H.M. Estates Cyprus Ltd

Separate financial statements

31 December 2024

H.M. Estates Cyprus Ltd

Separate financial statements

Year ended 31 December 2024

Contents

Board of Directors and other Corporate Information

Board of Directors:	Andreas Skyrlas (appointed on 04 November 2024) Costas Christoforou Maria Theodoulou (resigned on 04 November 2024)
Company Secretary:	Cymanco Services Limited
Independent Auditors:	Grant Thornton (Cyprus) Limited Certified Public Accountants and Registered Auditors 41-49, Ayiou Nicolaou Str. Nimeli Court, Block C, Engomi 2408 P.O. Box 23907, 1687 Nicosia, Cyprus
Registered office:	Esperidon, 5, 4th floor Strovolos 2001, Nicosia Cyprus
Registration number:	C404455

Independent Auditor's Report to the Members of H.M. Estates Cyprus Ltd

Grant Thornton (Cyprus) Limited
41-49 Agiou Nicolaou Street
Nimeli Court - Block C
2408 Engomi, Nicosia
P.O. Box 23907
1687, Nicosia
Cyprus

T +357 22600000
F +357 22600001

linkedin.com/company/grantthorntoncy
facebook.com/grantthorntoncyprus
twitter.com/grantthorntoncy

Report on the Audit of the Separate Financial Statements

Opinion

We have audited the separate financial statements of parent company H.M. Estates Cyprus Limited (the "Company") , which are presented in pages 5 to 22 and comprise the statement of financial position as at 31 December 2024, and the statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes of the separate financial statements, including material accounting policy information.

In our opinion, the accompanying separate financial statements give a true and fair view of the financial position of the Company as at 31 December 2024, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113 relating to separate financial statements.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Separate Financial Statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the separate financial statements in Cyprus, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the Management Report, but does not include the separate financial statements and our auditor's report thereon.

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

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

Responsibilities of the Board of Directors for the Separate Financial Statements

The Board of Directors is responsible for the preparation of separate financial statements that give a true and fair view in accordance with IFRSs as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113, and for such internal control as the Board of Directors determines is necessary to enable the preparation of separate financial statements that are free from material misstatement, whether due to fraud or error.

Grant Thornton

Independent Auditor's Report to the Members of H.M. Estates Cyprus Ltd (continued)

Responsibilities of the Board of Directors for the Separate Financial Statements (continued)

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

The Board of Directors is responsible for overseeing the Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Separate Financial Statements

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

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

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

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.

- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the separate financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the separate financial statements, including the disclosures, and whether the separate financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.

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

Independent Auditor's Report to the Members of H.M. Estates Cyprus Ltd (continued)

Other Matters

This report, including the opinion, has been prepared for and only for the Company's members as a body in accordance with Section 69 of the Auditors Law of 2017 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whose knowledge this report may come to.

Comparative figures

The separate financial statements of the Company for the year ended 31 December 2023 were audited by another auditor who expressed an unmodified opinion on those separate financial statements on 13 June 2024.

Froso Yiangoullis

Froso Yiangoullis
Certified Public Accountant and Registered Auditor
for and on behalf of
Grant Thornton (Cyprus) Limited
Certified Public Accountants and Registered Auditors

Nicosia, 24 June 2025

H.M. Estates Cyprus Ltd

Statement of Financial Position

31 December 2024

	Note	**2024** €	2023 €
ASSETS			
Non-current assets			
Investments in subsidiaries	7	**31.235.763**	31.235.763
		31.235.763	31.235.763
Current assets			
Receivables from own subsidiaries	17	**2.500.000**	2.220.000
Receivables from parent	17	**1.000**	1.000
Cash at bank and in hand	8	**44.470**	40.107
		2.545.470	2.261.107
Total assets		**33.781.233**	33.496.870
EQUITY AND LIABILITIES			
Equity			
Share capital	9	**3.000**	3.000
Share premium		**31.232.763**	31.232.763
Retained earnings		**83.451**	49.591
Total equity		**31.319.214**	31.285.354
Current liabilities			
Trade and other payables	10	**12.019**	8.057
Payables to parent	17	**-**	3.385
Current tax liabilities	11	**-**	74
Payable dividends		**2.450.000**	2.200.000
		2.462.019	2.211.516
Total equity and liabilities		**33.781.233**	33.496.870

On 24 June 2025 the Board of Directors of H.M. Estates Cyprus Ltd authorised these separate financial statements for issue.

....	....
Andreas Skyrlas	Costas Christoforou
Director	Director

The notes on pages 9 to 22 form an integral part of these separate financial statements.

H.M. Estates Cyprus Ltd

Statement of Profit or Loss and Other Comprehensive Income

Year ended 31 December 2024

	Note	**2024** €	2023 €
Other operating income	12	**2.500.000**	2.220.224
Administration expenses	13	**(15.385)**	(15.496)
Operating profit		**2.484.615**	2.204.728
Finance costs	14	**(755)**	(741)
Net profit for the year		**2.483.860**	2.203.987
Other comprehensive income		**-**	-
Total comprehensive income for the year		**2.483.860**	2.203.987

The notes on pages 9 to 22 form an integral part of these separate financial statements.

Statement of Changes in Equity

Year ended 31 December 2024

	Note	Share capital €	Share premium €	Retained earnings €	Total €
Balance at 1 January 2023		**3.000**	**31.232.763**	**45.604**	**31.281.367**
Comprehensive income					
Net profit for the year		-	-	2.203.987	2.203.987
Total comprehensive income for the year		-	-	2.203.987	2.203.987
Transactions with owners					
Dividends	16	-	-	(2.200.000)	(2.200.000)
Total transactions with owners		-	-	(2.200.000)	(2.200.000)
Balance at 31 December 2023/ 1 January 2024		**3.000**	**31.232.763**	**49.591**	**31.285.354**
Comprehensive income					
Net profit for the year		-	-	2.483.860	2.483.860
Total comprehensive income for the year		-	-	2.483.860	2.483.860
Transactions with owners					
Dividends	16	-	-	(2.450.000)	(2.450.000)
Total transactions with owners		-	-	(2.450.000)	(2.450.000)
Balance at 31 December 2024		**3.000**	**31.232.763**	**83.451**	**31.319.214**

Share premium is not available for distribution.

Companies, which do not distribute 70% of their profits after tax, as defined by the Special Contribution for the Defence of the Republic Law, within two years after the end of the relevant tax year, will be deemed to have distributed this amount as dividend on the 31 of December of the second year. The amount of the deemed dividend distribution is reduced by any actual dividend already distributed by 31 December of the second year for the year the profits relate. The Company pays special defence contribution on behalf of the shareholders over the amount of the deemed dividend distribution at a rate of 17% (applicable since 2014) when the entitled shareholders are natural persons tax residents of Cyprus and have their domicile in Cyprus. In addition, the Company pays on behalf of the shareholders General Healthcare System (GHS) contribution at a rate of 2,65%, when the entitled shareholders are natural persons tax residents of Cyprus, regardless of their domicile.

H.M. Estates Cyprus Ltd

Statement of Cash Flows

Year ended 31 December 2024

	Note	2024 €	2023 €
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax		**2.483.860**	2.203.987
		2.483.860	2.203.987
Changes in working capital:			
Increase in receivables from own subsidiaries		**(280.000)**	(370.000)
Increase in receivables from parent		**-**	(1.000)
Increase in trade and other payables		**250.502**	2.678
Increase in payables to parent		**-**	161
Cash generated from operations		**2.454.362**	1.835.826
Tax refunded		**1**	74
Net cash generated from operating activities		**2.454.363**	1.835.900
Cash flows from investing activities		**-**	-
Cash flows from financing activities			
Dividends paid		**(2.450.000)**	(1.800.000)
Net cash used in financing activities		**(2.450.000)**	(1.800.000)
Net increase in cash and cash equivalents		**4.363**	35.900
Cash and cash equivalents at beginning of the year		**40.107**	4.207
Cash and cash equivalents at end of the year	8	**44.470**	40.107

The notes on pages 9 to 22 form an integral part of these separate financial statements.

1. Incorporation and principal activities

Country of incorporation

H.M. Estates Cyprus Limited (the "Company") was incorporated in Cyprus on 25 November 2019 as a private limited liability company under the provisions of the Cyprus Companies Law, Cap. 113. Its registered office is at 5 Esperidon, 4th floor, Strovolos, 2001, Nicosia, Cyprus.

Principal activities

The principal activities of the Company, is the holding of investment in subsidiary.

Operating Environment of the Company

The geopolitical situation in Eastern Europe intensified on 24 February 2022 with the commencement of the conflict between Russia and Ukraine. As at the date of authorising these separate financial statements for issue, the conflict continues to evolve as military activity proceeds. In addition to the impact of the events on entities that have operations in Russia, Ukraine, or Belarus or that conduct business with their counterparties, the conflict is increasingly affecting economies and financial markets globally and exacerbating ongoing economic challenges.

The European Union as well as United States of America, Switzerland, United Kingdom and other countries imposed a series of restrictive measures (sanctions) against the Russian and Belarussian government, various companies, and certain individuals. The sanctions imposed include an asset freeze and a prohibition from making funds available to the sanctioned individuals and entities. In addition, travel bans applicable to the sanctioned individuals prevents them from entering or transiting through the relevant territories. The Republic of Cyprus has adopted the United Nations and European Union measures. The rapid deterioration of the conflict in Ukraine may as well lead to the possibility of further sanctions in the future.

Emerging uncertainty regarding global supply of commodities due to the conflict between Russia and Ukraine conflict may also disrupt certain global trade flows and place significant upwards pressure on commodity prices and input costs as seen through early March 2022. Challenges for companies may include availability of funding to ensure access to raw materials, ability to finance margin payments and heightened risk of contractual non-performance.

The Israel-Gaza conflict has escalated significantly after Hamas launched a major attack on 7 October 2023. Companies with material subsidiaries, operations, investments, contractual arrangements or joint ventures in the War area might be significantly exposed. Entities that do not have direct exposure to Israel and Gaza Strip are likely to be affected by the overall economic uncertainty and negative impacts on the global economy and major financial markets arising from the war. This is a volatile period and situation, however, the Company is not directly exposed. Management will continue to monitor the situation closely and take appropriate actions when and if needed.

The impact on the Company largely depends on the nature and duration of uncertain and unpredictable events, such as further military action, additional sanctions, and reactions to ongoing developments by global financial markets.

The financial effect of the current crisis on the global economy and overall business activities cannot be estimated with reasonable certainty at this stage, due to the pace at which the conflict prevails and the high level of uncertainties arising from the inability to reliably predict the outcome.

The Company has limited direct exposure to Russia, Ukraine, and Belarus and as such does not expect significant impact from direct exposures to these countries.

1. Incorporation and principal activities (continued)

Despite the limited direct exposure, the conflict is expected to negatively impact the tourism and services industries in Cyprus. Furthermore, the increasing energy prices, fluctuations in foreign exchange rates, unease in stock market trading, rises in interest rates, supply chain disruptions and intensified inflationary pressures may indirectly impact the operations of the Company. The indirect implications will depend on the extent and duration of the crisis and remain uncertain.

Management has considered the unique circumstances and the risk exposures of the Company and has concluded that there is no significant impact in the Company's profitability position. The event is not expected to have an immediate material impact on the business operations. Management will continue to monitor the situation closely.

2. Basis of preparation

The financial statements of the Company have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union (EU) and the requirements of the Cyprus Companies Law, Cap. 113.

These separate financial statements are the separate financial statements. The Company has not prepared consolidated financial statements as the exemption from consolidation in paragraph 4(a) of IFRS10 'Consolidated Financial Statements', has been used. The Company's parent company Fourlis Holding S.A., a company registered in Greece, produced consolidated financial statements available for public use that comply with International Financial Reporting Standards as issued by the IASB. These consolidated financial statements can be obtained from the registered office of Fourlis Holding S.A. at 18-20 Sorou Str. Building A', Marousi, GR-15125, Athens, and are also avaialble at www.fourlis.gr.

The preparation of financial statements in conformity with IFRSs requires the use of certain critical accounting estimates and requires Management to exercise its judgment in the process of applying the Company's accounting policies. It also requires the use of assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on Management's best knowledge of current events and actions, actual results may ultimately differ from those estimates.

3. Adoption of new or revised standards and interpretations

During the current year the Company adopted all the new and revised International Financial Reporting Standards (IFRSs) that are relevant to its operations and are effective for accounting periods beginning on 1 January 2024.

Except for the reduction in disclosure of the accounting policies, the adoption of these standards and amendments has not had any material impact on the other disclosures or on the amounts reported in these financial statements. The Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: Disclosure of Accounting Policies, are effective for annual periods beginning on or after January 1, 2024. The amendments provide guidance on the application of materiality judgements to accounting policy disclosures. In particular, the amendments to IAS 1 replace the requirement to disclose 'significant' accounting policies disclosure and retained material accounting public information on the Company's main assets, liabilities, equity, income and expenses.

4. Material accounting policy information

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

Management seeks not to reduce the understandability of these separate financial statements by obscuring material information with immaterial information. Hence, only material accounting policy information is disclosed, where relevant, in the related disclosure notes.

4. Material accounting policy information (continued)

Subsidiary companies

Subsidiaries are entities controlled by the Company. Control exists where the Company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

Investments in subsidiaries are measured at cost less impairment. Investment in subsidiaries are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised through profit or loss for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

Financial assets

Financial assets - Classification

The Company classifies its financial assets in the following measurement categories:
- those to be measured subsequently at fair value (either through OCI or through profit or loss), and
- those to be measured at amortised cost.

The classification and subsequent measurement of debt financial assets depends on: (i) the Company's business model for managing the related assets portfolio and (ii) the cash flow characteristics of the asset. On initial recognition, the Company may irrevocably designate a debt financial asset that otherwise meets the requirements to be measured at amortized cost or at FVOCI or at FVTPL if doing so eliminates or significantly reduces an accounting mismatch that would otherwise arise.

For investments in equity instruments that are not held for trading, the classification will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI). This election is made on an investment-by-investment basis.

All other financial assets are classified as measured at FVTPL.

For assets measured at fair value, gains and losses will either be recorded in profit or loss or OCI. For investments in equity instruments that are not held for trading, this will depend on whether the Company has made an irrevocable election at the time of initial recognition to account for the equity investment at fair value through other comprehensive income (FVOCI).

Financial assets - Recognition

All purchases and sales of financial assets that require delivery within the time frame established by regulation or market convention ("regular way" purchases and sales) are recorded at trade date, which is the date when the Company commits to deliver a financial instrument. All other purchases and sales are recognised when the entity becomes a party to the contractual provisions of the instrument.

4. Material accounting policy information (continued)

Financial assets - Measurement

At initial recognition, the Company measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to the acquisition of the financial asset. Transaction costs of financial assets carried at FVTPL are expensed in profit or loss. Fair value at initial recognition is best evidenced by the transaction price. A gain or loss on initial recognition is only recorded if there is a difference between fair value and transaction price which can be evidenced by other observable current market transactions in the same instrument or by a valuation technique whose inputs include only data from observable markets.

Financial assets with embedded derivatives are considered in their entirety when determining whether their cash flows are solely payment of principal and interest.

Financial assets - Reclassification

Financial instruments are reclassified only when the business model for managing those assets changes. The reclassification has a prospective effect and takes place from the start of the first reporting period following the change.

Financial assets - write-off

Financial assets are written-off, in whole or in part, when the Company exhausted all practical recovery efforts and has concluded that there is no reasonable expectation of recovery. The write-off represents a derecognition event. The Company may write-off financial assets that are still subject to enforcement activity when the Company seeks to recover amounts that are contractually due, however, there is no reasonable expectation of recovery.

Financial assets - modification

The Company sometimes renegotiates or otherwise modifies the contractual terms of the financial assets. The Company assesses whether the modification of contractual cash flows is substantial considering, among other, the following factors: any new contractual terms that substantially affect the risk profile of the asset (e.g. profit share or equity-based return), significant change in interest rate, change in the currency denomination, new collateral or credit enhancement that significantly affects the credit risk associated with the asset or a significant extension of a loan when the borrower is not in financial difficulties.

If the modified terms are substantially different, the rights to cash flows from the original asset expire and the Company derecognises the original financial asset and recognises a new asset at its fair value. The date of renegotiation is considered to be the date of initial recognition for subsequent impairment calculation purposes, including determining whether a SICR has occurred. The Company also assesses whether the new loan or debt instrument meets the SPPI criterion. Any difference between the carrying amount of the original asset derecognised and fair value of the new substantially modified asset is recognised in profit or loss, unless the substance of the difference is attributed to a capital transaction with owners.

In a situation where the renegotiation was driven by financial difficulties of the counterparty and inability to make the originally agreed payments, the Company compares the original and revised expected cash flows to assets whether the risks and rewards of the asset are substantially different as a result of the contractual modification. If the risks and rewards do not change, the modified asset is not substantially different from the original asset and the modification does not result in derecognition. The Company recalculates the gross carrying amount by discounting the modified contractual cash flows by the original effective interest rate, and recognises a modification gain or loss in profit or loss.

4. Material accounting policy information (continued)

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value. Cash and cash equivalents are carried at amortised cost because: (i) they are held for collection of contractual cash flows and those cash flows represent SPPI, and (ii) they are not designated at FVTPL.

Classification as financial assets at amortised cost

These amounts generally arise from transactions outside the usual operating activities of the Company. They are held with the objective to collect their contractual cash flows and their cash flows represent solely payments of principal and interest. Accordingly, these are measured at amortised cost using the effective interest method, less provision for impairment. Financial assets at amortised cost are classified as current assets if they are due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current assets.

Classification as trade receivables

Trade receivables are amounts due from customers for goods sold or services performed in the ordinary course of business. If collection is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets. Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less loss allowance.

Trade receivables are recognised initially at the amount of consideration that is unconditional unless they contain significant financing components, in which case they are recognised at fair value. The Company holds the trade receivables with the objective to collect the contractual cash flows and therefore measures them subsequently at amortised cost using the effective interest method.

Trade receivables are also subject to the impairment requirements of IFRS 9. The Company applies the IFRS 9 simplified approach to measuring expected credit losses which uses a lifetime expected loss allowance for all trade receivables. See note 20, Credit risk section.

Financial liabilities - measurement categories

Financial liabilities are initially recognised at fair value and classified as subsequently measured at amortised cost, except for (i) financial liabilities at FVTPL: this classification is applied to derivatives, financial liabilities held for trading (e.g. short positions in securities), contingent consideration recognised by an acquirer in a business combination and other financial liabilities designated as such at initial recognition and (ii) financial guarantee contracts and loan commitments.

A financial liability is derecognised when the obligation under the liability is discharged or cancelled or expires.

Trade payables

Trade payables are initially measured at fair value and are subsequently measured at amortised cost, using the effective interest rate method.

4. Material accounting policy information (continued)

Derecognition of financial assets and liabilities

Financial assets

Financial assets are derecognised when the rights to receive cash flows from thefinancial assets have expired or have been transferred and the company has transferred substantially all the risks and rewards of ownership.

Offsetting financial instruments

These amounts generally arise from transactions outside the usual operating activities of the Company. They are held with the objective to collect their cash flows represent solely payments of principal and interest. Accordingly, these are measured at amortised cost using the effective interest method, less provision for impairment. Financial assets at amortised cost are classified as current assets if they are due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current assets.

Share capital

Ordinary shares are classified as equity.

Foreign currency translation

(1) **Functional and presentation currency**
Items included in the Company's financial statements are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The financial statements are presented in Euro (€), which is the Company's functional and presentation currency.

(2) **Transactions and balances**
Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

Tax

Income tax expense represents the sum of the tax currently payable and deferred tax.

Current tax liabilities and assets are measured at the amount expected to be paid to or recovered from the taxation authorities, using the tax rates and laws that have been enacted, or substantively enacted, by the reporting date.

Deferred tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Currently enacted tax rates are used in the determination of deferred tax.

Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when the deferred taxes relate to the same fiscal authority.

4. Material accounting policy information (continued)

Dividends

Dividend income from investments is recognised when the shareholders' rights to receive payment have been established.

5. New accounting pronouncements

Standards issued but not yet effective

Up to the date of approval of the separate financial statements, certain new standards, interpretations and amendments to existing standards have been published that are not yet effective for the current reporting period and which the Company has not early adopted, as follows:

(i) Issued by the IASB and adopted by the European Union

- *Amendments to IAS 1 Presentation of Financial Statements: Classification of liabilities as Current or Non-current (issued on 23 January 2020); Classification of liabilities as Current or Non-current - Deferral or Effective Date (issued on 15 July 2020); and Non-current Liabilities with Covenants (issued on 31 October 2022) (effective date 1 January 2024)*
- *Amendments to IFRS 16 Leases: Lease Liability in a Sale and Leaseback (issued on 22 September 2023) (effective datee 1 January 2024)*
- *Amendments to IAS 7 Statement of Cash Flows and IFRS 7 Financial Instruments: Disclosures: Supplier Finance Arrangements (issued on 25 May 2023) (effective for annual periods beginning on or after 1 January 2024)*

(ii) Issued by the IASB but not yet adopted by the European Union

New standards

- *IFRS 19 Subsidiaries without Public Accountability: Disclosures (effective for annual periods beginning on or after 1 January 2027).*
- *IFRS 18 Presentation and Disclosure in Financial Statements (issued on 9 April 2024) (effective for annual periods beginning on or after 1 January 2027).*

Amendments

- *Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability (issued on 15 August 2023) (effective for annual periods beginning on or after 1 January 2025).*

The above are expected to have no significant impact on the Company's separate financial statements when they become effective.

6. Critical accounting estimates, judgments and assumptions

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

6. Critical accounting estimates, judgments and assumptions (continued)

Critical accounting estimates and assumptions

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The judgements, estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

- **Impairment of investments in subsidiaries**

  The Company periodically evaluates the recoverability of investments in subsidiaries whenever indicators of impairment are present. Indicators of impairment include such items as declines in revenues, earnings or cash flows or material adverse changes in the economic or political stability of a particular country, which may indicate that the carrying amount of an asset is not recoverable. If facts and circumstances indicate that investment in subsidiaries may be impaired, the estimated recoverable amounts associated with these subsidiaries would be compared to their carrying amounts to determine if a write-down to fair value is necessary.

  Based on the impairment assessment performed as at 31 December 2023, Management established that no impairment charge should be recognized as at 31 December 2023 as the recoverable amount of the subsidiary at that date exceeded the carrying amount.

7. Investments in subsidiaries

	2024	2023
	€	€
Balance at 1 January	**31.235.763**	31.235.763
Balance at 31 December	**31.235.763**	31.235.763

The details of the subsidiaries are as follows:

Name	Country of incorporation	Principal activities	Holding %	**2024** €	2023 €
Trade Estates Cyprus Limited	Cyprus	Holding of investments and immovable property	100	**31.235.763**	31.235.763
				31.235.763	31.235.763

The Company owns and controls 100% of Trade Estates Cyprus Limited, incorporated in Cyprus. Trade Estates Cypprus Limited was acquired in November 2019 by the Company by way of a contribution from its shareholder (non-cash transaction). The investment in subsidiary was recognised at the amount of €31.234.763 which represented the net asset value of Trade Estates Cyprus Limited whose main asset is investment property recognised at fair value in the subsidiary's books. An amount of €31.231.763 was recognised in reserves as other equity contributions in advance of share capital and share premium that was expected to be issued subsequent to 31 December 2020. 1.000 shares were issued on 13 April 2021 of €1 each at a premium of €31.232.763 and a transfer from other equity contribution to share premium reserve was recognised upon issuance of share capital and share premium.

8. Cash at bank and in hand

Cash balances are analysed as follows:

	2024	2023
	€	€
Cash at bank and in hand	**44.470**	40.107
	44.470	40.107

9. Share capital

	2024 Number of shares	2024 €	2023 Number of shares	2023 €
Authorised				
Ordinary shares of €1 each	3.000	3.000	3.000	3.000
Issued and fully paid				
Balance at 1 January	3.000	3.000	3.000	3.000
Balance at 31 December	**3.000**	**3.000**	3.000	3.000

Authorised capital

Under its Memorandum the Company fixed its share capital at 3.000 ordinary shares of nominal value of €1 each.

Issued capital

Upon incorporation on 25 November 2019 the Company issued to the subscribers of its Memorandum of Association 2.000 ordinary shares of €1 each at par. On 13 April 2021, the Company has issued 1.000 ordinary shares of €1 each at a premium of €31.232.763

10. Trade and other payables

	2024	2023
	€	€
Accruals	**12.019**	8.057
	12.019	8.057

11. Current tax liabilities

	2024	2023
	€	€
Corporation tax	-	74
	-	74

12. Other operating income

	2024	2023
	€	€
Dividend income	**2.500.000**	2.220.000
Other operating income	**-**	224
	2.500.000	2.220.224

13. Administration expenses

	2024	2023
	€	€
Licenses and taxes	**492**	425
Auditor's remuneration	**5.831**	7.085
Auditor's remuneration for tax advice	**714**	-
Other professional fees	**4.828**	4.601
Management fees	**3.520**	3.385
	15.385	15.496

14. Finance costs

	2024	2023
	€	€
Sundry finance expenses	**755**	741
Finance costs	**755**	741

15. Tax

The tax on the Company's profit before tax differs from theoretical amount that would arise using the applicable tax rates as follows:

	2024	2023
	€	€
Profit before tax	**2.483.860**	2.203.987
Tax calculated at the applicable tax rates	**310.483**	275.498
Tax effect of expenses not deductible for tax purposes	**61**	44
Tax effect of allowances and income not subject to tax	**(310.544)**	(277.500)
Tax effect of tax loss for the year	**-**	1.958
Tax charge	**-**	-

The corporation tax rate is 12,5%.

Under certain conditions interest income may be subject to defence contribution at the rate of 17%. In such cases this interest will be exempt from corporation tax. In certain cases, dividends received from abroad may be subject to defence contribution at the rate of 17%.

Gains on disposal of qualifying titles (including shares, bonds, debentures, rights thereon etc) are exempt from Cyprus income tax.

15. Tax (continued)

The Company has losses amounting to €13.982 (2023: €49.284) that are carried forward, that can be offset with taxable profits of the 5 succeeding years following the year of the loss. No deferred tax asset was recognised in respect of these losses.

16. Dividends

	2024	2023
	€	€
Declared dividend	**2.450.000**	2.200.000
	2.450.000	2.200.000

On 31 December 2024 the Company in General Meeting declared the payment of dividend of €2.450.000 (2023: €2.200.000).

Dividends are subject to a deduction of special contribution for defence at 17% for individual shareholders that are both Cyprus tax resident and Cyprus domiciled. Dividends are also subject to a 2,65% contribution to the General Healthcare System.

17. Related party transactions

The Company is controlled by Trade Estates REIC, incorporated in Greece, which owns 100% of the Company's shares. The ultimate controlling party is Fourlis Holdings S.A., incorporated in Greece and listed on the Athens Stock Exchange.

The following transactions were carried out with related parties:

17.1 Transactions with related parties

		2024	2023
	Nature of transactions	€	€
Trade Estates Cyprus Ltd	Dividend income	**2.500.000**	2.220.000
		2.500.000	2.220.000

Sales to the associated undertakings and to Parent Holding Limited were made at cost.

17.2 Receivables from related parties

		2024	2023
Name	Nature of transactions	€	€
Trade Estates Cyprus Ltd	Dividends	**2.500.000**	2.220.000
		2.500.000	2.220.000

17.3 Payables to related parties

		2024	2023
Name	Nature of transactions	€	€
Fourlis Holdings S.A.	Finance	**-**	3.385
		-	3.385

17. Related party transactions (continued)

17.4 Shareholders' current accounts - credit balances

	2024	2023
	€	€
Fourlis Holdings S.A.	**1.000**	1.000

The directors'/shareholders' current accounts are interest free and have no specified repayment date.

18. Contingent liabilities

The Company had no contingent liabilities as at 31 December 2024 and 31 December 2023.

19. Commitments

The Company had no capital or other commitments as at 31 December 2024 and 31 December 2023.

20. Financial risk management

Financial risk factors

The Company is exposed to liquidity risk and capital risk management arising from the financial instruments it holds. The risk management policies employed by the Company to manage these risks are discussed below:

20.1 Credit risk

Credit risk is the risk that one party to a financial instrument will cause a financial loss for the other party by failing to meet an obligation. Credit risk arises when a failure by counter parties to discharge their obligations could reduce the amount of future cash inflows from financial assets on hand at the reporting date. The company has no significant concentration of credit risk. The company monitors on a continuous basis the ageing profile of its receivables. Cash balances are held with recognised financial institutions and the Company has policies to limit the amount of credit exposure to any financial institution.

(i) Impairment of financial assets

The Company has the following types of financial assets that are subject to the expected credit loss model:

- cash and cash equivalents

The Company's exposure to credit risk for each class of (asset/instrument) subject to the expected credit loss model is set out below:

Cash and cash equivalents

The Company assesses, on a group basis, its exposure to credit risk arising from cash at bank. This assessment takes into account, ratings from external credit rating institutions and internal ratings, if external are not available.

Bank deposits held with banks with investment grade rating are considered as low credit risk.

The gross carrying amounts below represent the Company's maximum exposure to credit risk on these assets as at 31 December 2024 and 31 December 2023:

Company internal credit rating	**External credit rating**	**2024**	2023
		€	€
Underperforming	BBB - B	**44.470**	40.107
Total		**44.470**	40.107

20. Financial risk management (continued)

20.1 Credit risk (continued)

(i) Impairment of financial assets (continued)

Cash and cash equivalents (continued)

The ECL on current accounts is considered to be approximate to 0, unless the bank is subject to capital controls. The ECL on deposits accounts is calculated by considering published PDs for the rating as per Moody's and an LGD of 40-60% as published by ECB.

The Company does not hold any collateral as security for any cash at bank balances.

There were no significant cash at bank balances written off during the year that are subject to enforcement activity.

20.2 Liquidity risk
Liquidity risk is the risk that arises when the maturity of assets and liabilities does not match. An unmatched position potentially enhances profitability, but can also increase the risk of losses. The Company has procedures with the object of minimising such losses such as maintaining sufficient cash and other highly liquid current assets.

The following tables detail the Company's remaining contractual maturity for its financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The table includes both interest and principal cash flows.

31 December 2024	**Carrying amounts**	**Contractual cash flows**	**Up to 12 months**
	€	€	€
Payable dividends	2.450.000	2.450.000	2.450.000
	-	-	-
	2.450.000	**2.450.000**	**2.450.000**

31 December 2023	Carrying amounts	Contractual cash flows	Up to 12 months
	€	€	€
Payables to related parties	3.385	3.385	3.385
Payable dividends	2.200.000	2.200.000	2.200.000
	2.203.385	**2.203.385**	**2.203.385**

20.3 Capital risk management
Capital includes equity shares, share premium and other equity contributions.

The Company manages its capital structure and makes adjustments to it in light of changes in economic conditions, in order to ensure that it will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, return capital to shareholders or issue new shares.

The Company's overall objectives, policies and processes remain unchanged from prior year.

21. Events after the reporting period

As explained in the geopolitical situation in Eastern Europe and the Middle East remains intense with the continuation of the conflict between Russia and Ukraine and the Israel-Gaza conflict. As at the date of authorising these separate financial statements for issue, the conflicts continue to evolve as military activity proceeds and additional sanctions are imposed.

21. Events after the reporting period (continued)

Depending on the duration of the conflict between Russia and Ukraine, the Israel-Gaza conflict and continued negative impact on economic activity, the Company might experience further negative results, and liquidity restraints and incur additional impairments on its assets in 2025 which relate to new developments that occurred after the reporting period.

Except from the matters mentioned above, there were no other material events after the reporting period, which have a bearing on the understanding of the separate financial statements.

Independent Auditor's Report on pages 2 to 4