	**169,596**	**73,125**
Net book value as of 31 December 2020	**104,989**	**47,275**

	CONSOLIDATED FIGURES	FIGURES COMPANY
Long-Term lease liabilities		
1 January 2019	**90,990**	**63,551**
Payments for the period	(27,485)	(14,457)
Additions for the period	79,524	18,501
Transfer from short-term liability	(16,310)	-
31 December 2019	**126,718**	**67,595**
1 January 2020	**126,718**	**67,595**
Payments for the period	(57,433)	(26,714)
Interest for the period	7,291	2,642
31 December 2020	**76,576**	**43,523**
Short-term lease liabilities		
1 January 2019	**21,103**	**6,067**
Payments for the period	(24,384)	(8,074)
Interest for the period	4,475	2,113
Additions for the period	35,862	8,747
Transfer to long-term liability	16,310	-
31 December 2019	**53,366**	**8,853**
1 January 2020	**53,366**	**8,853**
Payments for the period	(6,047)	-
Interest for the period	4,625	4,625
31 December 2020	**51,944**	**13,478**

The Group and the Company do not face any significant liquidity risk with regard to lease liabilities, and there are no significant lease agreements that have not entered into force before the end of the reporting period.

10 Investments in subsidiaries

The companies of the Group that are consolidated using the full consolidation method are the following:

COMPANY	% participation	Participation value 31.12.2020	Participation value 31.12.2019	Registered office	Unaudited tax years
KANTZA COMMERCIAL SA	100%	13,170,023	13,052,623	GREECE	2012-2014 (*), 2015-2020
YIALOU EMPORIKI & TOURISTIKI SA	100%	12,653,110	14,153,110	GREECE	2012-2020 (*)
PMS PROPERTY MANAGEMENT SA	100%	244,296	219,726	GREECE	2012-2013 (*), 2014-2020
CLH ESTATE Srl	100%	4,295,920	4,295,920	ROMANIA	2006-2020
PROFIT CONSTRUCT Srl	100%	6,004,901	6,004,901	ROMANIA	2006-2020
Total		**36,368,250**	**37,726,280**		

- Fiscal years for which Group companies subject to mandatory audit by audit firms have obtained tax compliance certificates are marked with an asterisk (*).

At the Extraordinary General Meeting of the company ‘YIALOU EMPORIKI & TOURISTIKI MON SA’, held on 4 August 2020, it was decided to reduce its share capital by an amount of EUR 1,500,000, with simultaneous cancellation of one million, five hundred thousand shares held by the single shareholder, REDS SA.

At the Extraordinary General Meeting of the company ‘KANTZA EMPORIKI MON SA’ held on 21 December 2020, it was decided to increase the company’s share capital by the amount of EUR 117,400.

At the Extraordinary General Meeting of the company ‘PMS PROPERTY MANAGEMENT SERVICES MON SA’ held on 28 December 2020, it was decided to increase the company’s share capital by the amount of EUR 24,570.

11 Financial assets at fair value through other comprehensive income

The financial assets measured at fair value through other comprehensive income pertain to our holdings of 11.66% in the Company ATHENS METROPOLITAN EXPO SA.

	CONSOLIDATED FIGURES	COMPANY FIGURES
1 January 2019	807,012	807,012
Value adjustment	359,600	359,600
31 December 2019	**1,166,612**	**1,166,612**
1 January 2020	1,166,612	1,166,612
31 December 2020	**1,166,612**	**1,166,612**

ATHENS METROPOLITAN EXPO SA, by virtue of a decision of its Ordinary General Meeting dated 25 May 2020, distributed dividends totalling an amount of EUR 338,272 for fiscal year 2019.

The above title is not negotiable in a regulated market.

12 Trade and other receivables

There is no concentration of credit risk in relation to receivables from customers, since these concern a large number of customers mainly from contract-based sales and pertain to lessees with good creditworthiness. With regard to substantial outstanding balances, guarantees have been obtained as collateral to reduce credit risk.

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Customers	1,316,830	745,442	45,510	91,028
Customers – Related parties	964,087	141,199	713,173	798,724
	2,280,917	**886,640**	**758,683**	**889,752**
Loans to related parties	-	-	-	-
Receivables from the Greek State	36,870			
Other Receivables	675,285	2,171,662	590,171	504,050
Dividends received	203,046	-	203,046	-
Revenues receivable from contracts with customers	-	202,623	-	-
Total	**3,196,118**	**3,260,926**	**1,551,900**	**1,393,802**
Long-term receivables	6,700	6,700	3,100	3,100
Short-term receivables	3,189,418	3,254,226	1,548,799	1,390,702
Total	**3,196,118**	**3,260,926**	**1,551,900**	**1,393,802**

The account ‘Other receivables’ can be broken down as follows:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
Other receivables	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Greek State: (withheld and pre-payable taxes)	6,294	21,994	1,605	3,078
Greek State: VAT debit	125,383	1,511,188	82,196	72,474
Withheld dividend tax	6,966	6,966	6,966	6,966
Advance payments & credit management account	4,475	6,933	793	4,625
Cheques (postdated) receivable	-	2,646	-	-
Expenses of subsequent fiscal years	61,666	163,651	11,789	11,957
Advance payments to suppliers / creditors	61,673	44,559	6,873	-
Sundry debtors (*)	408,827	413,725	479,950	404,950
Total	**675,285**	**2,171,662**	**590,171**	**504,050**

(*) The line ‘Other debtors’ includes the sum of EUR 401,850 which concerns a claim by the Municipality of Pallini, due to a legal dispute pending court hearing which, according to the Municipality, amounts to the sum of EUR 750 thousand.

The maturity breakdown of other trade receivables as at 31 December 2020 and 31 December 2019 is as follows:

Other receivables	CONSOLIDATED FIGURES 31-Dec-20	CONSOLIDATED FIGURES 31-Dec-19	COMPANY FIGURES 31-Dec-20	COMPANY FIGURES 31-Dec-19
Greek State: withheld and pre-payable taxes	6,294	21,994	1,605	3,078
Greek State: VAT debit	125,383	1,511,188	82,196	72,474
Withheld dividend tax	6,966	6,966	6,966	6,966
Advance payments & credit management account	4,475	6,933	793	4,625
Cheques (postdated) receivable	-	2,646	-	-
Expenses of subsequent fiscal years	61,666	163,651	11,789	11,957
Advance payments to suppliers / creditors	61,673	44,559	6,873	-
Sundry debtors (*)	408,827	413,725	479,950	404,950
Total	**675,285**	**2,171,662**	**590,171**	**504,050**

Group trade and other receivables as of 31 December 2020 stood at EUR 3,196,118 of which 70,950 was in Romanian RON. With regard to the comparative year as at 31 December 2019, an amount of 56,827 (from the sum of EUR 3,260,926) was in Romanian RON.

13 Cash and cash equivalents

	CONSOLIDATED FIGURES 31-Dec-20	CONSOLIDATED FIGURES 31-Dec-19	COMPANY FIGURES 31-Dec-20	COMPANY FIGURES 31-Dec-19
Cash in hand	8,659	8,684	385	385
Sight deposits	1,653,182	1,775,034	480,750	311,011
	1,661,841	**1,783,718**	**481,135**	**311,396**

The following table shows the percentage deposits per credit rating class according to Standard & Poor’s (S&P) as of 31.12.2020 and 31.12.2019, respectively.

Financial Institution Rating (S&P)	Percentage sight and time deposits on 31.12.2020	Percentage sight and time deposits on 31.12.2019
B	92.9%	99.2%
B-	6.7%	0.6%
B +	0.4%	0.2%
TOTAL	**100.00%**	**100.00%**

Cash and cash equivalents are broken down into the following currencies:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
EUR	1,652,620	1,775,154	481,135	311,396
ROMANIA NEW LEU (RON)	9,221	8,565	-	-
Total	**1,661,841**	**1,783,718**	**481,135**	**311,396**

14 Committed deposits

The Group's committed deposits stood at EUR 6,539,990 and EUR 6,735,403 thousand on 31.12.2020 and 31.12.2019 respectively. These are their entirety from the subsidiary company YIALOU EMPORIKI & TOURISTIKI SA.

Committed deposits for self-financed or co-financed projects (e.g. Smart Park) relate to either revenue accounts where project revenue is deposited before approved expenses are covered, or accounts to service short-term loans and settle subsequent loan installments.

15 Share capital and premium reserve

The share capital of the Company amounts to EUR 75,239,698 and is divided into 57,434,884 common registered shares, with a nominal value of EUR 1.31 each. All the Company's shares are listed on the Athens Stock Exchange. As of 31 December 2020, the Company held no treasury shares.

	Number of shares	Nominal share value	Share Capital	Reserve (share premium)	Total
1 January 2019	57,434,884	1.31	75,239,698	1,434,519	76,674,217
31 December 2019	57,434,884	1.31	75,239,698	1,434,519	76,674,217
1 January 2020	57,434,884	1.31	75,239,698	1,434,519	76,674,217
31 December 2020	57,434,884	1.31	75,239,698	1,434,519	76,674,217

16 Other Reserves

CONSOLIDATED FIGURES

	Statutory reserves	Special & extraordinary reserves	Tax-free reserves	Other reserves	Foreign exchange difference reserves	Cash flow hedging reserves	Actuarial gains/(losses) reserves	Total
1 January 2019	**1,567,686**	**3,380,223**	**453,540**	**2,159**	**(2,242,955)**	**(748,592)**	**(44,300)**	**2,367,760**
Transfer from profit and loss	72,038		-	-	-	-	-	**72,038**
Cash flow hedging	-		-	-	-	52,055	-	**52,055**
Foreign exchange differences	-	-	-	-	(477,193)	-	-	**(477,193)**
Reserves of financial assets at fair value through other comprehensive income	-	-	-	359,600	-	-	-	**359,600**
Actuarial gains/(losses)	-	-	-	-	-	-	1,859	**1,859**
31 December 2019	**1,639,723**	**3,380,223**	**453,540**	**361,759**	**(2,720,148)**	**(696,537)**	**(42,441)**	**2,376,119**
1 January 2020	**1,639,723**	**3,380,223**	**453,540**	**361,759**	**(2,720,148)**	**(696,537)**	**(42,441)**	**2,376,119**
Transfer from profit and loss	-		-	-	-	-	-	-
Cash flow hedging	-		-	-	-	48,141	-	**48,141**
Foreign exchange differences	-	-	-	-	(325,568)	-	-	**(325,568)**
Actuarial gains/(losses)	-	-	-	-	-	-	(18,044)	**(18,044)**
31 December 2020	**1,639,723**	**3,380,223**	**453,540**	**361,759**	**(3,045,716)**	**(648,396)**	**(60,485)**	**2,080,648**

COMPANY FIGURES

	Statutory reserves	Special & extraordinary reserves		Other reserves	Reserve actuarial profit/(loss)	Total
		reserves	reserves			
1 January 2019	**1,240,002**	**3,387,277**	**453,540**	**-**	**(32,106)**	**5,048,713**
Reserves of financial assets at fair value through other comprehensive income	-	-	-	359,600	-	**359,600**
Actuarial gains/(losses)	-	-	-	-	(4,798)	**(4,798)**
31 December 2019	**1,240,002**	**3,387,277**	**453,540**	**359,600**	**(36,904)**	**5,403,515**
1 January 2020	**1,240,002**	**3,387,277**	**453,540**	**359,600**	**(36,904)**	**5,403,515**
Actuarial gains/(losses)	-	-	-	-	(8,277)	**(8,277)**
31 December 2020	**1,240,002**	**3,387,277**	**453,540**	**359,600**	**(45,181)**	**5,395,238**

(a) Statutory reserve

The provisions of Articles 158-160 of Law 4548/2018 regulates the formation and use of the statutory reserve as follows: At least 5% of each year's actual (book) net earnings must be withheld to form the statutory reserve, until the accumulated amount equals at least 1/3 of the share capital. Statutory reserves may be used to cover losses by virtue of a decision by the Ordinary General Meeting of Shareholders, and cannot as such be used for any other purpose.

(b) Extraordinary reserves

Reserves in this category have been created by decisions of the Ordinary General Meeting in past years. They do not have any specific designated purpose, and may therefore be allocated for any use by decision of the Ordinary General Meeting.

(c) Tax-free reserves

The above reserves may be capitalised and distributed (having taken into account any applicable restrictions) by decision of the Ordinary General Meeting of Shareholders.

In the event of a decision to distribute, the company will be liable for payment of the corresponding tax.

(d) Actuarial profit/(losses) reserves

These reserves include the actuarial profit/(loss) (and the respective deferred taxation) arising from recalculations of the present value of defined benefit commitments, which, in accordance with the revised standard IAS 19, are recognised in the statement of comprehensive income.

(e) Cash flow hedging reserve

The above reserve represents the actual effect of cash flow hedge derivative valuations.

(f) Foreign exchange reserve

The above reserve refers to exchange rate differences arising from currency conversion in the financial statements of foreign subsidiaries which have a functional currency other than the euro.

17 Provisions for other liabilities & expenses (long-term liabilities)

The amount of this provision was recognised in a previous year and pertains to payment of the special contribution pursuant to Law 2947/2001, which according to the Municipality of Pallini reaches a sum of EUR 750 thousand. The obligation of the Company to pay the amount in question remains pending, and is awaiting the final decision of the Council of State following an appeal filed by the Company against Decision No 327/2017 of the Administrative Court of Appeal of Athens.

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	**31-Dec-19**	**31-Dec-20**	**31-Dec-19**
Other non-current provisions	750,000	750,000	750,000	750,000
	750,000	**750,000**	**750,000**	**750,000**

18 Trade and other payables

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Trade payables (suppliers)	697,361	900,133	8,836	13,307
Accrued interest	3,741	8,590	414	714
Accrued expenses	87,964	12,600	13,600	12,600
Social security and other taxes/duties	564,967	245,891	85,391	83,973
Real estate guarantees received	1,206,159	1,189,885	-	-
Other payables	250,665	439,391	148,709	349,842
Related party liabilities	922,475	3,512,664	1,106,043	646,354
Total	**3,733,334**	**6,309,154**	**1,362,994**	**1,106,790**
Non-current liabilities	1,206,159	1,189,885	-	-
Short-term liabilities	2,527,175	5,119,269	1,362,994	1,106,790
Total	**3,733,334**	**6,309,154**	**1,362,994**	**1,106,790**

The ‘Other liabilities’ account can be broken down as follows:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
Other payables	31-Δεκ-20	31-Δεκ-19	31-Δεκ-20	31-Δεκ-19
Advances from customers	24,525	51,830	-	34,095
Wages and salaries payable	-	15,312	-	12,000
Fees to beneficiaries payable for services rendered	96,505	89,292	36,928	56,117
Amounts due to subcontractors	74,123	82,129	68,520	69,044
Beneficiaries of financial guarantees	11,804	12,014	-	-
Sundry creditors	43,708	53,487	43,261	43,260
Interim dividends collected (not recognised as income)	-	135,326	-	135,326
Total	**250,665**	**439,391**	**148,709**	**349,842**

The liabilities of the Company and the Group from the commercial activity are interest free.

Suppliers and other liabilities of the Group as of 31.12.2020 stood at EUR 3,733,334 of which EUR 31,149 was in Romanian RON. In the corresponding fiscal year, as of 31.12.2019 total liabilities amounted to EUR 6,309,154 of which 31,079 was in Romanian RON. The book value of liabilities does not differ significantly from their fair value.

19 Loans

All loans carry floating interest rates. The Group is exposed due to floating interest rates prevailing in the market, which affect both the financial position and cash flows. The cost of borrowing may increase or fall as a result of these fluctuations. For this reason, it was decided that derivatives and cash flow hedging arrangements should be used.

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	30-Dec-20	31-Dec-19	30-Dec-20	31-Dec-19
Long-term borrowing				
Bond Loans	33,623,527	16,807,777	2,137,500	3,137,500
From related parties	-	-	-	-
Total long-term borrowings	33,623,527	16,807,777	2,137,500	3,137,500
Short-term borrowings				
Bank loans	-	12,161,722	-	-
Bond Loans	3,182,889	6,605,622	1,000,000	2,000,000
From related parties	10,000	10,000	2,000,000	2,000,000
Total short-term borrowings	3,192,889	18,777,344	3,000,000	4,000,000
Total borrowing	**36,816,416**	**35,585,121**	**5,137,500**	**7,137,500**

On 14 May 2020 the subsidiary company, YIALOU EMPORIKI & TOURISTIKI MON SA, proceeded to conclude a long-term syndicated loan maturing on 31 December 2029, in the amount of EUR 41.5 million, which included refinancing of existing loans of the company amounting to approximately EUR 15.3 million. With the disbursement of the loan, the company proceeded to settle the open revolving account credit agreement (bridge finance), which had been used to finance the new expansion of the buildable surface area of the Smart Park shopping centre.

On 22 April 2015 the Company proceeded with the issue of a bond loan to subsidiary company YIALOU EMPORIKI & TOURISTIKI MON SA and the related entity YIALOU ANAPTYXIAKI MON SA,
for a maximum amount of EUR 2 million. As of 31 December 2020, the due amount of the loan to the subsidiary YIALOU EMPORIKI & TOURISTIKI MON SA amounted to the sum of EUR 1,990,000, and the outstanding balance to the related entity YIALOU ANAPTYXIAKI MON SA amounted to the sum of EUR 10,000.

The exposure of the Group's loan liabilities to interest rate changes and contractual revaluation dates is restricted to a maximum revaluation period of 6 months.

The following table presents a breakdown of the long-term loan maturities:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Between 1 and 2 years	4,661,589	5,757,923	2,137,500	3,137,500
Between 2 and 5 years	14,276,349	9,486,965	-	-
More than 5 years	14,685,589	1,562,890	-	-
	33,623,527	**16,807,777**	**2,137,500**	**3,137,500**

The fair value of loans is calculated by discounting expected future cash flows using discount rates that reflect current banking market conditions, and is categorised as Level 2 in the fair value hierarchy.
The book value of long term and short-term borrowings approximates their fair value. Due to the fluctuating nature of the loans, lending rates, which are redetermined at regular intervals, are equivalent to discount rates as per market data.
All Group and Company loans are expressed in euros.

Changes in liabilities from financing activities are as follows:

	CONSOLIDATED FIGURES	FIGURES COMPANY
	Borrowings	Borrowings
Balance as at 1 January 2019	**23,559,111**	**5,947,500**
Cash flows	11,788,182	1,190,000
Capitalised interest	216,390	-
Other non-cash changes	21,438	-
Balance as at 31 December 2019	**35,585,121**	**7,137,500**
	Borrowings	Borrowings
Balance as at 1 January 2020	**35,585,121**	**7,137,500**
Cash flows	1,196,459	(2,000,000)
Capitalised interest	3,074	-
Other non-cash changes	31,761	-
Balance as at 31 December 2020	**36,816,416**	**5,137,500**

20 Financial derivatives

The Group, through the subsidiary company YIALOU EMPORIKI & TOURISTIKI MON SA, concluded an interest rate swap agreement with the National Bank on 28 February 2013, which matures on 28 February 2025. In the context of the issue of the new joint bond loan, the company entered into a supplemental interest rate swap agreement with the National Bank on 19 October 2020, which matures on 31 December 2029.

Under the original interest rate swap agreement, the company pays interest on the nominal value, which is determined on a semi-annual basis as per the contract at a fixed interest rate of 1.73% and receives interest at a floating interest rate (6-month Euribor), and similarly, based on the supplementary interest rate swap contract, the company pays interest on the nominal value, determined on a semi-annual basis as per the contract at a fixed interest rate of 0.407%. Payments are made on a net basis.

The nominal value of interest rate swaps on 31.12.2020 amounts to the sums of EUR 13,971,370 and EUR 3,146,352 with corresponding fixed interest rates of 1.73% and 0.407%.

21 Deferred taxation

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Δεκ-20	31-Δεκ-19	31-Dec-20	31-Dec-19
Deferred tax liabilities:	(1,527,280)	(1,221,500)	-	-
	(1,527,280)	**(1,221,500)**	**-**	**-**
Deferred tax receivables:	-	-	45,508	41,833
	-	**-**	**45,508**	**41,833**
Total	**(1,527,280)**	**(1,221,500)**	**45,508**	**41,833**

The total change in deferred income tax is as follows:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Balance at fiscal year start	1,221,500	1,080,539	(41,833)	(40,771)
Debit/ (credit) in the income statement	296,276	68,437	(1,061)	(110)
Debit/ (credit) in the statement of comprehensive income	9,504	72,524	(2,614)	(952)
Balance at fiscal year end	**1,527,280**	**1,221,500**	**(45,508)**	**(41,833)**

Changes in deferred tax receivables and liabilities during the year, without taking into account offsetting of balances with the same tax authority, are the following:

Deferred tax liabilities:

	CONSOLIDATED FIGURES			COMPANY FIGURES	
	Various tax depreciation	Other	Total	Other	Total
1 January 2019	1,464,022	-	1,464,022	-	-
Income statement debit/(credit)	133,722	-	133,722	-	-
31 December 2019	**1,597,744**	**-**	**1,597,744**	**-**	**-**
1 January 2020	1,597,744	-	1,597,744	-	-
Income statement debit/(credit)	286,076	-	286,076	-	-
31 December 2020	**1,883,820**	**-**	**1,883,820**	**-**	**-**

Deferred tax receivables:

	CONSOLIDATED FIGURES					
	Provisions for receivables	Various tax depreciation	Cash flow hedge reserves	Actuarial profit/(loss) reserves	Other	Total
1 January 2019	10,153	567	328,106	14,587	30,068	**383,484**
Income statement debit/(credit)	3,126	69,560	(7,511)	-	110	**65,284**
(Debit)/credit to equity	-	-	(71,160)	(1,364)	-	**(72,524)**
31 December 2019	**13,280**	**70,127**	**249,435**	**13,222**	**30,177**	**376,244**
1 January 2020	13,280	70,127	249,435	13,222	30,177	**376,244**
Income statement debit/(credit)	267	(7,563)	(3,965)	-	1,061	**(10,199)**
(Debit)/credit to equity	-	-	(15,202)	5,698	-	**(9,504)**
31 December 2020	**13,547**	**62,564**	**230,267**	**18,920**	**31,238**	**356,540**

	COMPANY FIGURES		
	Actuarial reserve profit/(loss)	Other	Total
1 January 2019	10,702	30,069	40,771
Income statement debit/(credit)	-	110	110
(Debit)/credit to equity	952	-	952
31 December 2019	**11,654**	**30,179**	**41,832**
1 January 2020	11,654	30,179	41,833
Income statement debit/(credit)	-	1,061	1,061
(Debit)/credit to equity	2,614	-	2,614
31 December 2020	**14,268**	**31,240**	**45,507**

The following are also noted:

- The Company and the Group have not formed deferred tax claims for accumulated tax losses.
- Most deferred tax liabilities and receivables are recoverable after 12 months because they relate primarily to temporary differences related to differential depreciation, changes in fair values of investments in real estate and inventory and personnel compensation provisions.

22 Employee benefit obligations

The amounts entered in the statement of financial position are the following:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Present value of non-financed liabilities	265,452	236,175	189,615	174,303
Liability in the Statement of Financial Position	**265,452**	**236,175**	**189,615**	**174,303**

The amounts recognised in the income statement for the fiscal year are the following:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Retirement benefits	(5,535)	(20,157)	(4,421)	(5,468)
Total	**(5,535)**	**(20,157)**	**(4,421)**	**(5,468)**

The amounts entered in the income statement are the following:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Current employment costs	3,633	17,180	2,852	2,696
Financial costs	2,126	3,727	1,569	2,772
Losses from staff cut-backs	(224)	(750)	-	-
Total included in employee benefits	**5,535**	**20,157**	**4,421**	**5,468**

The change in liabilities as shown in the Balance Sheet is as follows:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Opening balance	236,175	219,241	174,303	163,084
Compensation paid	-	-	-	-
Actuarial (gains) / losses charged to the Statement of Other Total Income	23,742	(3,223)	10,891	5,750
Total charge to income statement	5,535	20,157	4,421	5,468
Closing balance	**265,452**	**236,175**	**189,615**	**174,303**

Sensitivity analysis of pension benefits in relation to changes in main assumptions is shown below:

		Effect on retirement benefits	
	Change in assumption by	Increase in assumption	Reduction in assumption
Discount rate	0.50%	-7.34%	7.34%
Rate of change in wages & salaries	0.50%	7.20%	-7.20%

The main actuarial assumptions used for accounting purposes are the following:

	31-Dec-20	31-Dec-19
Discount rate	0.40%	0.90%
Future wages & salaries increases	1.70%	1.70%
Average annual rate of long-term increase in inflation	1.70%	1.70%

The average weighted duration of retirement benefits is 14.11 years.

Analysis of expected maturity of unpaid pension benefits:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
More than 5 years	280,901	270,408	199,990	198,005
Total	**280,901**	**270,408**	**199,990**	**198,005**

Actuarial (profit)/losses recognised in the Statement of Other Comprehensive Income can be broken down as follows:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
(Profit)/losses from the change in financial assumptions	16,488	5,750	11,065	5,750
Experience (profit)/ loss	7,255	(8,973)	(174)	-
Total	**23,742**	**(3,223)**	**10,891**	**5,750**

23 Rental income from investments in real estate

The rental income of real estate investments for the Group in the fiscal year 2020 is 6.5 million euros, while for fiscal year 2019 the respective amount reached 6.8 million euros.

The operating lease term of real estate investments (located in Greece) is in most cases 12 years. The rents are adjusted annually in accordance with contractual terms in relation to the Consumer Price Index, increased by up to 1%.

The Group’s rental income is not subject to seasonal fluctuations.

The total minimum guaranteed (non-cancellable) leases that are collectable under operating lease agreements per year are the following:

	CONSOLIDATED FIGURES	
	31-Dec-20	31-Dec-19
Up to 1 year	6,288,340	6,596,951
2nd year	5,908,074	6,184,593
3rd year	5,220,117	5,499,878
4th year	3,735,394	4,852,531
5th year	2,980,508	3,603,484
More than 5 years	11,379,557	14,093,342
Total	**35,511,990**	**40,830,779**

24 Financial income / (expenses)

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	**31-Dec-19**	**31-Dec-20**	**31-Dec-19**
Interest expenses				
- Bank loans & other liabilities	(1,800,481)	(1,319,209)	(366,556)	(350,005)
- Interest expenses pertaining to financial leases	(7,291)	(4,475)	(2,642)	(2,113)
	(1,807,772)	(1,323,684)	(369,198)	(352,118)
Income from interest/ securities	29,736	14,385	234	57
Net (expenses) / interest income	(1,778,037)	(1,309,299)	(368,964)	(352,060)
Other financial expenses				
- Procurement of letters of guarantee	(58,470)	(15,060)	(43,470)	(60)
- Miscellaneous banking expenses	(42,504)	(20,381)	(10,731)	(11,421)
	(100,974)	(35,441)	(54.201)	(11,481)
Net profit / (loss) from foreign exchange rate differences Loans	1,824	3,711	-	-
Total	**(1,877,186)**	**(1,341,029)**	**(423,165)**	**(363,541)**

25 Expenses per category

		CONSOLIDATED FIGURES					
		31-Dec-20			31-Dec-19		
	Note	**Exploitation expenses (*)**	**Operating expenses**	**Total**	**Exploitation expenses (*)**	**Operating expenses**	**Total**
Employee benefits	26	-	941,978	941,978	-	964,287	964,287
Inventories used		-	-	-	-	-	-
Depreciation of right of use assets	9	-	57,882	57,882	-	57,882	57,882
Depreciation of property, plant and equipment	7, 9	53,070	6,726	59,795	11,706	265	11,971
Depreciation of intangible assets	8	11,266	-	11,266	821	15	836
Depreciation of investment property	6	1,510,572	131,007	1,641,578	1,271,335	131,007	1,402,342
Rental fees & expenses under long-term operating leases		-	8,018	8,018	-	21,719	21,719
Other third party compensation		63,344	118,448	181,792	50,121	175,947	226,068
Third party fees and expenses		63,497	481,809	**545,306**	48,174	731,805	779,979
Technicians' fees and expenses		-	255,438	255,438	-	96,424	96,424
Subcontractors' fees		-	5,656	5,656	117,385	206,340	323,725
Taxes - Duties		393,943	112,309	506,252	296,284	216,706	512,990
Promotion & advertisement expenses		398,581	118,655	517,236	837,630	-	837,630
Other expenses		1,289	179,468	180,757	9,819	209,624	219,443
Total		**2,495,561**	**2,417,393**	**4,912,954**	**2,643,276**	**2,812,020**	**5,455,296**

COMPANY FIGURES

	Note	31-Dec-20 Expenses (exploitation)	31-Dec-20 Operating expenses	31-Dec-20 Total	31-Dec-19 Expenses (exploitation)	31-Dec-19 Operating expenses	31-Dec-19 Total
Employee benefits	26	-	627,548	627,548	-	640,454	640,454
Inventories used		-	-	-	-	-	-
Depreciation of rights of use assets	9	-	25,850	25,850	-	23,741	23,741
Depreciation of investment properties	6	-	15,500	15,500	-	15,500	15,500
Rental fees & expenses under long-term operating leases		-	4,796	4,796	-	4,495	4,495
Other third party compensation		-	36,132	36,132	785	38,035	38,820
Third party fees and expenses		-	114,823	114,823	1,450	265,645	267,095
Technicians' fees and expenses		-	79,378	79,378	-	96,424	96,424
Subcontractors' fees		-	400	400	37,801	960	38,761
Taxes - Duties		-	30,394	30,394	-	30,192	30,192
Perishable supplies and communal property services charges		-	12,944	12,944	4,669	11,224	15,893
Other expenses		-	33,538	33,538	-	47,543	47,543
Total		**-**	**981,303**	**981,303**	**44,705**	**1,174,213**	**1,218,918**

(*) 'Exploitation expenses' of the Group pertain to the parent company and YIALOU EMPORIKI KAI TOURISTIKI MON. SA

26 Employee benefits

	CONSOLIDATED FIGURES 31-Dec-20	CONSOLIDATED FIGURES 31-Dec-19	COMPANY FIGURES 31-Dec-20	COMPANY FIGURES 31-Dec-19
Wages and salaries	773,131	778,991	532,397	529,597
Social security contributions	137,423	146,191	85,375	86,441
Cost of defined benefit plans	5,535	20,157	4,421	5,468
Other employee benefits	25,889	18,948	5,354	18,948
Total	**941,978**	**964,287**	**627,548**	**640,454**

27 Income tax

Pursuant to Article 22 of Law 4646/2019, the income tax rate for legal entities in Greece was fixed at 24% for the year 2019.

	CONSOLIDATED FIGURES 31-Dec-20	CONSOLIDATED FIGURES 31-Dec-19	COMPANY FIGURES 31-Dec-20	COMPANY FIGURES 31-Dec-19
Fiscal year tax	314,623	352,111	-	-
Deferred tax	296,276	68,437	(1,061)	(110)
Total	**610,899**	**420,548**	**(1,061)**	**(110)**

With regard to fiscal years from 2011 up to and including 2015, Greek Sociétés Anonyme companies whose financial statements were subject to audits by statutory auditors had to be audited by the same statutory auditor or audit firm that had reviewed their annual financial statements, and to obtain a 'Tax Compliance Report' in accordance with the provisions of Article 82(5) of Law 2238/1994 and Article 65A of Law 4174/2013. With regard to fiscal years from 2016 onwards, the tax audit and the issue of a 'Tax Compliance Report' are optional. The Group has chosen to continue having tax audits performed by statutory auditors, now optional, for its most important subsidiaries. It is noted that in accordance with relevant fiscal provisions applicable as of 31 December 2020, fiscal years up to 2014 inclusive are considered time-barred.

As of 31.12.2020 and 31.12.2019, a provision of EUR 70 thousand has been made for unaudited fiscal years at a consolidated level.
The tax rate for subsidiary companies in Romania is 16%.

Pre-tax profits for the Company differ from the theoretical sum that would apply if the weighted average tax rate of the company's country of origin was used, as follows:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Accounting profits / (losses) before tax	726,221	360,599	687,278	(1,575,438)
Tax calculated on the basis of applicable local tax rates on profits in the respective countries	174,293	86,544	164,947	(378,105)
Adjustments				
Untaxed income	383,647	(11,068)	-	137,345
Expenses not deductible for tax purposes	154,089	22,263	2,399	-
Use of previous fiscal year tax losses	(168,407)	-	(168,407)	-
Fiscal year tax losses for which no deferred tax was recognised	67,277	358,739	-	240,651
Impact of change in tax rate to 24%	-	(35,931)	-	-
Taxes	**610,899**	**420,548**	**(1,061)**	**(110)**

28 Revenue from dividends

ATHENS METROPOLITAN EXPO SA, in accordance with the decision of the Ordinary General Meeting of 25 May 2020 with regard to fiscal year 2019, duly distributed dividends of EUR 338,272.
YIALOU EMPORIKI & TOURISTIKI MON SA, by decision of the Extraordinary General Meeting of 16 November 2020, returned previous fiscal year profits amounting to EUR 1,600,000 to its parent company REDS SA.

29 Other exploitation income/ expenses

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Other exploitation income/ (expenses)	676,899	149,106	153,374	381,695
Total	**676,899**	**149,106**	**153,374**	**381,695**

The account 'other operating income/expenses', mainly includes income from the provision of services by affiliated companies of the Group. For the fiscal year ending, revenues for the Group amounted to EUR 0.7m. and for the Company they amounted to EUR 0.02 million.

30 Profits /(losses) per share

The basic earnings per share are calculated by dividing the profit attributable to shareholders of the parent company by the weighted average of ordinary shares outstanding during the year, excluding treasury ordinary shares held by subsidiaries (treasury shares). Where the number of shares is increased following an issue of bonus shares, the new number of shares is used through comparative information.

The Company holds no convertible securities which operate in the reduction of earnings. For this reason, the adjusted earnings per share are equal to the basic earnings per share.

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Earnings/(losses) attributable to parent company equity holders (amounts in €)	115,321	(59,949)	688,339	(1,575,328)
Weighted average of ordinary shares	57,434,884	57,434,884	57,434,884	57,434,884
Profit/(loss) after taxes per share - basic (in EUR)	**0.0020**	**(0.0010)**	**0.0120**	**(0.0274)**

31 Dividends per share

The company is not distributing dividends for fiscal year 2020 due to coverage of previous fiscal year losses.

32 Contingent liabilities

The Group's contingent liabilities relate to bank, other guarantees and other matters arising in the ordinary course of business, in addition to contingent liabilities for which provisions have been formed. Substantial burdens are not expected to arise from any liabilities other than those already incurred.

With regard to fiscal years from 2011 up to and including 2015, Greek Sociétés Anonyme companies whose financial statements were subject to audits by statutory auditors had to be audited by the same statutory auditor or audit firm that had reviewed their annual financial statements, and to obtain a
'Tax Compliance Report' in accordance with the provisions of Article 82(5) of Law 2238/1994 and Article 65A of Law 4174/2013. With regard to fiscal years from 2016 onwards, the tax audit and the issue of a 'Tax Compliance Report' are optional. The Group has chosen to continue having tax audits performed by statutory auditors, now optional, for its most important subsidiaries. It is noted that in accordance with relevant fiscal provisions applicable as of 31 December 2020, fiscal years up to 2014 inclusive are considered time-barred.

Note 10 presents detailed tables for the unaudited fiscal years of all consolidated companies and the fiscal years for which Group companies subject to audits by audit firms have received a certificate of tax compliance. The Group's tax liabilities for these years have not been finalised, and it is therefore possible that additional charges will be imposed when the respective audits are conducted by the tax authorities. The provision formed by the Group for unaudited tax years amounts to the sum of EUR 70 thousand. The parent company has been audited for tax purposes in accordance with Law 2238/1994 for fiscal years 2011, 2012, and 2013, and in accordance with Law 4174/2013 for fiscal years 2014 to 2019, and has received a tax compliance certificate from PricewaterhouseCoopers SA without qualification. The audit for fiscal year 2020 is underway.

33 Transactions with related parties

Sales/ Purchases of goods and services	CONSOLIDATED FIGURES		COMPANY FIGURES	
	1/1-31/12/2020	1/1-31/12/2019	1/1-31/12/2020	1/1-31/12/2019
Sales of goods & services to the parent company	-	100,000	-	100,000
Sales of goods & services to subsidiaries	-	-	116,963	198,668
Sales of goods & services to other related parties	787,000	135,500	67,000	135,500
Purchases of goods & services from the parent company	58,453	32,634	8,039	32,634
Purchases of goods & services from subsidiaries	-	-	121,390	88,954
Purchases of goods & services from other related parties	715,886	11,164,754	9,183	12,712
Income from dividends	-	-	1,600,000	-

Related party receivables/ liabilities	CONSOLIDATED FIGURES		COMPANY FIGURES	
	31-Dec-20	31-Dec-19	31-Dec-20	31-Dec-19
Receivables from parent company	21,823	-	-	-
Receivables from subsidiaries	-	-	716,786	657,526
Receivables from other related parties	964,087	141,199	71,387	141,199
Liabilities to the parent company	92,392	82,424	92,392	82,424
Payables to subsidiaries	-	-	2,670,140	2,237,215
Liabilities to other related parties	840,083	3,440,240	343,511	326,716

Transactions & fees of directors & managers	CONSOLIDATED FIGURES		COMPANY FIGURES	
	1/1-31/12/2020	1/1-31/12/2019	1/1-31/12/2020	1/1-31/12/2019
Transactions & fees of directors & managers	444,721	430,484	329,984	330,231
Amounts receivable from key management	-	-	-	-
Amounts payable to key management	-	-	-	-

At Group level, liabilities to and purchases from other related parties show a significant increase mainly due to the project to expand the Smart Park shopping centre being undertaken by 'TOMI AVETE', an Ellaktor Group company;

At Company level, the reduction sales to subsidiaries is due to the provision of services during the comparative period to the subsidiary company YIALOU EMPORIKI & TOURISTIKI MON SA for the purpose of expanding the Smart Park shopping centre.

34 Other notes

- As of 31 December 2020, 23 administrative/clerical personnel were employed by the Group, and 7 administrative/clerical personnel were employed by the Company. Respectively, as of 31 December 2019, 38 persons were employed as administrative/clerical personnel by the Group, and 8 persons were employed in administrative/clerical capacities by the Company.

- The total fees payable to the Group's statutory auditors for the mandatory audit on the annual financial statements for the financial year 2020 stand at EUR 89.000 thousand (2019: EUR 82.000).

More specifically, audit and other fees paid to the PricewaterCoopers SA audit firm with registered offices in Greece for services provided to the Company and the Group amounted to the following:

	CONSOLIDATED FIGURES		COMPANY FIGURES	
	1/1-31/12/2020	1/1-31/12/2019	1/1-31/12/2020	1/1-31/12/2019
Fees for auditing services	57,000	52,000	42,000	42,000
Fees payable for Annual Tax Certificate	32,000	30,000	22,000	20,000
Other authorised non-audit services	3,750	8,500	3,000	4,375
Total	**92,750**	**90,500**	**67,000**	**66,375**

35 Events after the date Balance Sheet

An Extraordinary General Meeting of the Company's Shareholders was held on 22 January 2021, during which sale of the real estate property of the Romanian company 'PROFIT CONSTRUCT Srl' was approved.

On 22 March 2021, approval was given by the Council of State for the draft Presidential Decree pertaining to approval of the urban planning study and the urban planning regulation governing the Regulated Productive Activity Development Area (POAPD) in Kantza Pallini. The issuance of the Presidential Decree is awaited, and will essentially pave the way for the completion of the Cambas Park investment.

The effects of the Covid-19 pandemic have been directly felt, and the first negative effects of the recession on the economy have made their appearance. Another negative effect of the pandemic is the fact that almost all companies have frozen their investment decisions and are reconsidering their strategies and budgets, cutting costs, and reassessing their projected revenues.

Synergies between the state and the banking system will play an important role in reinforcing the smooth operation of companies. A swift return to a new normalcy in the post-pandemic era demands measures and decisions regarding implementation of financial support methods for companies.

The effects of the pandemic on the Group's revenues have been substantial and are ongoing, given that the phenomenon persists. As a result, the full extent of the financial cost remains uncertain. Given that the main activity of the Group is the operation of the Smart Park shopping centre, subsequent to the government's decisions to suspend operation of the shopping centres and malls and to provide a 40% discount on lease payments for the fiscal year 2020, as well as to make reductions in lease payments of up to 100% in the first few months of 2021, the Company and the Group have adapted their modus operandi in order to address these requirements and minimise the impact as far as possible.

Kifissia, 28 April 2021

THE CHAIRMAN OF THE BOARD OF DIRECTORS	THE CHIEF EXECUTIVE OFFICER	THE HEAD OF FINANCIAL SERVICES
CHRISTOS PANAGIOTOPOULOS	GEORGIOS KONSTANTINIDIS	GERASIMOS GEORGOULIS
ID CARD No AZ 126362	ID CARD No AK 101775	OEE Licence No 1981

E. G. WEBSITE WHERE THE COMPANY AND CONSOLIDATED STATEMENTS AND SUBSIDIARY FINANCIAL STATEMENTS ARE POSTED

The Annual Financial Statements, the Chartered Accountants' Audit Report and the Board of Directors' Report for the Group and the Company are available on the website https://www.reds.gr. Also available from the Company's website are the annual financial statements, the audit reports of the certified auditors & accountants and the reports of the Boards of Directors of the companies that are incorporated in the consolidated financial statements of the Group. Shareholders and investors who are interested in more information or clarifications regarding the Group may contact the Investment Relations Department of the Group during business days and hours. Lastly, this annual financial report, as well as annual financial reports of previous years and other important information are available in electronic form from the Group's website https://www.reds.gr