



**TRADE ESTATES**

**REAL ESTATE INVESTMENT COMPANY**

**GENERAL ELECTRONIC COMMERCIAL REGISTRY NO: 160110060000**

**LEI 2138006STLTDFRIZTC42**

**REGISTERED SEAT - HEADQUARTERS: 3, H. Sabbagh - S. Khoury Str.,**

**GR 151 25 MAROUSI**

## **Financial Statements**

**For the period**

**1/1/2022 to 30/06/2022**

**(TRANSLATED FROM THE GREEK ORIGINAL)**

**(In accordance with Law 3556/2007)**

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## **Statements of Members of the Board of Directors** (In accordance with article 5 par. 2 L. 3556/ 2007)

The undersigned

1. Vassilis S. Fourlis, Chairman,
2. George Kon.- Vas. Alevizos, Vice Chairman of the Board of Directors

We confirm that to the best of our knowledge:

- a) The Interim Condensed Financial Statements (Consolidated and Separate) for the period from 1/1 to 30/6/2022, which have been prepared in accordance with International Financial Reporting Standards as endorsed by the EU, provide a true and fair view of the Statement of Financial Position, the Income Statement, the statement of Comprehensive Income, Changes in Equity and Cash Flows for the company " TRADE ESTATES REAL ESTATES INVESTMENT COMPANY " ("the Company") and its subsidiaries (the Group) as a whole, in accordance with the provisions of Article 5 para. 3 - 5 of Law 3556/2007.
- b) The Report of the Board of Directors provides a true and fair view of the information required based on paragraph 6 of Article 5 of L. 3556/2007.

Maroussi, 2 September 2022

The Chairman of the BoD  
& CEO

The Vice Chairman of the  
BoD

Vassilis S. Fourlis

George Kon.-Vas. Alevizos

## **INTERIM REPORT OF THE BOARD OF DIRECTORS OF THE COMPANY TRADE ESTATES REAL ESTATE INVESTMENT COMPANY for the period 1/1– 30/6/2022**

(In accordance with the L. 3556/ 2007)

### **1. The Group**

The parent company ("Company"), along with its direct and indirect subsidiaries, form the Group ("Group"), which is solely operating in portfolio management of real estate assets and securities in accordance L. 2778/1999. Its activity is the rental of commercial real estate assets through operating leases.

The Company is an indirect subsidiary of the Company FOURLIS HOLDINGS SA. which on 30/6/2022 has a shareholding of 100% (<http://www.fourlis.gr>). On 21/7/2022, the Company FOURLIS HOLDINGS SA announced the signing of an agreement for the sale of shares of 8.11% of TRADE ESTATES REIC to AUTOHELLAS ATEC. At the same time, AUTOHELLAS ATEC acquires the right to participate in an increase in the share capital of TRADE ESTATES REIC, with a contribution in kind. After the completion of the aforementioned actions, if AUTOHELLAS ATEC exercises its rights, will own approximately 12% of the share capital of TRADE ESTATES REIC, while the rest will belong to the Group through its subsidiaries. More specifically:

The Company is a direct subsidiary of the following companies:

- HOUSEMARKET SA FOR THE RETAIL TRADING OF HOME FURNITURE AND HOUSEHOLD GOODS with registered seat in Greece, which participates directly with a percentage of 58.5% in its share capital.
- HOUSE MARKET BULGARIA EAD with registered seat in Bulgaria, which participates directly with a percentage of 17.0% in its share capital.
- TRADE LOGISTICS S.A. with registered seat in Greece, which participates directly with a percentage of 14.6% in its share capital.
- HM HOUSEMARKET (CYPRUS) LTD with registered seat in Cyprus, which participates directly with a percentage of 9.9% in its share capital.

The direct and indirect subsidiaries of the Group, that are included in the consolidated financial statements for the year are the following:

#### **a) Full method**

The parent company includes:

- RENTIS REAL ESTATE INVESTMENTS SA, with the distinctive title RENTIS SA and registered seat in Greece, in which the parent company has a direct shareholding of 100%.

- TRADE ESTATES BULGARIA EAD with the distinctive title TRADE ESTATES BULGARIA EAD and registered seat in Bulgaria, in which the parent company has a direct shareholding of 100%.
- H.M. ESTATES CYPRUS LTD with the distinctive title H.M. ESTATES CYPRUS LTD and registered seat in Cyprus, in which the parent company has a direct shareholding of 100%.
- TRADE ESTATES CYPRUS LTD with the distinctive title TRADE ESTATES CYPRUS LTD and registered seat in Cyprus, in which the parent company has an indirect shareholding of 100%.
- BERSENCO REAL ESTATE DEVELOPMENT AND PROPERTY MANAGEMENT SA with registered seat in Greece, in which the parent company has a direct shareholding of 100%
- KTIMATODOMI SA with registered office in Greece, in which the parent company has a direct shareholding of 100%.

#### **b) Net Equity method**

The Group's consolidated data include the data of the following affiliated companies:

- MANTENKO SA, with registered seat in Greece, in which the parent company has a shareholding of 50%.
- POLIKENCO SA, with registered seat in Greece, in which the parent company has a shareholding of 50%.
- SEVAS TEN SA with registered seat in Greece, in which the parent company has a shareholding of 50%.
- RETS CONSTRUCTION SA with registered office in Greece, in which the parent company has a shareholding of 50%.

## **2. Group and Company Financial data**

### **2.1 Investment Property**

The Group's investment properties include the following properties of its subsidiaries:

- Land plot of surface 70,445 sq.m and industrial warehouses (basement and 1st floor) of total surface 30,389 sq.m located in Oinofyta Viotia.
- Land plot of surface 237,971 sq.m. and store premises of surface 28,262 sq.m. in Ioannina.
- Land plot of surface 117,531 sq.m and store premises of surface 24,154 sq.m. in Thessaloniki.
- Land plot of surface 103,269 sq.m and industrial warehouses (basement and 1st floor) of total surface 47,377 sq.m in Schimatari Viotias.
- Land plot of surface 20,127 sq.m. and store premises (ground floor and 1st floor shop) of total surface 6,913 sq.m. in Greece, Agios Ioannis Rentis. The said property concerns the Greek subsidiary company RENTIS REAL ESTATE INVESTMENTS SA.
- Land plot of surface 60,737 sq.m. and store premises of total surface 20,320 sq.m. in Bulgaria, Sofia. The said property concerns the Bulgarian subsidiary TRADE ESTATES BULGARIA EAD.

- Existing store building of surface 40,886 sq.m. including the right to use land (amount of Euro 14,807 thousand) in Cyprus, Nicosia. The lease expires in 2052. The property in question belongs to the Cypriot subsidiary TRADE ESTATES CYPRUS.
- Land plot of surface 14,895 sq.m. and store premises of total surface 14,555 sq.m. in Greece, Piraeus Ave. The said property concerns the subsidiary BERSENCO REAL ESTATE DEVELOPMENT AND PROPERTY MANAGEMENT SA.
- On 18/2/2022 the Company acquired 100% of the share capital of the company KTIMATODOMI TECHNICAL TOURISM SHIPPING AGRICULTURAL AND COMMERCIAL SINGLE MEMBER COMPANY. The participation in question concerns a field of total surface 135,967 sq.m. and store premises under construction of total surface 31,302 sq.m. in Pylaia, Thessaloniki.

## 2.2 Investment in subsidiaries

On 18/2/2022 the Company proceeded to the acquisition of 50% of the share capital of the company RETS CONSTRUCTION SA for an amount of euro 2,008 thousand.

The associated companies MANTENKO SA, POLIKENCO SA, SEVAS TEN SA and RETS CONSTRUCTION SA are consolidated in the financial statements under the equity method.

## 3. Group and Company financial data:

(All the amounts are reported in terms of thousands Euros, unless otherwise stated)

The total income of the Group amounted to euro 9.2 million. The total EBITDA, as defined in section 9, amounted to euro 14.4 million. The adjusted EBITDA, as defined in section 9, amounted to euro 6.9 million. Funds from Operations – FFO as defined in section 9, amounted to euro 4.9 million.

The consolidated profits before taxes of the Group amounted to euro 13.5 million while the net profit amounted to euro 13.1 million.

The total income of the Company amounted to euro 3.6 million. The total EBITDA, as defined in section 9, amounted to euro 5.1 million. The adjusted EBITDA, as defined in section 9, amounted to euro 2.4 million. Funds from Operations - FFO), as defined in section 9, amounted to euro 1.3 million.

The consolidated profits before taxes of the Company amounted to euro 4.8 million whereas the net profit amounted to euro 4.7 million.

## Consolidated and Separate financial data for the period 1/1-30/6/2022

(\*) The Alternative Performance Metrics of Performance are stated in Section 9.

	Group	Company
Revenue	9,238	3,552
Operating Profit	14,308	4,998
EBITDA (*)	14,395	5,084

Adjusted EBITDA (*)	6,972	2,378
PBT (*)	13,522	4,776
Funds from Operations - FFO (*)	4,962	1,303
Net profit after Tax and minorities	13,061	4,684

We note that the total consolidated equity on 30/6/2022 amounts to euro 196.1 million compared to the amount of euro 184.9 million on 31/12/2021.

#### 4. Basic Financial Indicators of the Consolidated and Separate Financial Statements

Please find below basic Indicators in respect of the Group Financial Structure and Performance & Efficiency, as determined by the company, according to the consolidated financial statements included in the interim Condensed Financial Report of the Group for the period 1/1– 30/6/2022.

##### Financial Structure Indicators:

##### 30/6/2022

	Group	Company
Total Current assets	27,821	15,458
Total Assets	333,625	288,159
<b>Total Current assets/Total Assets</b>	<b>8.34%</b>	<b>5.36%</b>

##### 31/12/2021

	Group	Company
Total Current assets	12,119	7,451
Total Assets	248,008	215,358
<b>Total Current assets/Total Assets</b>	<b>4.89%</b>	<b>3.46%</b>

##### 30/6/2022

	Group	Company
Total Liabilities	137,538	100,954
TOTAL SHAREHOLDERS EQUITY & LIABILITIES	333,625	288,159
<b>Total Liabilities/TOTAL SHAREHOLDERS EQUITY &amp; LIABILITIES</b>	<b>41.23%</b>	<b>35.03%</b>

**31/12/2021**

	<b>Group</b>	<b>Company</b>
Total Liabilities	63,155	30,954
TOTAL SHAREHOLDERS EQUITY & LIABILITIES	248,008	215,358
<b>Total Liabilities/TOTAL SHAREHOLDERS EQUITY &amp; LIABILITIES</b>	<b>25.46%</b>	<b>14.37%</b>

**30/6/2022**

	<b>Group</b>	<b>Company</b>
Total Shareholders Equity	196,087	187,205
TOTAL SHAREHOLDERS EQUITY & LIABILITIES	333,625	288,159
<b>Total Shareholders Equity/TOTAL SHAREHOLDERS EQUITY &amp; LIABILITIES</b>	<b>58.78%</b>	<b>64.97%</b>

**31/12/2021**

	<b>Group</b>	<b>Company</b>
Total Shareholders Equity	184,853	184,404
TOTAL SHAREHOLDERS EQUITY & LIABILITIES	248,008	215,358
<b>Total Shareholders Equity/TOTAL SHAREHOLDERS EQUITY &amp; LIABILITIES</b>	<b>74.54%</b>	<b>85.63%</b>

**30/6/2022**

	<b>Group</b>	<b>Company</b>
Total Current assets	27,821	15,458
Total Current Liabilities	23,301	20,037
<b>Total Current assets/ Total Current Liabilities</b>	<b>119.40%</b>	<b>77.15%</b>

**31/12/2021**



	<b>Group</b>	<b>Company</b>
Total Current assets	12,119	7,451
Total Current Liabilities	35,463	29,370
<b>Total Current assets/ Total Current Liabilities</b>	<b>34.17%</b>	<b>25.37%</b>

**Performance & Efficiency basic Indicators:**

**30/6/2022**

	<b>Group</b>	<b>Company</b>
Profit/Loss before Tax	13,522	4,776
Total Shareholders Equity	196,087	187,205
<b>Profit/Loss before Tax / Total Shareholders Equity</b>	<b>6.90%</b>	<b>2.55%</b>

**30/6/2022**

	<b>Group</b>	<b>Company</b>
General Liquidity Ratio (Current Ratio) (*)	120.96%	77.15%
Gearing Ratio (*)	26.66%	29.17%
Net Asset Value (*)	196,087 mil.	187,205 mil.
Gross Asset Value (*)	275,239 mil.	96,828 mil.
Loan To Value (*)	<b>40.68%</b>	<b>95.74%</b>

**31/12/2021**

	<b>Group</b>	<b>Company</b>
General Liquidity Ratio (Current Ratio) (*)	34.17%	25.37%
Gearing Ratio (*)	12.58%	11.89%
Net Asset Value (*)	184.9 mil.	184,4 mil.

Gross Asset Value (*)	209.6 mil.	94.1 mil.
Loan To Value (*)	20.19%	30.29%

(\*) Selected alternative performance indicators are defined in section 9.

It is noted that in calculating Gross Asset Value it has not been taken into account a right of use land asset amounting to euro 14.8 million and advances for the acquisition of real estate investment amounting to euro 46 thousand which are included in investment property. The calculation is included in section 9.

The above indicators are determined by the Company and are not defined by the International Financial Reporting Standards (IFRS).

## 5. Operating Performance – Important developments

During the period from 1/1/2022 to 30/6/2022 the following share capital changes in the parent company and its subsidiaries were realized:

### A. TRADE ESTATES REAL ESTATE INVESTMENT COMPANY

On 30/6/2022, during the meeting of the Ordinary General Assembly of the Company's Shareholders, it was decided to reduce the Company's share capital by the amount of Euro 34,705,475.60, with a reduction of the nominal value of the Company's shares from an amount of Euro 2.00 to an amount of Euro 1.60, in accordance with article 31 par. 2 of Law 4548/2018, with the aim of forming an equal amount of special reserve and the corresponding amendment of article 5 of the Company's Articles of Association. The relevant announcement of the General Commercial Registry (GCR), is subject to the approval of the Capital Market Commission.

### B. SEVAS TEN DEVELOPMENT AND EXPLOITATION OF REAL ESTATE SA

Following the resolution of the General Assembly of the shareholders of SEVAS-TEN SA on 26/01/2022 the company's share capital was increased by the amount of twenty thousand euros (20,000) with cash payment and the issuance of two hundred (200) new registered shares with a nominal value of one hundred euros (100.00) and a sale price of one thousand euros (1,000.00) per share, creating a share reserve from the issuance of shares at a premium reserve in the amount of one hundred and eighty thousand euros (180,000.00).

After the aforementioned share capital increase, which was registered to the General Commercial Registry (GCR) on 07.02.2022 (Code registration Number. 2791073), upon issuance of the relevant 2575376/07.02.2022 announcement of the GCR Office of the Athens Chamber of Commerce and Industry, the share capital of the aforementioned company amounts to eight hundred and forty five thousand euros (845,000.00) divided into eight thousand four hundred and fifty (8,450) registered

shares, with a nominal value of one hundred euros (100.00) per share.

### **C. BERSENCO REAL ESTATE DEVELOPMENT AND PROPERTY MANAGEMENT SA**

The General Assembly of the shareholders of BERSENCO SA. on 25/1/2022 decided to increase the share capital of this company, by the amount of four hundred and fifty thousand euros (450,000.00) by cash payment, with the issuance of 50,000 new ordinary registered shares, with a nominal value of 9.00 euros and offering price of 100.00 euros per share. The total amount of the above share capital increase will be covered by the sole shareholder TRADE ESTATES REIC according to its participation percentage (100%).

A total amount of EUR 4,550,000.00 is going to increase the amount of the share premium reserve.

After the aforementioned share capital increase, which was registered to the General Commercial Registry (GCR) on 27/6/2022 (Code Registration Number 2896077), upon issuance of the relevant 2651437/27/6/2022 announcement by the Directorate for Companies of the Ministry of Development and Investments. The share capital of the above company amounts to four million ninety six thousand five hundred thirty euro (4,096,530.00) and is divided into four hundred fifty five thousand one hundred seventy (455,170) nominal value of euro 9 per share.

Following the resolution of the Extraordinary General Assembly of the shareholders held on 30/3/2022, it was decided the increase of the Company's share capital by one million five hundred thousand three euros (1,500,003.00) cash payment by the issuance of one hundred sixty six thousand six hundred sixty seven (166,667) new registered shares with a nominal value of nine euro (9.00) per share.

After the aforementioned share capital increase, which was registered to the General Commercial Registry (GCR) on 14/07/2022 (Code Registration Number 2913761), upon issuance of the relevant 2664224/14.07.2022 announcement by the Directorate for Companies of the Ministry of Development and Investments. The share capital of the aforementioned company amounts to five million five hundred ninety six thousand five hundred thirty three euro (5,596,533.00) and is divided into six hundred twenty one thousand eight hundred and seven (621,837) nominal value of euro 9 per share.

Following the resolution of the Extraordinary General Assembly of the shareholders held on 27/5/2022, it was decided the increase of the Company's share capital by five hundred thousand four euros (500,004.00) cash payment by the issuance of fifty-five thousand five hundred and fifty-six (55,556) new registered shares with a nominal value of nine euro (9.00) per share

Following the above, the Company's share capital now amounts to six million ninety-six thousand five hundred and thirty-seven euros (6,096,537.00) and is divided into six hundred and seventy-seven thousand three hundred and ninety-three (677,393) registered shares, with a nominal value of nine euros (9.00) per share.

#### **D. RETS CONSTRUCTION SA and the distinctive title RECON SOLE SHAREHOLDER SA**

The initial share capital of the Company was set at twenty-five thousand euros, (25,000.00) divided into twenty-five thousand (25,000) ordinary registered shares, with a nominal value of one (1) euro per share.

Following the resolution of the Extraordinary General Assembly of the sole shareholder of the company on 20/12/2021, the company's share capital was increased by the amount of one hundred and seven thousand euros (107,000.00) with issuance of one hundred and seven thousand (107,000) new ordinary registered shares, of nominal value of one euro (1.00) per share.

Following the resolution of the Extraordinary General Assembly of the sole shareholder of the company on 18/2/2022, the company's share capital was increased by the amount of one hundred and thirty-two thousand euros (132,000.00) with the issuance of one hundred and thirty-two thousand (132,000) new ordinary registered shares with voting rights, with a value of one euro (1.00) per share and an offering price of fifteen euros and one hundred and fifty-two cents (15.152) per share. The difference of fourteen euros and one hundred and fifty-two cents (14,152) per share, between the premium price and the nominal value per share, totaling one million eight hundred and sixty-eight thousand and sixty-four (1,868,064.00) has been paid in accordance with the law in credit of the "SPECIAL RESERVE FROM SHARE PREMIUM RESERVE" account.

Therefore, the Company's share capital amounts to the total amount of two hundred and sixty-four thousand euros (264,000.00) divided into two hundred and sixty-four thousand (264,000) common registered shares, with a nominal value of one euro (1.00) per share.

The shareholder Mrs. Christina - Elisavet Tsigarides stated that she does not wish to participate in the aforementioned increase of the Company's share capital and expressly and unconditionally waives her pre-emptive right to it. Therefore, it is not required to publish a relevant invitation or to set a deadline for the exercise of the preemptive right, in accordance with article 26 of Law 4548/2018 (article 26). Following this declaration, the total amount of the coverage of two million sixty-four euros (2,000,064.00) has been paid by the anonymous company with the name "TRADE ESTATES REAL ESTATES INVESTMENT COMPANY", which took over the total of 132,000 new shares, which were issued and became a shareholder with a percentage of 50%.

The parent company has no branches.

#### **6. Stock Option Plan**

Management Directors of the Company participate in the parent company's FOURLIS HOLDINGS SA Stock Option Plan.

The Extraordinary General Assembly of the Company FOURLIS SA HOLDINGS of July 22, 2021, within

the framework of the Stock Option Plan, approved the allocation of a maximum of 1,600,000 rights per share, i.e. 3.07% of the number of shares on the Athens Stock Exchange and the granting of authorization to the Board of Directors for the regulation of procedural matters and details. The disposal price of the above shares is the nominal value of the share on the date of the decision of the General Assembly on the plan. The program will be implemented in a series. The duration of the Program is until the year 2028, in the sense that the rights that will be granted to the beneficiaries of the Program with a grant date of 22/11/2021, may be exercised from 24/11/2024 to 15/12/2028.

The Ordinary General Assembly of the Company's shareholders held on 30/6/2022 decided to establish a Program for the free distribution of common registered voting shares to executive members of the Board of Directors and to Managerial and other selected Executives of the Company. In more detail:

The establishment of the Company's Stock Option Plan is part of the reward framework for achieving specific goals and providing long-term performance incentives and will not exceed a total of 1/10 of the share capital, which is paid on the date of the decision of the General Assembly. This Company Program is divided into two separate programs:

- One-time reward program for listing the Company's shares for trading on the organized (regulated) market of the Athens Stock Exchange.

This Program includes executive members of the Board of Directors and Managerial and other selected Executives of the Company (hereinafter the "Beneficiaries"), in the form of the free distribution of common registered voting shares to the Beneficiaries, through the capitalization of the Company's reserves in accordance with the provisions of article 114 Law 4548/2018 as currently in force, as a one-time reward for listing its shares for trading on the organized (regulated) market of the Athens Stock Exchange. The Board of Directors, after the completion of the listing of the Company's shares for trading on the organized (regulated) market of the Athens Stock Exchange and after receiving a relevant license from the Capital Market Commission, if required under the current legislation, will make available new shares free of charge to the Beneficiaries, the number of which will be equal to 1% of the Company's shares as they will have been formed after the listing of the Company in the Athens Stock Exchange and before the decision of their free grant to the Beneficiaries.

- Long Term Reward Program

This four-year Long-term Reward Program includes executive members of the Board of Directors and Managerial and other selected Executives of the Company (hereinafter the "Beneficiaries"), in the form of granting free common registered voting shares to the Beneficiaries through the capitalization of the Company's reserves in accordance with the provisions of article 114 of Law 4548/2018 as it applies today, to achieve specific goals. Following the completion of the listing of the Company's shares for trading on the organized (regulated) market of the Athens Stock Exchange (IPO), and within the Maturity Period of the Program, the Board of Directors will determine the Beneficiaries based on the achievement of objectives. The total number of shares that could be granted are up to 2% of the shares outstanding

at the end of 2023, up to 1.5% of the shares outstanding at the end of 2024 and up to 1.5% of the shares outstanding at the end of 2025.

## **7. Information about the Group's prospected plan of development (second semester 2022)**

The year 2022 has started with positive prospects for the Greek economy which is expected to continue to recover from the low levels of recent years due to the prolonged recession followed by the pandemic period. The significant contribution of the Recovery and Resilience Mechanism (RRF), which is estimated to contribute more than € 30 billion in the coming years through grants and favorable loan terms (an amount of 13 billion euros concerns the private sector and 18 billion public investments), strengthening Greek banks and in a broader sense the Greek economy.

Critical issues such as inflation pressures stemming mainly from the energy crisis, disruptions in supply chains, the evolution of the pandemic, and recent Ukraine-centric geopolitical developments are expected to remain at the forefront of the debate and determine the course of the global economy during the second semester of 2022.

Regarding the developments in Ukraine, the Group declares that it has no subsidiaries, parent or affiliated companies registered in Russia or Ukraine, nor significant transactions with affiliated parties from Russia or Ukraine. The Group also states that it has no significant customers or suppliers or subcontractors or partners from Russia or Ukraine, nor does it maintain warehouses with goods in Russia or Ukraine. The Group states that it does not maintain accounts nor has loans with Russian Banks. The Management monitors the developments and is ready to take all the necessary measures to deal with any consequences in its operational activities.

The Group continues to implement its investment program in all the sectors in which it operates, mainly in real estate investments and management of shopping centers where it is estimated that there are opportunities for expansion in the current conditions.

On 21/7/2022, the Company FOURLIS HOLDINGS SA announced the signing of an agreement for the sale of shares of 8.11% of TRADE ESTATES REIC to AUTOHELLAS ATEC. At the same time, AUTOHELLAS ATEC acquires the right to participate in an increase in the share capital of TRADE ESTATES REIC, with a contribution in kind. After the completion of the aforementioned actions, if AUTOHELLAS ATEC exercises its rights, will own approximately 12% of the share capital of TRADE ESTATES REIC, while the rest will belong to the Group through its subsidiaries. More specifically:

- TRADE LOGISTICS SA, a subsidiary of the FOURLIS Group, sold to AUTOHELLAS ATEC 7,035,000 shares of TRADE ESTATES REIC, which corresponds to a percentage of 56% of the number of shares it owned, for an amount of Euro 15,000,226.65.
- At the same time, AUTOHELLAS ATEC acquires the right to participate in a share capital increase of

TRADE ESTATES REIC, with a contribution in kind of its property until 31/12/2022. In case AUTOHELLAS ATEC exercises that right, TRADE ESTATES REIC will proceed to increase its share capital by issuing new shares, so that the total amount of the increase (nominal and premium) will be approximately 8,000,000 Euros. This increase will be covered exclusively by AUTOHELLAS ATEC, after receiving the approval required by law from the Capital Market Commission, through a contribution in kind of property and specifically a plot of land of 45,408.04 m<sup>2</sup> within a Business Park in the area of Vamvakia of the Municipality of Elefsina in a complex of commercial buildings and warehouses on which TRADE ESTATES REIC will develop a modern Logistics center.

Retail Parks is the strongest trend of retail worldwide as consumers are becoming more time constrained and also in the post Covid era are constantly looking for easy, safe and direct access to shopping and services. The purpose of TRADE ESTATES REIC is to operate purely in large retail assets ("Big Boxes") and e-commerce infrastructure, through the acquisition of new properties creating a high quality and performance portfolio.

"Integrity", "Mutual Respect" and "Efficiency" continue to be the values through which the Group seeks to achieve its goals.

## **8. Group - Major Risks & Uncertainties**

Risk management is handled by the Finance Department, which operates according to specific rules set by the Board of Directors. The Finance department identifies, determines, and hedges the financial risks. The Board of Directors provides written instructions and guidelines for general risk management as well as specific instructions for the management of specific risks.

The Group has adopted the "Enterprise Risk Management" (ERM) methodology which facilitates and enables the organization to identify, evaluate and manage risks through a structured approach. The methodology is based on the COSO framework (Committee of Sponsoring Organizations of the Treadway Commission) ERM, which provides guidance on how to integrate ERM practices and outlines their application principles. In this context, risks were identified and evaluated which were recorded in the Risk Register of the Company.

More specifically, the risk categories are Financial Risks, Operational Risks, Market Risks and Regulatory Compliance. More specifically:

- *The category of financial risks includes:* liquidity risks, interest rate risks, counterparty risk and risk related to loan terms.
- *Operational risk category includes:* real estate price and rental risks, commercial real estate risks, vacant risks, real estate status risks, fraud risks, property damage, systems failure, human resources risks, risks of inadequate procedures, inadequate procedures risks acquisitions

- *The market risk category includes:* inflation and deflation risks, macroeconomic risks, economic risks, risks from digital markets in sales channels, investment market risks for commercial retail parks and supply chain properties.
- *The category of regulatory compliance risks includes:* risks from changes in legislation, licensing risks, country of operation risks, supervisory and compliance risks.

#### **a) Financial Risk Management**

The Group is exposed to financial risks such as interest rate risk and liquidity risk.

##### **Interest rate risk/liquidity risk:**

The Group is exposed to cash flow risks which in the case of possible variable interest rates fluctuation, may affect positively or negatively the cash inflows or/and outflows related to the Group's assets or/and liabilities.

Cash flow risk is minimized via the availability of adequate bank credit lines but also significant treasury. Further, the Group has entered into Forward Interest Rate Swap (IRS) contracts in order to face the said risks.

##### **Risk due to the energy crisis, inflationary pressures and the spread of COVID-19:**

The Group carefully monitors the news and developments regarding the energy crisis and the spread of coronavirus, in order to adjust in the special conditions arising. It complies with the official instructions of the competent authorities for the operation of its physical stores and headquarters in the countries in which it operates. It harmonizes with the applicable legislation and continues its commercial transactions in stores in accordance with the instructions.

Regarding the developments in Ukraine, the Group declares that it has no subsidiaries, parent or affiliated companies based in Russia or Ukraine, nor significant transactions with affiliated parties from Russia or Ukraine. The Group also states that it has no significant customers or suppliers or subcontractors or partners from Russia or Ukraine, nor does it maintain warehouses with goods in Russia or Ukraine. The Group states that it does not maintain accounts or have loans with Russian Banks.

##### **Property price and lease risk**

The Group is exposed to property price and lease risks as regards of the possibility of a decrease in the commercial value of the real estate and/or leases, which may come from developments in the real estate market in which it operates, the general conditions of the Greek and international macroeconomic environment, from the characteristics of the Company's portfolio real estate and from events concerning the Company's existing tenants.

To reduce property price risk, the Group carefully selects properties that are located in excellent position and promotion in commercial areas so as to reduce its exposure to this risk. It seeks to enter into long-term operating lease contracts, with tenants of high credibility, in which are foreseen annual adjustments of the lease related to the Consumer Price Index, while in case of negative inflation there is no negative



impact on of the lease.

**b) Non-financial risks:**

In addition to the financial risks, the Group also focuses on non-financial risks related to specific issues, which have been identified as essential in the context of sustainable development. These issues concern the full compliance with the legislation and the implementation of corporate governance policies, human resources, the environmental impact of the companies' activity, the supply chain, and the evolution of the companies in the market in which they operate. Risk management presupposes the definition of objective goals based on which the most important events that can affect the Group are identified, the relevant risks are assessed and a decision is made.

**c) Significant Pending Court Cases**

There are no litigations or legal issues that might have a material impact on the Company and the Group's Interim Condensed Financial Statements for the period 1/1 - 30/6/2022.

**9. Selected Alternative Performance Measures (APMs)**

TRADE ESTATES REIC presents specific Alternative Performance Measurements ("Alternative Performance Measures", based on the ESMA Guidelines on Alternative Performance Measures of 5/10/2015) which are not defined by IFRS arising from its financial statements.

The Alternative Performance Measurement Indices (EDMA) which are not defined by IFRS result from its financial statements, are used so that the Company's Management monitors the performance of its operating activities and constitute useful information for evaluating and comparing its operational and financial performance with other companies in the real estate investment sector.

Alternative Performance Measures (APMs) are taken into account combined with financial results which have been conducted according to IFRS and under no circumstances they replace them.

The Alternative Performance Measurement Indices (APM), were calculated based on the financial information contained in the Financial Statements.

Analytical presentation of these Indices, along with their calculation method follows.

**I. Alternative Performance Metrics on Consolidated Statement of Financial Position**

***Current Ratio***

The measure is defined as the Total Current Assets divided by Total Current Liabilities.

**30/6/2022**

	<b>Group</b>	<b>Company</b>
Current Assets	27,821	15,458
Current Liabilities	23,001	20,037
<b>Current Ratio</b>	<b>120.96%</b>	<b>77.15%</b>

**31/12/2021**

	<b>Group</b>	<b>Company</b>
Current Assets	12,119	7,451
Current Liabilities	35,463	29,370
<b>Current Ratio</b>	<b>34.17%</b>	<b>25.37%</b>

### ***Gearing Ratio***

The measure is defined as the Total Current as Total Loans (Non Current Loans plus Short Term Loans for working capital minus cash) divided to Total Assets.

**30/6/2022**

	<b>Group</b>	<b>Company</b>
Non-Current Loans	98,363	80,666
Short Term portion of non-current loans and borrowings	3,600	2,040
Short Term Loans for Working Capital	10,000	10,000
Cash & Cash Equivalent	23,007	8,668
Total Assets	333,625	288,159
<b>Gearing Ratio</b>	<b>26.66%</b>	<b>29.17%</b>

	<b>Group</b>	<b>Company</b>
Non-Current Loans	13,800	0
Short Term Loans for Working Capital	28,500	28,500
Cash & Cash Equivalent	11,089	2,898
Total Assets	248,008	215,358
<b>Gearing Ratio</b>	<b>12.58%</b>	<b>11.89%</b>

### ***Net Asset Value***

Net Asset Value or NAV is defined as the Total Shareholders Equity

**30/6/2022**

	<b>Group</b>	<b>Company</b>
Shareholders Equity	196,087	187,205
<b>Net Asset Value</b>	<b>196,087</b>	<b>187,205</b>

**31/12/2021**

	<b>Group</b>	<b>Company</b>
Shareholders Equity	184,853	184,404
<b>Net Asset Value</b>	<b>184,853</b>	<b>184,404</b>

**Gross Asset Value**

Gross Asset Value or GAV is defined as the fair value of investment properties minus right to use land minus advances on investment properties.

**30/6/2022**

	<b>Group</b>	<b>Company</b>
Investment Property	290,092	96,874
Right of use of Land	14,807	0
Advances on Investment Property	46	46
<b>Gross Asset Value</b>	<b>275,239</b>	<b>96,828</b>

**31/12/2021**

	<b>Group</b>	<b>Company</b>
Investment Property	224,608	94,174
Right of use of Land	14,983	0
Advances on Investment Property	74	74

<b>Gross Asset Value</b>	<b>209,550</b>	<b>94,100</b>
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### **Loan To Value Ratio**

Loan to Value is defined the Total Loans (Non-Current Loans plus Short Term Loans for working capital) divided to the Gross Asset Value of property portfolio of the Group, determined by the independent certified real estate appraisers.

#### **30/6/2022**

	<b>Group</b>	<b>Company</b>
Non-Current Loans	98,363	80,666
Short Term portion of non-current loans and borrowings	3,600	2,040
Short Term Loans for Working Capital	10,000	10,000
Investment Property	290,092	96,874
Right of use of Land	14,807	0
Advances on Investment Property	46	46
<b>Loan to Value</b>	<b>40.68%</b>	<b>95.74%</b>

#### **31/12/2021**

	<b>Group</b>	<b>Company</b>
Non-Current Loans	13,800	0
Short Term Loans for Working Capital	28,500	28,500
Investment Property	224,608	94,174
Right of use of Land	14,983	0
Advances on Investment Property	74	74
<b>Loan to Value</b>	<b>20.19%</b>	<b>30.29%</b>

## II. Alternative Performance Measures on Consolidated Income Statement

### **EBITDA and Adjusted EBITDA**

EBITDA is defined as the Operating Profit before taxes, financial, investment expenses and total depreciation/amortization.

Adjusted EBITDA is defined as the EBITDA plus/less the net gain/loss from the fair value adjustment of investment property less the net change in fair value financial instruments through profit& loss statement, less/plus the net gain/loss from the sale of investment property.

**1/1- 30/6/2022**

	<b>Group</b>	<b>Company</b>
<b>Operating Profit</b>	<b>14,308</b>	<b>4,998</b>
<i>Plus: Total depreciation/amortization</i>	87	86
<b>EBITDA</b>	<b>14,395</b>	<b>5,084</b>
<i>Less: Profit from revaluation of fair value investment</i>	(7,423)	(2,706)
<b>Adjusted EBITDA</b>	<b>6,972</b>	<b>2,378</b>

### **Funds from Operations – FFO**

Funds from Operations (hereinafter "FFO") are defined as Net profit for the period plus depreciation of assets, less net change in fair value financial instruments determined at fair value through profit and loss statement, less/plus the adjustments on equity accounting, less / plus net profit / (loss) from revaluation of investment property in fair values.

**1/1- 30/6/2022**

	<b>Group</b>	<b>Company</b>
<b>Net Profit of the period</b>	<b>13,061</b>	<b>4,684</b>
<i>Plus: total depreciation/amortization</i>	87	86
<i>Less: Gain from revaluation of investment property to fair value</i>	(7,423)	(2,706)
<i>Plus: Adjustments in investments through Consolidation of Equity method</i>	(761)	(761)

<b>Funds from Operations - FFO</b>	<b>4,964</b>	<b>1,303</b>
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## 10. Social Responsibility and Sustainable Development

This Non-Financial Statement is part of the Annual Report of the Board of Directors and includes information related to all the activities of TRADE ESTATES REIC, subsidiary of FOURLIS Group, for the period 01/01/2022-30/06/2022 on the following thematic aspects:

- Business model/Main non-financial risks.
- Social and labor issues.
- Respect for human rights.
- Ensuring business ethics and regulatory compliance.
- Environmental issues/Climate change.
- Supply chain issues.
- Impact of the COVID-19 pandemic on non-financial issues.

### Material Topics/Stakeholder Engagement

FOURLIS Group and its subsidiaries recognize as stakeholders those who have an impact or are affected by its activities. The main stakeholder groups of FOURLIS Group are the following: employees, shareholders/institutional investors & financial analysts, customers, suppliers/partners, civil society, local communities, government and supervisory authorities/state, business community, media and NGOs.

TRADE ESTATES REIC has adopted the methods of stakeholder groups identification and the frequency and means of communication and engagement with them, followed by FOURLIS Group.

Having identified and prioritized its stakeholders, the Group invests in a continuous and mutual-way contact and communication with them, in order to maintain a constant flow of information to and from the Group, regarding their requests, concerns and expectations.

The role and views, of the Group's stakeholders are key elements that fuel the Group's effort to improve its products and services, as well as its sustainable operation and development, and thus the management of these issues, the objectives' setting etc. are discussed at Board level.

In the context of the continuous improvement of the approach to sustainable development and social responsibility topics, FOURLIS Group conducts a materiality analysis, based on the GRI Standards, to prioritize the topics that present the most material economic, social and environmental impacts, as well as those that have a significant impact on its stakeholders.

#### a) Brief description of business model

The company, was incorporated in July 2021, active in the Real Estate Investment & Development sector, having received the required license from the Capital Market Commission (Decision of the Capital

Market Commission Board 15-838 -28.02.2019). The initial share capital of the Company includes companies of the FOURLIS Group (HOUSEMARKET A.E., HM HOUSEMARKET CYPRUS LIMITED, HOUSE MARKET BULGARIA EAD and TRADE LOGISTICS SA), while the company's real estate portfolio includes commercial properties used as IKEA stores (Thessaloniki, Ioannina, Nicosia Cyprus, Sofia Bulgaria), commercial parks (Piraeus Street in Piraeus and FLORIDA 1 in Thessaloniki), the storage and supply chain centers in Oinofyta and Schimatari as well as the commercial areas (store complex and commercial park) in Piraeus Street.

Here are indicative partnerships of the company that started in 2021:

FOURLIS HOLDINGS SA proceeded to enter into a strategic agreement with the company LAMDA Development, for the implementation of a unique Commercial Retail Park, consisting of large-area stores ("Big Boxes"). The Retail Park will be built within the state-of-the-art new generation shopping center that LAMDA Development will develop in Elliniko, in the Vouliagmeni Avenue area, which will be completed during the first five-year implementation phase of this iconic project. The development will be carried out by the subsidiary of FOURLIS, TRADE ESTATES REIC.

More information regarding the business environment, strategy, objectives and main progress and factors that could influence the Group's development, are available in the following chapters of the Group's Board of Directors' Report:

- Section 5. Operating performance-Important developments
- Section 7. Information about the Group's prospected plan of development
- Section 8. Major threats and uncertainties faced by the Group, as well as in the following paragraphs.

#### **b) Main non-financial risks**

In addition to the financial risks, TRADE ESTATES REIC focuses on non-financial risks related to specific sustainable development topics that are relevant to its business model.

These topics concern the full compliance with the legislation and the implementation of corporate governance policies, the human resources, the environmental impact of its activity, the supply chain, and its progression in the market in which it operates. Risk management has as a condition the definition of objective goals based on which the most important events that can affect TRADE ESTATES REIC are identified, the relevant risks are evaluated and its response to them is decided.

TRADE ESTATES REIC, as a subsidiary of FOURLIS Group, has adopted the "Enterprise Risk Management" (ERM) methodology, which facilitates and enables the organization, to identify, evaluate and manage the risks (both financial and non-financial) through a structured approach. The methodology is based on the COSO (Committee of Sponsoring Organizations of the Treadway

Commission) ERM, which provides guidance on how to integrate ERM practices and outlines the principles of their implementation.

In this context, 22 risks were identified and evaluated, relevant to TRADE ESTATES REIC, which were recorded in the Risk Register of the Company.

More specifically, the risk categories (both financial and non-financial) are the following:

1. Operational risks
2. Market risks
3. Compliance risks
4. Financial risks

According to the above categorization, the main non-financial risks identified are the following:

- Risk related to non-compliance with the regulations due to the evolution of the regulations in force. The Company, its executives and employees do not adequately comply with the relevant regulations or do not act with integrity.
- Risk related to regulatory changes in fiscal, environmental, urban, mobility policy and sustainable development, as well as new provisions regarding the leasing of property and the extension of licenses by which the company, its real estate and / or the users to whom the real estate is disposed, must comply.

### **c) Strategic Sustainable Development Objectives**

The company significantly contributes to the achievement of Sustainable Development performance objectives related to its business model, as set by FOURLIS Group. The objectives are available in the Management Report of the Board of Directors of FOURLIS Group.

#### **d) Social & labor issues**

##### **A. Social Issues**

###### **1. Ensuring the health, safety and accessibility of customers and visitors**

Giving special emphasis on prevention, FOURLIS Group complies with the applicable legislation and implements a Health & Safety Policy for all the subsidiaries of the Group, and thus for TRADE ESTATES REIC, in all countries of operation. The Policy includes a wide range of relevant procedures, measures and initiatives related to the safe stay of visitors, customers, partners and employees at the Group's facilities. Any variations in the Group's relevant procedures by country or region, depend on the size of the facilities, as well as on the existing legislation in the countries where the Group's companies operate.

In order to ensure the adherence of Health and Safety Policy, regular audits are carried out by Safety Technicians in all the facilities of FOURLIS Group. More specifically, the headquarters of TRADE ESTATES



REIC, as it is co-located with that of FOURLIS Group, is included in the audits of the Safety Technician of FOURLIS Group.

At the Section (i) "Impact of the COVID-19 pandemic on non-financial matters", additional practices applied by FOURLIS Group for the health and safety of customers, partners and visitors at its premises, and consequently at the premises of TRADE ESTATES REIC, during the period of COVID-19, are included.

## **2. Society and local communities support**

FOURLIS Group operates daily for the realization of its commitment and vision: the establishment of the preconditions for a better life for all. In this context, it seeks to be in constant connection with the citizens and the wider society in the countries where it operates, aiming to be informed about their needs and to understand them.

Then, it proceeds with the evaluation and prioritization of the needs, and designs programs and actions with criteria to meet the real and important needs of local community, but also those that are more in line with the Group's social responsibility strategy (supporting vulnerable social groups and mostly children), the number of beneficiaries, as well as the nature of its activities.

In addition, in cases where there are special circumstances (e.g., pandemic, natural disasters), the Group either adjusts its programs or includes actions aimed at addressing these emergencies for the relief of society and citizens. TRADE ESTATES REIC as a subsidiary of the FOURLIS Group, follows its strategy in terms of supporting the society and local communities. At the same time, through the investments it makes in the framework of its activities, TRADE ESTATES REIC supports the local economies, as well as the local employment by creating new job opportunities.

### **B. Work related issues**

#### **1. Creating and retaining employment**

FOURLIS Group is its people, all those who support its operations daily. The approach of both FOURLIS Group and TRADE ESTATES REIC to the topics of employment and relationships with its employees directly affect their performance, retention and development, while these issues are also significant for the Group's long-term sustainable development. The following are the main pillars of the policy, regarding the recruitment of staff and the professional development of FOURLIS Group human resources:

- Common recruitment evaluation criteria for all Group companies, to ensure equal opportunities and to fight discrimination.
  - Provision of equal development opportunities to all Group employees, through internal transfer and promotion processes.
  - The compensation and benefits policy, which is based on the financial results of the Group, on the employee's performance appraisal conducted on an annual basis and

on real estate trends in relation to remunerations, when it comes to TRADE ESTATES REIC

- Taking into consideration the balance when it comes to gender, nationality, religion, political or other opinions, as well as issues such as disability, sexual orientation, etc. during the selection and development processes of employees, as well as in the compensation and benefits policy.

At TRADE ESTATES REIC, in case of job openings, those are readily covered either via internal transfer/promotion of employees (through the Open Resourcing Policy), or via a direct transfer/promotion of an employee (for Executives), or via a new recruitment.

In addition to the above, there is an Equal Opportunities & Diversity Policy and a Suitability Policy of the Board of Directors, for which more information is available in the Corporate Governance Statement of FOURLIS Group, at [www.fourlis.gr](http://www.fourlis.gr).

## **2. Providing employee training and development**

The employees' need for training is continuous and ever increasing, as the competition and the current market demands are constantly generating new training and educational needs. For this reason, the training of employee at FOURLIS Group, and thus, at TRADE ESTATES REIC, begins upon his/her recruitment, while ensuring the continuous training and education of employees is achieved through adherence to the training plan drawn up at the completion of the annual performance appraisal.

### **Education**

The first training program for every FOURLIS Group employee, and thus for TRADE ESTATES REIC employees, is an induction program, through which it is ensured that all the newly hired employees are informed about FOURLIS Group's Structure, Values and Code of Conduct. This program is implemented both in classroom and via e-learning. Also, all the employees of FOURLIS Group are members of the Training Academy of the Group "FOURLIS Learning Academy", which has been operating since 2011, and participate in programs according to the requirements of their role and their needs for personal development. The 1<sup>st</sup> half of 2022, all trainings were implemented remotely either through e-learning or through a synchronous training platform.

### **Performance Appraisal and Development Review**

The Company implements an annual Performance Appraisal and Development Review System for all its employees, to ensure that the evaluation process is and will remain transparent. The performance Appraisal and Development Review Procedure, which includes both the assessment of the agreed measurable objectives and the employees' skills and behavior, is conducted once a year for all employees. The Appraisal and Development Review procedure was renewed to meet current business

needs. The 1<sup>st</sup> half of 2022 the Performance Appraisal and Development Reviews for 2021 were completed.

### **3. Other actions for our PEOPLE**

In the 1<sup>st</sup> half of 2022, the following actions were also implemented for the Group employees, to which TRADE ESTATES REIC employees participated:

- **International Women's Day:** On the occasion of International Women's Day, the Group carried out a series of activities focusing on the Group's women, aiming to discuss their concerns and exchange opinions regarding women's empowerment.
- **Survey on Diversity and Inclusion:** the Group's employees participated in a survey carried out by the Group on diversity and inclusion, an action that is part of the actions it has planned to implement in this area.

### **4. Protection of employee health, safety and wellbeing**

Given that the creation of a safe and healthy work environment is a fundamental Principle for FOURLIS Group, as well as for TRADE ESTATES REIC, as it is also depicted through its Values, not only the clauses of the relevant labor legislation are followed in all the countries where the Group operates, but also potential risks that may face are assessed so as to take the necessary measures in order to prevent potential accidents.

An important priority is to safeguard compliance with the Health and Safety Policy by carrying out intensive audits led by safety technicians in all FOURLIS Group companies' facilities, and by having the safety technician conduct an occupational risk assessment study. More specifically the headquarters of TRADE ESTATES REIC which is co-located with FOURLIS Group ones, is included in the audits performed by the Safety Technician of FOURLIS Group. FOURLIS Group, as a minimum prerequisite, complies with the requirements of the local legislative frameworks and the "ILO Code of Practice on Recording and Notification of Occupational Accidents and Diseases". The Company also invests in the continuous and regular training of all employees, so that they can respond to emergencies affecting their own safety but also visitors' and partners in its facilities.

In addition, aiming to inform employees on health and wellbeing issues and to encourage them to adopt a healthier lifestyle, FOURLIS Group Social Responsibility Division continued the EF ZIN (Well Being) program, in which the employees of TRADE ESTATES REIC joined too. In the context of this program, a number of actions that concern healthy diet, health and prevention, exercise, etc. are taking place every year. The 1<sup>st</sup> half of 2022 the following actions were implemented:

- Online pilates program for FOURLIS Group employees in Greece.
- Online sessions with dieticians/nutritionists for FOURLIS Group employees in Greece.
- Mediterranean Diet program which includes weekly indicative menus with recommended recipes, based on the Mediterranean Diet, as well as regular updates on

other relevant topics. The program is implemented for the Group employees in Greece, Cyprus and Bulgaria, in cooperation with experienced dieticians/nutritionists.

- Counseling and psychological support line for FOURLIS Group employees in Greece and Cyprus, in cooperation with specialized counselors/psychologists. The Line operates 24/7/365 and employees as well as their relatives (spouses, adult children) may call anonymously and receive by the psychologists, with absolute confidentiality, immediate consulting support and guidance on issues that concern them and affect their personal, family and professional life.
- In the context of the Counseling/Psychological Support Line, the implementation of psychology online seminars continued in cooperation with the counselors/psychologists that support the Line. The seminars are implemented for the Group's employees in Greece and Cyprus and cover a variety of matters, while they include parents' Groups.

### **c) Respect for Human Rights**

FOURLIS Group, and thus TRADE ESTATES REIC, approaches the issues of respect and protection of Human Rights in a systematic way through its policies and initiatives. This effort is comprised of:

- The participation in the UN Global Compact, through which the Group commits to uphold the respective Principles such as those relating to the respect of freedom of association, the abolishment of child and forced labor and discrimination in the workplace and its supply chain.
- The Internal Labor Regulations of FOURLIS Group.
- The Code of Conduct of FOURLIS Group that includes the Code of Conduct Line/Whistleblowing System. All Group employees have signed, independently of their position in the corporate hierarchy, the detailed or concise version of the Code of Conduct, (the concise version is available on the website [www.fourlis.gr](http://www.fourlis.gr)). In addition, the Code of Conduct Line/Whistleblowing System of the Group is available 24 hours a day and anyone may call the Line, in order to report (anonymously or not), any concerns related to Code of Conduct violations or non-compliance

with the legislation. In the 1st half of 2022, the Code of Conduct was updated, in accordance with the requirements of Law 4706/2020, regarding regulatory compliance issues.

- The Health and Safety Policy of FOURLIS Group.
- The Diversity Charter which the Group has signed since 2021, further strengthening its commitment to combating discrimination and promoting equal rights in the workplace.

The 1<sup>st</sup> half of 2022 the Group proceed to the publication of a separate Human Rights Policy, which addresses to all its subsidiaries and which is available at [www.fourlis.gr](http://www.fourlis.gr)

Furthermore, in 2022 FOURLIS Group will focus even more on issues of diversity and inclusion, in the areas: INCLUSIVE LEADERSHIP, GENDER EQUALITY and PEOPLE WITH DISABILITIES, with specific actions.

#### **d) Ensuring business ethics and regulatory compliance**

Aiming to fight corruption, bribery and fraud, FOURLIS Group has established and implements the following codes, regulations and policies, which also cover all the subsidiaries, as well as TRADE ESTATES REIC, and for which more information is available for all stakeholders at [www.fourlis.gr](http://www.fourlis.gr):

- Corporate Governance Code
- Code of Conduct that includes the Code of Conduct Line/Whistleblowing System
- Internal Regulation Charter
- Remuneration Policy

At the same time, FOURLIS Group has set up the following committees and units to support both the Board of Directors and the Internal Audit System, more detailed information for which is also available at [www.fourlis.gr](http://www.fourlis.gr):

- Audit Committee
- Nomination and Remuneration Committee
- Internal Audit Department
- Regulatory Compliance Unit
- Risk Management Unit
- Information Systems Security Unit

The above mentioned have been approved by FOURLIS Group Board of Directors, considering the precautionary principle, and the relevant information is available on the site of FOURLIS Group [www.fourlis.gr](http://www.fourlis.gr), so that it is accessible to all.

Furthermore:

- The Group applies a management procedure for any incident of corruption, bribery or fraud and in case the Top Management, the Internal Audit Department and the Regulatory Compliance Unit are informed.

- Sustainable Development Supervision: Sustainable development issues are discussed at least once per year in the Executive Committee, which includes members of the Group companies, as well as executive members of the Board of Directors, with knowledge on ESG topics, who in turn inform about the sustainable development issues other Board of Directors Members, so as according to the results of the materiality analysis and during the meetings of the Board of Directors, to set priorities and the respective goals.

### **Personal data protection**

FOURLIS Group adheres not only to the European Legislation, but also to the local legislations of the countries where it operates, regarding personal data protection of the parties who transact with the Group. Respecting privacy is a core element of both the Code of Conduct and the policies that are embedded in FOURLIS Group and its subsidiaries operations, including TRADE ESTATES REIC

FOURLIS Group values the trust of all those who enter into a transaction with the Group and has designed and implements (to all its subsidiaries and consequently to TRADE ESTATES REIC), a personal data and sensitive personal data protection policy for all natural persons (visitors, partners, customers, suppliers, current, former and candidate employees). All personal information collected for business needs, after obtaining legal consent, are safely protected with due diligence, so as to safeguard the rights of natural persons, in accordance with the existing legislation and Data Protection Authority guidelines (GDPR), in all countries where the Group companies operate. It is worth mentioning that all the Group's employees in all counties where it operates, have received training in GRDP issues, either via classroom seminars or via e-learning. GDPR training is also a part of the induction program for all new employees. Compliance with the relevant legislation and data security is examined at Group companies Board of Directors level.

More information is available at [www.fourlis.gr](http://www.fourlis.gr) as well as at the FOURLIS Group Sustainable Development and Social Responsibility Report 2021, also available at [www.fourlis.gr](http://www.fourlis.gr)

### **e) Environmental issues/Climate change**

FOURLIS Group recognizes the importance of environmental protection, as well as the challenges posed by climate change, and monitors the impacts of its activities, while carrying out a series of voluntary actions and initiatives aimed at reducing its environmental footprint, by saving and recycling natural resources, reducing greenhouse gas emissions from its operation, as well as raising awareness of its employees, including TRADE ESTATES REIC employees and the public, on environmental issues and on adopting a responsible way of life.

All the practices' results that are implemented by FOURLIS Group are included in the Annual Sustainable Development and Social Responsibility Report, in the annual FOURLIS Group Board of Directors Management Report, as well as in the "Communication on Progress" Report of the Group, regarding the

compliance with the ten Principles of the United Nations Global Compact, which are available at [www.fourlis.gr](http://www.fourlis.gr).

#### **f) Supply chain issues**

The business continuity of TRADE ESTATES REIC is critical to the continuous delivery of high-quality services. TRADE ESTATES REIC aims to maximize its client satisfaction and develop mechanisms aimed at identifying and responding to situations that may adversely affect the business continuity of its critical operations. For the 1<sup>st</sup> half of 2022 TRADE ESTATES REIC, as a newly established company, had a limited number of partners/suppliers, however as a subsidiary of FOURLIS Group and as it grows in the coming years, it will follow the same principles as the Group in selecting partners/suppliers, such as integrity, quality and reliability.

FOURLIS Group is in the process of developing a Suppliers/Partners Code of Conduct, which aims to act as a set of guidelines that will define the basic standards of ethical behavior, values and principles of Sustainable Development, which the Group expects to be adopted from its suppliers/partners during their transactions with the Group. The above-mentioned process will be applied by TRADE ESTATES R.E.I.C. as a subsidiary of FOURLIS Group.

#### **g) Impact of the COVID-19 pandemic on non-financial issues**

The Group has closely monitored and continues to closely monitor developments in the COVID-19 pandemic in order to adapt to the specific conditions arising, for tackling and limiting the spread of the COVID-19 pandemic, while it complies promptly and fully with the official instructions of the competent authorities and is harmonized with the current legislation/instructions/decisions.

At the same time, whenever deemed necessary, the crisis management team carried out meetings, so that it could take the necessary decisions according to the developments related to the pandemic, taking appropriate information, prevention and protection measures for the limitation of the spread of the COVID-19 pandemic.

#### **Health, safety and wellbeing of employees**

To ensure the health, safety and wellbeing of employees, FOURLIS Group and thus TRADE ESTATES REIC continued the strict implementation of the legislation for every labor issue. The Group continued the regular and thorough information of its employees and thus TRADE ESTATES REIC employees, on the issues of the COVID-19 pandemic. In addition, there was constant communication between the employees and the Occupational Physicians, business travel was limited to what was absolutely necessary, while the Group installed bins for the disposal of masks and disposable gloves in the workplace and provided high protection masks, gloves and self-tests for all employees.

#### **Partners, customers, visitors**

The Group and thus TRADE ESTATES REIC, respectively took protection measures for its partners, customers and visitors. In this context and following the legislation, it proceeded to the cessation of live meetings in its workplaces, implementing online meetings using digital media (Microsoft Teams). In

cases where there was the need for a live meeting, the official guidelines were completely followed by taking all the necessary safety measures.

### **11. Related parties' transactions**

Detailed information on the related parties' transactions are mentioned in Note 28 of the Interim Condensed Financial Statement of the period 1/1 – 30/6/2022.

### **12. Human Resources of the Group**

The total number of employees of the Group and the Company amounts to 8 people on 30/6/2022.

### **13. Transactions and remuneration of managers and members of the Management**

The transactions and remuneration of the managers and members of the Management are detailed in Note 28 of the Interim Condensed Financial Statements for the period 1/1 – 30/6/2022.

### **14. Treasury shares**

On 30/6/2022 the Company does not holds any treasury shares.

### **15. Subsequent Events**

There are no other events after 30/6/2022 that significantly affect the Group's financial situation and results, apart from the following:

- The Ordinary General Assembly of the Company's shareholders held on 30/6/2022, decided to reduce the Company's share capital by the amount of Euro 34,705,475.60 with a reduction in the nominal value of all 86,786,689 Company shares from euro 2.00 to euro 1.60, with the aim of forming an equal amount of special reserve in accordance with the provisions of article 31 par. 2 of Law 4548/2018 and corresponding amendment of article 5 of the Company's Articles of Association. The aforementioned amount of the reduction (euro 34,705,475.60) will be used to form a special reserve in accordance with article 31 par. 2 of Law 4548/2018. The Company will decide at a later time how to use the aforementioned special reserve, either for the purpose of its recapitalization or the netting to amortize the Company's losses, in accordance with Law 4548/2018 as applicable.

It is noted that the Company received an approval decision from the Capital Market Commission and on 1/9/2022 the reduction of its share capital was posted in GCR.

- On 21/7/2022, the Company FOURLIS HOLDINGS SA announced the signing of an agreement for the sale of shares of 8.11% of TRADE ESTATES REIC to AUTOHELLAS ATEC. At the same time, AUTOHELLAS ATEC acquires the right to participate in an increase in the share capital of TRADE ESTATES REIC, with a contribution in kind. After the completion of the aforementioned actions, if AUTOHELLAS ATEC exercises its rights, will own approximately 12% of the share capital of TRADE ESTATES REIC, while the rest will belong to the Group through its subsidiaries. More specifically:



1. TRADE LOGISTICS SA, subsidiary of Furlis Group, sold to AUTOHELLAS ATEC 7,035,000 shares of TRADE LOGISTICS REIC, which correspond to a percentage of 56% of the number of shares owned for an amount of euro 15,000,226.65.
  2. At the same time, AUTOHELLAS ATEC acquires the right to participate in a share capital increase of TRADE ESTATES REIC, with a contribution in kind of its property until 31/12/2022. In case AUTOHELLAS ATEC exercises that right, TRADE ESTATES REIC will proceed to increase its share capital by issuing new shares, so that the total amount of the increase (nominal and premium) will be approximately 8,000,000 Euros. This increase will be covered exclusively by AUTOHELLAS ATEC, after receiving the approval required by law from the Capital Market Commission, through a contribution in kind of property and specifically a plot of 45,408.04 m<sup>2</sup> within a Business Park in the area of Vamvakia of the Municipality of Elefsina in a complex of commercial buildings and warehouses on which TRADE ESTATES REIC will develop a modern Logistics center.
- On 14/7/2022, the parent company participated in a share capital increase of the companies MANTENKO SA and POLICENKO SA, based on the decision of its Board of Directors. More specifically, on 1/8/2022, paid an amount of two hundred thousand nine hundred and thirty-two euros (200,932) to the company MANTENKO SA and an amount of four hundred and fifty thousand one hundred fifty-seven and fifty euros (450,157.50) to the company POLICENKO SA.
  - Following the resolution of the General Assembly of the shareholders of SEVAS-TEN SA on 15/7/2022, the share capital of this company was increased by fifty thousand euros (50,000.00), with cash payment and the issuance of five hundred (500) new shares with a nominal value of one hundred euros (100.00) per share and a sale price of one thousand euros ( 1,000.00) per share, creating a share reserve from the issuance of shares at a premium reserve in the amount of four hundred and fifty thousand euros (450,000.00). Following the above, the company's share capital amounts to eight hundred and ninety-five thousand euros (895,000.00) divided into eight thousand nine hundred and fifty (8,950) registered shares, with a nominal value of one hundred (100.00) euros per share. In this specific share capital increase the subsidiary TRADE ESTATES REIC participated by 50%.
  - On 29/7/2022, an Extraordinary General Assembly of the Company was held, which approved:
    - The increase of the Company's share capital by cash payment through the issuance of new common registered shares (with the abolishment of the pre-emptive right of the old shareholders) by an amount that cannot exceed the equivalent of the paid-up share capital of the Company on the date of the Annual GA of the Company's shareholders in which it was decided to increase and listing, that is, up to the amount of 138,821,902.40 by the issuance of up to 86,763,689 new ordinary voting registered shares, with a nominal value of euro 1.60 per share.
    - The listing of the Company's shares on the organized (regulated) market of the Athens Stock Exchange (IPO), in accordance with a public offering in Greece.

In order to implement the aforementioned decisions, on 8/8/2022 the Company submitted to the Capital Market Commission a request for approval of the content of the draft informative report regarding the Increase of the Company's Share Capital by public offering in Greece and the listing of all its shares in the Main Market of the Athens Stock Exchange.

- On 24/8/2022, a mortgage note of EUR 70 million was registered on the property of the subsidiary company TRADE ESTATES BULGARIA EAD in favor of Eurobank SA, to secure a bond loan of EUR 70 million issued by the parent company.

Marousi, September 2, 2022

The Board of Directors

The Interim Condensed Financial Statements (Consolidated and Corporate) for the period 1/1 – 30/6/2022 listed on pages 38 to 80, have been prepared in accordance with International Accounting Standard, as adopted by the European Union, approved by the Board of Directors on 2/9/2022 and signed by:

The Chairman of the BoD & CEO

Vassilis St. Furlis  
ID No. AM – 587167

Finance Manager

Ioannis Evag. – Geor. Messinis  
ID No. AM - 599339

The Vice Chairman of the BoD

George Kon.-Vas. Alevizos  
ID No. AA - 090358

Chief Accountant

Christos Grig. Vasilopoulos  
ID No. X – 067556  
Ch. Acct. Lic. No. 62815 A Class

**THIS REPORT HAS BEEN TRANSLATED FROM THE ORIGINAL VERSION IN GREEK**

**REPORT ON REVIEW OF INTERIM CONDENSED FINANCIAL INFORMATION**

**To the Board of Directors of “TRADE ESTATES REIC”**

**Introduction**

We have reviewed the accompanying interim condensed separate and consolidated statement of financial position of “TRADE ESTATES REIC” (the “Company”) as at 30 June 2022, and the related interim condensed separate and consolidated statements of income, comprehensive income, changes in equity and cash flows for the six-month period then ended, as well as the selected explanatory notes that comprise the interim condensed financial information, which is an integral part of the six-month financial report of Law 3556/2007. Management is responsible for the preparation and presentation of this interim condensed financial information in accordance with International Financial Reporting Standards as adopted by the European Union and apply to interim financial reporting (International Accounting Standard “IAS 34”). Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

**Scope of review**

We conducted our review in accordance with the International Standard on Review Engagements 2410, “Review of Interim Financial Information Performed by the Independent Auditor of the Entity”. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing as incorporated in Greek Law, and consequently, does not enable us to obtain assurance that we would become aware of all significant matters that may be identified in an audit. Accordingly, we do not express an audit opinion.

**Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim condensed financial information is not prepared, in all material respects, in accordance with IAS 34.

## **Report on other legal requirements**

Our review has not identified any inconsistency between the other information contained in the six-month financial report prepared in accordance with article 5 and 5a of Law 3556/2007 with the accompanying interim condensed financial information.

Athens, 5 September 2022

The Certified Auditor Accountant

Andreas Hadjidamianou  
S.O.E.L. R.N. 61391  
ERNST & YOUNG (HELLAS)  
CERTIFIED AUDITORS ACCOUNTANTS S.A.  
Chimarras 8B,  
151 25 Maroussi  
SOEL REG. No. 107

## Interim Condensed Statement of Financial Position (Consolidated and Separate) as at June 30, 2022

(Amounts in thousands of Euro, unless otherwise stated)

	Note	Group		Company	
		30/6/2022	31/12/2021	30/6/2022	31/12/2021
<b>Assets</b>					
<b>Non-current Assets</b>					
Property plant and equipment	8	199	48	199	19
Right of use assets	9	360	673	360	673
Investment Property	7	290,092	224,608	96,874	94,174
Intangible Assets	10	49	36	45	35
Investments	11	9,820	6,896	156,576	109,398
Long Term receivables		5,284	3,628	18,648	3,608
<b>Non-current Assets</b>		<b>305,803</b>	<b>235,889</b>	<b>272,701</b>	<b>207,907</b>
<b>Current assets</b>					
Income tax receivable		52	54	0	0
Trade receivables		2,403	691	2,010	477
Other receivables		2,360	285	4,780	4,076
Cash & cash equivalent		23,007	11,089	8,668	2,898
<b>Total current assets</b>		<b>27,821</b>	<b>12,119</b>	<b>15,458</b>	<b>7,451</b>
<b>Total Assets</b>		<b>333,625</b>	<b>248,008</b>	<b>288,159</b>	<b>215,358</b>
<b>SHAREHOLDERS EQUITY &amp; LIABILITIES</b>					
<b>Shareholders equity</b>					
Share Capital	12	173,527	173,527	173,527	173,527
Share premium reserve		(17)	0	0	0
Reserves		6,674	3,279	6,563	3,240
Retained earnings		15,901	8,046	7,115	7,636
<b>Shareholders Equity</b>		<b>196,087</b>	<b>184,853</b>	<b>187,205</b>	<b>184,404</b>
<b>Shareholders Equity</b>		<b>196,087</b>	<b>184,853</b>	<b>187,205</b>	<b>184,404</b>
<b>LIABILITIES</b>					
<b>Non Current Liabilities</b>					
Non - current loans	15	98,363	11,100	80,666	0
Lease liabilities	16	14,679	15,195	233	567
Employee retirement benefits	14	18	17	18	17
Deferred Taxes		466	69	0	0
Other non-current liabilities		1,010	1,311	0	1,000
<b>Total non current Liabilities</b>		<b>114,537</b>	<b>27,692</b>	<b>80,917</b>	<b>1,584</b>
<b>Current Liabilities</b>					
Short term loans for working capital	15	10,000	28,500	10,000	28,500
Current portion of non-current loans and borrowings	15	3,600	2,700	2,040	0
Short term portion of long term lease liabilities	16	498	473	138	116
Income Tax Payable	22,23	407	235	92	0
Accounts payable and other current liabilities		8,496	3,555	7,767	754
<b>Total current Liabilities</b>		<b>23,001</b>	<b>35,463</b>	<b>20,037</b>	<b>29,370</b>
<b>Liabilities</b>		<b>137,538</b>	<b>63,155</b>	<b>100,954</b>	<b>30,954</b>
<b>SHAREHOLDERS EQUITY &amp; LIABILITIES</b>		<b>333,625</b>	<b>248,008</b>	<b>288,159</b>	<b>215,358</b>

The accompanying notes on pages 46 to 80, are an integral part of the Financial Statements.

## Interim Income Statement (Consolidated) for the period 1/1 – 30/6/2022

(Amounts in thousands of Euro, unless otherwise stated)

	<b>Note</b>	<b>Group</b>
		<b>1/1 - 30/6/2022</b>
Rental income from investment property	17	8,817
Other Income	24	421
<b>Revenue</b>		<b>9,238</b>
Net gain from the fair value adjustment of investment property	7	7,423
Direct property related expenses	18	(801)
Property Taxes	22	(509)
Personnel related expenses	19	(370)
Other Operating expenses	20	(587)
Depreciation	8,9,10	(87)
<b>Operating Profit</b>		<b>14,308</b>
Total finance income	21	44
Total finance cost	21	(1,590)
Contribution associates companies profit and loss	11	761
<b>Profit before tax</b>		<b>13,522</b>
Income Tax	22,23	(462)
<b>Profit after Tax</b>		<b>13,061</b>
<b>Net Profit</b>		<b>13,061</b>
Basic Earnings per Share (in Euro)	25	0.1505
Diluted Earnings per Share (in Euro)	25	0.1505

The accompanying notes on pages 46 to 80, are an integral part of the Financial Statements.

**Interim Statement of Comprehensive Income (Consolidated) for the period 1/1 – 30/6/2022**

(Amounts in thousands of Euro, unless otherwise stated)

	<b>Note</b>	<b>Group 1/1 - 30/6/2022</b>
<b>Net (Loss)/ Profit (A)</b>		<b>13,061</b>
<b>Other comprehensive income / loss</b>		
<b>Other income / Total Loss</b>		
Effective portion of changes in fair value of cash flow hedges		<u>3,385</u>
<b>Total Other comprehensive income transferred to the income statement</b>		<b><u>3,385</u></b>
<b>Comprehensive Income after Tax (B)</b>		<b><u>3,385</u></b>
<b>Total Comprehensive income after tax (A) + (B)</b>		<b><u>16,445</u></b>
Equity holders of the parent		<u>16,445</u>
<b>Total Comprehensive Income after tax (A) + (B)</b>		<b><u>16,445</u></b>

The accompanying notes on pages 46 to 80, are an integral part of the Financial Statements.



## **Interim Income Statement (Separate) for the period 1/1 – 30/6/2022**

(Amounts in thousands of Euro, unless otherwise stated)

		<b>Company</b>
	<b>Note</b>	<b>1/1 - 30/6/2022</b>
Rental income from investment property	17	3,429
Other Income	24	123
<b>Revenue</b>		<b><u>3,552</u></b>
Net gain from the fair value adjustment of investment property	7	2,706
Direct property related expenses	18	(193)
Property Taxes	22	(142)
Personnel related expenses	19	(353)
Other Operating expenses	20	(487)
Depreciation	8,9,10	(86)
<b>Operating Profit</b>		<b><u>4,998</u></b>
Total finance income	21	38
Total finance cost	21	(1,021)
Contribution associates companies profit and loss	11	761
<b>Profit before tax</b>		<b><u>4,776</u></b>
Income Tax	22	(92)
<b>Profit after Tax</b>		<b><u>4,684</u></b>

The accompanying notes on pages 46 to 80, are an integral part of the Financial Statements..

**Interim Statement of Comprehensive Income (Separate) for the period 1/1 – 30/6/2022**

(Amounts in thousands of Euro, unless otherwise stated)

	<b>Note</b>	<b>Company</b>
		<b>1/1 - 30/6/2022</b>
<b>Net Profit (A)</b>		<b>4,684</b>
<b>Other comprehensive (loss)</b>		
Effective portion of changes in fair value of cash flow hedges		3,312
<b>Total other comprehensive income transferred to the income statement</b>		<b>3,312</b>
<b>Other income / Total Loss transferred to the income statement</b>		
<b>Comprehensive (losses) after Tax (B)</b>		<b>3,312</b>
<b>Total comprehensive income after tax (A) + (B)</b>		<b>7,996</b>
Equity holders of the parent		7,996
<b>Total comprehensive income/(losses) after Tax (A) + (B)</b>		<b>7,996</b>

The accompanying notes on pages 46 to 80, are an integral part of the Financial Statements.

## Statement of Changes in Equity (Consolidated) for the period 12/7 - 31/12/2021

(Amounts in thousands euros or otherwise stated)

Note	Share Capital	Share premium reserves	Reserves	Revaluation Reserves	Foreign exchange diff. from Statement of Financial Position transl. reserves	Retained earnings / (Accumulated losses)	Total Equity
<b>Contribution from shareholders</b>	<b>173,527</b>	<b>0</b>	<b>3,237</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>176,765</b>
<b>Total comprehensive income/(loss) for the period</b>							
Profit	0	0	0	0	0	7,801	7,801
Effective portion of changes in fair value of cash flow hedges	0	0	39	0	0	0	39
Actuarial (losses) gains on defined benefit pension plan	0	0	0	0	0	(1)	(1)
<b>Total comprehensive income/(loss)</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>(1)</b>	<b>38</b>
<b>Total comprehensive income/(loss) after taxes</b>	<b>0</b>	<b>0</b>	<b>39</b>	<b>0</b>	<b>0</b>	<b>7,800</b>	<b>7,839</b>
<b>Transactions with shareholders recorded directly in equity</b>							
SOP Reserve	0	0	3	0	0	0	3
Net Income directly booked in the statement movement in Equity	0	0	0	0	0	247	247
<b>Total transactions with shareholders</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>247</b>	<b>250</b>
<b>Balance at 31.12.2021</b>	<b>173,527</b>	<b>0</b>	<b>3,279</b>	<b>0</b>	<b>0</b>	<b>8,046</b>	<b>184,853</b>
<b>Balance at 1.1.2022</b>	<b>173,527</b>	<b>0</b>	<b>3,279</b>	<b>0</b>	<b>0</b>	<b>8,046</b>	<b>184,853</b>
<b>Total comprehensive income/(loss) for the period</b>							
Profit	0	0	0	0	0	13,061	13,061
Effective portion of changes in fair value of cash flow hedges	15	0	3,385	0	0	0	3,385
<b>Total comprehensive income/(loss)</b>	<b>0</b>	<b>0</b>	<b>3,385</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,385</b>
<b>Total comprehensive income/(loss) after taxes</b>	<b>0</b>	<b>0</b>	<b>3,385</b>	<b>0</b>	<b>0</b>	<b>13,061</b>	<b>16,445</b>
<b>Transactions with shareholders, recorded directly in equity</b>							
SOP Reserve	0	0	11	0	0	0	11
Net Income directly booked in the statement movement in Equity	0	(17)	0	0	0	0	(17)
<b>Total transactions with shareholders</b>	<b>0</b>	<b>(17)</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>(5,206)</b>	<b>(5,212)</b>
<b>Balance at 30.6.2022</b>	<b>173,527</b>	<b>(17)</b>	<b>6,674</b>	<b>0</b>	<b>0</b>	<b>15,901</b>	<b>196,087</b>

The accompanying notes on pages 46 to 80, are an integral part of the Financial Statements.

## Statement of Changes in Equity (Separate) for the period 1/1 – 30/6/2022

(Amounts in thousands of Euro, unless otherwise stated)

	Note	Share Capital	Share premium reserves	Reserves	Revaluation Reserves	Foreign exchange diff. from Statement of Financial Position transl. reserves	Retained earnings / (Accumulated losses)	Total Equity
<b>Contribution from shareholders</b>		<b>173,527</b>	<b>0</b>	<b>3,237</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>176,765</b>
<b>Total comprehensive income/(loss) for the period</b>								
Profit		0	0	0	0	0	7,638	7,638
Actuarial (losses) gains on defined benefit pension plan		0	0	0	0	0	(1)	(1)
<b>Total comprehensive income/(loss)</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>(1)</b>	<b>(1)</b>
<b>Total comprehensive income/(loss) after taxes</b>		<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7,636</b>	<b>7,636</b>
<b>Transactions with shareholders recorded directly in equity</b>								
SOP Reserve		0	0	3	0	0	0	3
<b>Total transactions with shareholders</b>		<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
<b>Balance at 31.12.2021</b>		<b>173,527</b>	<b>0</b>	<b>3,240</b>	<b>0</b>	<b>0</b>	<b>7,636</b>	<b>184,404</b>
<b>Balance at 1.1.2022</b>		<b>173,527</b>	<b>0</b>	<b>3,240</b>	<b>0</b>	<b>0</b>	<b>7,636</b>	<b>184,404</b>
<b>Total comprehensive income/(loss) for the period</b>								
Profit		0	0	0	0	0	4,684	4,684
Effective portion of changes in fair value of cash flow hedges	15	0	0	3,312	0	0	0	3,312
<b>Total comprehensive income/(loss)</b>		<b>0</b>	<b>0</b>	<b>3,312</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3,312</b>
<b>Total comprehensive income/(loss) after taxes</b>		<b>0</b>	<b>0</b>	<b>3,312</b>	<b>0</b>	<b>0</b>	<b>4,684</b>	<b>7,996</b>
<b>Transactions with shareholders, recorded directly in equity</b>								
SOP Reserve		0	0	11	0	0	0	11
Equity Holders		0	0	0	0	0	(5,206)	(5,206)
<b>Total transactions with shareholders</b>		<b>0</b>	<b>0</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>(5,206)</b>	<b>(5,195)</b>
<b>Balance at 30.6.2022</b>		<b>173,527</b>	<b>0</b>	<b>6,563</b>	<b>0</b>	<b>0</b>	<b>7,115</b>	<b>187,205</b>

The accompanying notes on pages 46 to 80, are an integral part of the Financial Statements.

## Statement of Cash Flows (Consolidated and Separate) for the period 1/1 – 30/6/2022

(Amounts in thousands euros or otherwise stated)

	Note	<b>Group 30/6/2022</b>	<b>Company 30/6/2022</b>
<b>Operating Activities</b>			
<b>(Loss)/Profit before taxes</b>		<b>13,522</b>	<b>4,776</b>
<b>Adjustments for</b>			
Depreciation / Amortization		87	86
Impairment of Assets	7	(7,423)	(2,706)
Provisions for employee benefits (IAS 19)		12	12
Results (Income, expenses, profit and loss) from investment activity		(805)	(799)
Interest Expense		1,590	1,021
(Increase) in trade and other receivables		(2,830)	(1,978)
Increase / (decrease) in liabilities (excluding banks)		605	557
Interest paid and interest on leases		(1,563)	(994)
Income taxes paid		(85)	(84)
<b>Net cash generated from operations (a)</b>		<b>3,110</b>	<b>(109)</b>
<b>Investing Activities</b>			
Purchase of tangible and intangible fixed assets	8,10	(215)	(211)
Improvement of investment property	7	(5,281)	(22)
Purchase of subsidiaries	11	(31,036)	(40,320)
Purchase of associates	11	(2,104)	(2,104)
Interest Received		44	38
Loans provided to subsidiaries and associates		(1,816)	(15,616)
<b>Total (outflow) / inflow from investing activities (b)</b>		<b>(40,407)</b>	<b>(58,235)</b>
<b>Financing Activities</b>			
Outflow from share capital increase		(17)	0
Proceeds from issued loans	15	99,761	99,761
Repayment of loans	15	(50,287)	(35,582)
Repayment of leasing	16	(241)	(64)
<b>Total inflow / (outflow) from financing activities (c)</b>		<b>49,215</b>	<b>64,114</b>
<b>Net increase/(decrease) in cash and cash equivalents for the period (a)+(b)+(c)</b>		<b>11,918</b>	<b>5,771</b>
Cash and cash equivalents at the beginning of the period		11,089	2,898
<b>Closing balance, cash and cash equivalents</b>		<b>23,007</b>	<b>8,668</b>

The accompanying notes on pages 46 to 80, are an integral part of the Financial Statements.

## **Notes to the Interim Condensed Financial Statements (Consolidated and Separate) as of June 30, 2022**

### **1. Corporate information**

#### **1.1 General information**

These Interim Condensed Separated and Consolidated Financial Statements (hereinafter referred to as the Financial Statements) include the Separated Financial Statements of the "TRADE ESTATES REIC" and the Consolidated Financial Statements of the Company and its subsidiaries (hereinafter the "Group") for the period 1/1 to 30/6/2022.

On 12/7/2021 it was registered in the General Commercial Register (GCR) with Registration Code Number 2580689 upon issuance of the relevant 73223 / 12.07.2021 of the Head of the Companies Direction, of the General Direction of the Market, of the General Secretariat for Trade and Consumer Protection of the Ministry of Development and Investment, which approved the establishment of the company, through a contribution of a spin-off branch, through contributions in kind and through the payment of cash in accordance with the provisions of Law 4601/2019, Law 4548/2018 and Law 2778/1999 (article 21 par .1), as well as its articles of association, as it was prepared with no. 21422 / 30.06.2021 deed of the Athens notary Mrs. Maria P. Tsangari and registered number GCR 160110060000 (Relevant no. 77263 / 12.07.2021 Announcement of the above Companies Direction).

The Company is an indirect subsidiary of FOURLIS HOLDINGS S.A. which participates through its direct subsidiaries in its share capital. The share capital of the Company on 30/6/2022 is an amount of € 173,527 thousand.

The shareholding structure of the Company as at 30/6/2022 was as follows:

<b>Parent</b>	<b>Location</b>	<b>% Holding</b>
HOUSEMARKET SA	Greece	58.50
HOUSE MARKET BULGARIA EAD	Bulgaria	17.00
HM HOUSEMARKET (CYPRUS) LTD	Cyprus	9.90
TRADE LOGISTICS SA	Greece	14.60

The headquarters and offices of the Company are located in the Municipality of Maroussi, at 3, H. Sabbagh - S. Khoury, Street

The duration of the Company, according to its Articles of Association, expires on December 31, 2051.

The current composition of the Board of Directors of the Company is the following:

1. Vassilis St. Furlis, Chairman of the Board, Executive Member, Member of the Investment Committee.
2. George K. Alevizos, Vice Chairman of the Board, Executive Member, Member of the Investment Committee.
3. Apostolos D. Petalas, Director, Non-executive member, Member of the Audit Committee.

4. Christodoulos A. Aisopos, Director, Independent non-executive member, Independent Vice Chairman of the Board, Chairman of the Nominations and Remuneration Committee.
5. Alexios A. Pilavios, Director, independent non-executive member, Chairman of the Audit Committee, Member of the Nominations and Remuneration Committee.
6. Dimitrios A. Papoulis, Director, Non-executive member, Chairman of the Investment Committee.
7. Anastasia M. Martseki, Director, Independent non-executive member, member of the Audit Committee, member of the Nominations and Remuneration Committee.

The total number of employees of the Group and the Company amounts to 8 people on 30/6/2022.

## 1.2 Activities

The Company, along with its direct and indirect subsidiaries, form the Group ("Group"), which is solely operating in property management of real estate assets and securities in accordance L. 2778/1999. Its activity is the rental of commercial real estate assets through operating leases.

The direct and indirect subsidiaries and associates of the Group, which are included in the Financial Statements are the following:

<b>Direct Subsidiaries</b>	<b>Parent</b>	<b>Country</b>	<b>% Shareholding</b>
TRADE ESTATES BULGARIA EAD	TRADE ESTATES REIC	Bulgaria	100
H.M. ESTATES CYPRUS LTD	TRADE ESTATES REIC	Cyprus	100
BERSENCO SA	TRADE ESTATES REIC	Greece	100
RENTIS SA	TRADE ESTATES REIC	Greece	100
KTIMATODOMI SA	TRADE ESTATES REIC	Greece	100
<b>Indirect Subsidiaries</b>			
TRADE ESTATES CYPRUS LTD	H.M. ESTATES CYPRUS LTD	Cyprus	100
<b>Affiliates</b>			
MANTENKO SA	TRADE ESTATES REIC	Greece	50
POLIKENCO SA	TRADE ESTATES REIC	Greece	50
SEVAS TEN SA	TRADE ESTATES REIC	Greece	50
RECON AE	TRADE ESTATES REIC	Greece	50

In the period from 1/1/2022 to 30/6/2022, the following changes of share capital in the parent company took place:

On 30/6/2022, during the Ordinary General Assembly of the Company's Shareholders, it was decided to reduce the Company's share capital by the amount of Euro 34,705,475.60, with a reduction of the nominal value of the Company's shares from an amount of Euro 2 .00 in an amount of Euro 1.60, in accordance with article 31 par. 2 of Law 4548/2018, with the aim of forming an equal amount of special reserve and the corresponding amendment of article 5 of the Company's Articles of Association. The relevant announcement of the General Commercial Registry (G.C.R.), is subject to the approval of the Capital Market Commission.

Apart from the above, there were no other changes in the share capital of TRADE ESTATES REIC in the period 1/1-30/6/2022.

## **2. Basis of presentation of the Financial Statements**

The accompanying Interim Condensed Consolidated and Separate Financial Statements (hereinafter Interim Condensed Financial Statements) have been prepared in accordance with International Accounting Standard (IAS) 34 for Interim Financial Statements, as adopted by the European Union, and therefore do not contain all the information required for the annual financial statements and should be read in conjunction with the published financial statements of the Group as of 31/12/2021 posted online at <https://www.trade-estates.com>. The Company's Board of Directors approved the Interim Condensed Financial Statements on 2/9/2022.

The financial statements have been prepared on the historical cost basis, except for certain data of Assets and Liabilities (investment properties, financial hedging instruments, investments/financial assets available for sale) that have been measured at fair value, and assuming that the Company and its subsidiaries will continue as a going concern.

Management examined the impact of the energy crisis and COVID-19 pandemic up to the date of approval of the Interim Condensed Consolidated and Corporate Financial Statements and concluded that going concern assessment is the appropriate basis for their preparation. The Management is closely monitoring the developments and is ready to take all the necessary measures to deal with any consequences in its operational activities both from the war conflicts and from the energy crisis and the COVID-19 pandemic.

Regarding the developments in Ukraine, the Group declares that it has no subsidiaries, parent or affiliated companies registered in Russia or Ukraine, nor significant transactions with affiliated parties from Russia or Ukraine. The Group also states that it has no significant customers or suppliers or subcontractors or partners from Russia or Ukraine. The Group states that it does not maintain accounts or have loans with Russian Banks. The Management closely monitors the developments and is ready to take all the necessary measures to deal with any consequences in its operational activities.

The Management concluded that the Group is able to fulfill all its obligations on time, at least for a period of 12 months from the Balance Sheet date and that there are no significant uncertainties that may call into question its ability to operate on its principle of ongoing activity. The Interim Condensed Consolidated Financial Statements are presented in thousands of euros, unless otherwise stated and differences in amounts are due to rounding.

## **3. Summary of significant accounting policies – Changes in accounting policy and disclosures**



The accounting policies adopted are consistent with those of the previous financial year except for the following IFRS amendments which have been adopted by the Group/Company as of 1 January 2022:

- **IFRS 3 Business Combinations; IAS 16 Property, Plant and Equipment; IAS 37 Provisions, Contingent Liabilities and Contingent Assets as well as Annual Improvements 2018-2020 (Amendments)**

The amendments are effective for annual periods beginning on or after 1 January 2022 with earlier application permitted. The IASB has issued narrow-scope amendments to the IFRS Standards as follows:

- **IFRS 3 Business Combinations (Amendments)** update a reference in IFRS 3 to the Conceptual Framework for Financial Reporting without changing the accounting requirements for business combinations.
- **IAS 16 Property, Plant and Equipment (Amendments)** prohibit a company from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, a company recognizes such sales proceeds and related cost in profit or loss.
- **IAS 37 Provisions, Contingent Liabilities and Contingent Assets (Amendments)** specify which costs a company includes in determining the cost of fulfilling a contract for the purpose of assessing whether a contract is onerous.
- **Annual Improvements 2018-2020** make minor amendments to **IFRS 1 First-time Adoption of International Financial Reporting Standards, IFRS 9 Financial Instruments, IAS 41 Agriculture and the Illustrative Examples accompanying IFRS 16 Leases**

The Management of the Group and the Company estimated that the specific amendments have no effect on the financial statements.

- **IFRS 16 Leases-Covid 19 Related Rent Concessions beyond 30 June 2021 (Amendment)**

The Amendment applies to annual reporting periods beginning on or after 1 April 2021, with earlier application permitted, including in financial statements not yet authorized for issue on 31 March 2021. In March 2021, the Board amended the conditions of the practical expedient in IFRS 16 that provides relief to lessees from applying the IFRS 16 guidance on lease modifications to rent concessions arising as a direct consequence of the covid-19 pandemic. Following the amendment, the practical expedient now applies to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2022, provided the other conditions for applying the practical expedient are met. The Management of the Group and the Company estimated that the specific amendments have no effect on the financial statements.

#### **Standards issued but not yet effective and not early adopted**

- **Amendment in IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture**

The amendments address an acknowledged inconsistency between the requirements in IFRS 10 and those in IAS 28, in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The main consequence of the amendments is that a full gain or loss is recognized when a transaction involves a business (whether it is housed in a subsidiary or not). A partial gain or loss is recognized when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary. In December 2015 the IASB postponed the effective date of this amendment indefinitely pending the outcome of its research project on the equity method of accounting. The amendments have not yet been endorsed by the EU. The Management of the Group and the Company are in the process of assessing the effect of the aforementioned in the financial statements.

- **IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current (Amendments)**

The amendments were initially effective for annual reporting periods beginning on or after January 1, 2022 with earlier application permitted. However, in response to the covid-19 pandemic, the Board has deferred the effective date by one year, i.e. 1 January 2023, to provide companies with more time to implement any classification changes resulting from the amendments. The amendments aim to promote consistency in applying the requirements by helping companies determine whether, in the statement of financial position, debt and other liabilities with an uncertain settlement date should be classified as current or non-current. The amendments affect the presentation of liabilities in the statement of financial position and do not change existing requirements around measurement or timing of recognition of any asset, liability, income or expenses, nor the information that entities disclose about those items. Also, the amendments clarify the classification requirements for debt which may be settled by the company issuing own equity instruments.

In November 2021, the Board issued an exposure draft (ED), which clarifies how to treat liabilities that are subject to covenants to be complied with, at a date subsequent to the reporting period. In particular, the Board proposes narrow scope amendments to IAS 1 which effectively reverse the 2020 amendments requiring entities to classify as current, liabilities subject to covenants that must only be complied with within the next twelve months after the reporting period, if those covenants are not met at the end of the reporting period. Instead, the proposals would require entities to present separately all non-current liabilities subject to covenants to be complied with only within twelve months after the reporting period. Furthermore, if entities do not comply with such future covenants at the end of the reporting period, additional disclosures will be required. The proposals will become effective for annual reporting periods beginning on or after 1 January 2024 and will need be applied retrospectively in accordance with IAS 8,

while early adoption is permitted. The Board has also proposed to delay the effective date of the 2020 amendments accordingly, such that entities will not be required to change current practice before the proposed amendments come into effect. These Amendments, including ED proposals, have not yet been endorsed by the EU. The Management of the Group and the Company are in the process of assessing the effect of the aforementioned in the financial statements.

- **IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: Disclosure of Accounting policies (Amendments)**

The Amendments are effective for annual periods beginning on or after January 1, 2023 with earlier application permitted. 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 with a requirement to disclose 'material' accounting policies. Also, guidance and illustrative examples are added in the Practice Statement to assist in the application of the materiality concept when making judgements about accounting policy disclosures. The Management of the Group and the Company are in the process of assessing the effect of the aforementioned in the financial statements.

- **IAS 8 Accounting policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates (Amendments)**

The amendments become effective for annual reporting periods beginning on or after January 1, 2023 with earlier application permitted and apply to changes in accounting policies and changes in accounting estimates that occur on or after the start of that period. The amendments introduce a new definition of accounting estimates, defined as monetary amounts in financial statements that are subject to measurement uncertainty. Also, the amendments clarify what changes in accounting estimates are and how these differ from changes in accounting policies and corrections of errors. The Management of the Group and the Company are in the process of assessing the effect of the aforementioned in the financial statements.

- **IAS 12 Income taxes: Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments)**

The amendments are effective for annual periods beginning on or after January 1, 2023 with earlier application permitted. In May 2021, the Board issued amendments to IAS 12, which narrow the scope of the initial recognition exception under IAS 12 and specify how companies should account for deferred tax on transactions such as leases and decommissioning obligations. Under the amendments, the initial recognition exception does not apply to transactions that, on initial recognition, give rise to equal taxable and deductible temporary differences. It only applies if the recognition of a lease asset and lease liability (or decommissioning liability and decommissioning asset component) give rise to taxable and deductible temporary differences that are not equal. The Amendments have not yet been endorsed by the EU. The Management of the Group and the Company are in the process of assessing the effect of the

aforementioned in the financial statements.

#### **4. Risk Management**

The Group's financial risk management and capital management policies are those analyzed in the annual financial statements of 31/12/2021.

#### **5. Estimates of Management**

The preparation of the Interim Condensed Financial Statements based on IFRS requires to make of estimates and the adoption of assumptions, which may affect the accounting balances of assets and liabilities and the required disclosures for potential claims and liabilities, on the date of preparation of the Financial Statements, as well as the amounts of income and expenses recognized during the current period. The use of available information and the application of subjective judgment are integral elements in making estimate. Actual future results may differ from the above estimate. Management's estimate and judgments are under constant review based on historical data and expectations for future events, which are deemed reasonable in accordance the applicable. The estimates and judgments of the Management are consistent with those followed in the preparation of the annual Financial Statements of the Company and the Group for the year ended 31/12/2021. However, Management will continue to monitor developments for the rest of the year and adjust its estimates accordingly.

In addition, in accordance with the Group's accounting policy on cash flow hedge, at the beginning of a hedging, the Group formally defines and discloses the hedging relationship where it wishes to apply the hedge accounting, as well as the objective and strategy of the hedge risk management.

The disclosures include the identification of the hedging instrument, the hedged item, the nature of the risk being hedged and how the Group will assess whether the hedging relationship meets the hedge effectiveness requirements (including an analysis of the sources of hedge ineffectiveness and method of determining the hedge ratio). A hedging relationship qualifies for hedge accounting if it meets all of the following effectiveness requirements:

- There is an "economic relationship" between the hedged item and the hedging instrument.
- The effect of credit risk does not "dominate the valuation changes" arising from this economic relationship.
- The hedge ratio of the hedging relationship is the same as that resulting from the quantity of the hedged item that the Group actually hedges and the quantity of the hedging instrument that the Group actually uses to hedge that quantity of the hedged item.

Hedges that meet all the criteria for hedge accounting are accounted as follows:

The effective part of the gain or loss on the hedging instrument is recognized in the Statement of Other Income (OCI) as cash flow hedging reserve, while any ineffective amount is recognized immediately in the income statement. The cash flow hedging reserve is adjusted to the lower of the cumulative gains or losses on the hedging instrument and the cumulative change in the fair value of the hedged item.

The Group uses foreign exchange forward contracts to hedge its exposure to foreign exchange risk in forecast transactions and fixed commitments. The ineffective amount related to foreign exchange contracts is recognized as other expenses.

The Group identifies only the spot amount of forward contracts as a hedging instrument. The forward amount is recognized in profit or loss and is accumulated in a separate amount of equity in the cost of the hedging reserve.

Amounts accumulated in OCI are accounted for depending on the nature of the underlying hedged transaction. If the hedged transaction subsequently results in the recognition of a non-financial asset, the amount accumulated in equity is deducted from the separate amount of equity and included in the original cost or other carrying amount of the hedged asset or liability. This is not a reclassification adjustment and will not be recognized in OCI for the period. This also applies when the hedged forecast transaction of a non-financial asset or non-financial liability subsequently becomes a fixed commitment for which fair value hedge accounting is applied.

## **6 Segment Information**

The Group distinguishes its real estate portfolio in the following business sectors depending on the usage of property and the origin of rental income:

- Stores
- Warehouses

The main financial interest is concentrated on the business classification of the Group's activities in the above operational sectors, where the various economic environments constitute different risks and rewards. In addition, the Group's activities comprise mainly one geographical area, that of the wider European region, primarily in Greece along with countries of Southeastern Europe (Bulgaria and Cyprus).

The Group's revenue for the period 1/1 – 30/6/2022 result 63% from activities in Greece with the remaining 37% from the other countries of Southeastern Europe which is broken down into 20% from Bulgaria and 17% from Cyprus.

### **6.1 Results per operating segment**

The results of the operational sectors during the period 1/1 to 30/6/2022 for the Group are as follows:

	Stores	Warehouse	Total
Rental income from investment property	7,420	1,398	8,817
Other Income	304	96	421
<b>Revenue</b>	<b>7,744</b>	<b>1,494</b>	<b>9,238</b>
Net gain from the fair value adjustment of investment property	5,637	1,786	7,423
Direct property related expenses	(702)	(99)	(801)
Property Taxes	(432)	(77)	(509)
Personnel related expenses	(221)	(149)	(370)
Other Operating expenses	(382)	(205)	(587)
Depreciation	(50)	(36)	(87)
<b>Operating Profit</b>	<b>11,594</b>	<b>2,714</b>	<b>14,308</b>
Total finance income	39	5	44
Total finance cost	(1,590)	0	(1,590)
Contribution associate companies profit and loss	21	740	761
<b>Profit before tax</b>	<b>10,063</b>	<b>3,459</b>	<b>13,522</b>
Income Tax	(462)	0	(462)
<b>Profit after Tax</b>	<b>9,601</b>	<b>3,459</b>	<b>13,061</b>

In operating segment Stores included:

- Store premises in Greece, Agios Ioannis Rentis (RENTIS SA).
- Store premises in Ioannina, (TRADE ESTATES REIC).
- Store premises in Thessaloniki, (TRADE ESTATES REIC).
- Store premises in Bulgaria, Sofia (TRADE ESTATES BULGARIA EAD).
- Store premises in Cyprus, Nicosia (TRADE ESTATES CYPRUS).
- Store premises in Greece, Piraeus (BERSENCO)
- Store premises in Greece, Thessaloniki (KTIMATODOMI)

In operating segment Warehouse included:

- Industrial warehouse premises in Inofyta, Viotia (TRADE ESTATES REIC).
- Industrial warehouse premises in Schimatari, Viotia (TRADE ESTATES REIC).

In Other Operating expenses, the transactions related to the HQ's of the Company and its subsidiaries are included.

## 6.2 Results per geographical area

The results by geographical sector during the period 1/1 to 30/6/2022 for the Group are as follows:

	Greece	Cyprus	Bulgaria	Group
Rental income from investment property	5,525	1,568	1,724	8,817
Other Income	336	0	85	421
<b>Revenue</b>	<b>5,862</b>	<b>1,568</b>	<b>1,808</b>	<b>9,238</b>
Net gain from the fair value adjustment of investment property	7,882	(527)	69	7,423
Direct property related expenses	(788)	(12)	(2)	(801)
Property Taxes	(382)	(1)	(126)	(509)
Personnel related expenses	(353)	(17)	0	(370)
Other Operating expenses	(535)	(19)	(33)	(587)
Depreciation	(87)	0	0	(87)
<b>Operating Profit</b>	<b>11,599</b>	<b>992</b>	<b>1,717</b>	<b>14,308</b>
Total finance income	7	0	37	44
Total finance cost	(1,252)	(161)	(178)	(1,590)
Contribution associates companies profit and loss	761	0	0	761
<b>Profit before tax</b>	<b>11,116</b>	<b>831</b>	<b>1,575</b>	<b>13,522</b>
Income Tax	(133)	(106)	(223)	(462)
<b>Profit after Tax</b>	<b>10,982</b>	<b>726</b>	<b>1,353</b>	<b>13,061</b>

### 6.3 Assets and Liabilities per geographical area

The structure of assets and liabilities on June 30, 2022 by geographical sector is analyzed as follows

	Greece	Cyprus	Bulgaria	Total
Property plant and equipment	199	0	0	199
Right of use assets	360	0	0	360
Investment Property	197,366	47,507	45,219	290,092
Other Non-current Assets	15,152	0	0	15,152
<b>Total non-current assets</b>	<b>213,078</b>	<b>47,507</b>	<b>45,219</b>	<b>305,803</b>
<b>Total Assets</b>	<b>231,665</b>	<b>53,208</b>	<b>48,751</b>	<b>333,625</b>
Non - current loans	98,363	0	0	98,363
Lease liabilities	233	14,446	0	14,679
Other Non-current Liabilities	1,029	234	232	1,494
<b>Total non current Liabilities</b>	<b>99,625</b>	<b>14,680</b>	<b>232</b>	<b>114,537</b>
<b>Total liabilities</b>	<b>121,904</b>	<b>15,179</b>	<b>455</b>	<b>137,538</b>

The structure of assets and liabilities on December 31, 2021 by geographical sector is analyzed as follows:

	Greece	Cyprus	Bulgaria	Total
Property plant and equipment	48	0	0	48
Right of use assets	673	0	0	673
Investment Property	131,424	48,034	45,150	224,608
Other Non-current Assets	10,560	0	0	10,560
<b>Total non-current assets</b>	<b>142,705</b>	<b>48,034</b>	<b>45,150</b>	<b>235,889</b>
<b>Total Assets</b>	<b>148,348</b>	<b>52,546</b>	<b>47,114</b>	<b>248,008</b>
Non - current loans	0	0	11,100	11,100
Lease liabilities	567	14,627	0	15,195
Other Non-current Liabilities	1,247	0	150	1,397
<b>Total non current Liabilities</b>	<b>1,815</b>	<b>14,627</b>	<b>11,250</b>	<b>27,692</b>
<b>Total liabilities</b>	<b>33,870</b>	<b>15,247</b>	<b>14,037</b>	<b>63,155</b>

Regarding the above analyzes of the Group's operating segments, we report that there are no transactions between the operating segments.

## 7 Investment Property

The Investment Property of the Group and the Company are analyzed as follows:

	Group		Company	
	30/6/2022	31/12/2021	30/6/2022	31/12/2021
<b>Opening balance</b>	<b>224,608</b>	<b>200,329</b>	<b>94,174</b>	<b>92,636</b>
Additions of investment properties from acquisition through the purchase of subsidiaries	55,265	18,563	0	0
Subsequent capital expenditures related to real estate investments	2,812	2,682	39	89
Transfer from own tangible assets	29	0	0	0
Transfer to assets held for sale - Other changes	(45)	0	(45)	0
Net profit / (loss) from the revaluation of investment properties to fair value	7,423	3,033	2,706	1,449
<b>Balance at 30.6.2022</b>	<b>290,092</b>	<b>224,608</b>	<b>96,874</b>	<b>94,174</b>

The Group's investment properties include the following properties of its subsidiaries:

- Field with a total area of 70,445 sq. m. and existing buildings of industrial warehouses on the ground floor and 1st floor with a total area of 30,389 sq. m. in Inofyta, Viotia.
- Field with a total area of 237,971 sq. m. and existing store buildings with a total area of 28,262 sq. m. in Ioannina.
- Field with a total area of 117,531 sq. m. and existing store buildings with a total area of 24,154 sq. m. in Thessaloniki.



- Field with a total area of 103,269 sq.m. and existing buildings of industrial warehouses on the ground floor and 1st floor with a total area of 47,377 sq.m. in Schimatari, Viotia.
- Field with a total area of 20,127 sq. m. and existing buildings of ground floor and 1st floor stores with a total area of 6,913 sq. m. in Greece, Agios Ioannis Rentis. This property concerns the Greek subsidiary RENTIS SA.
- Field with a total area of 60,737 sq. m. and an existing store building with a total area of 20,320 sq. m. in Bulgaria, Sofia. This property concerns the Bulgarian subsidiary TRADE ESTATES BULGARIA EAD.
- Existing store building with a total surface of 40,886 sq. m. in Cyprus, Nicosia, including right of use (amounts 14,807 th) . The lease expires in 2052. This property concerns the Cypriot subsidiary TRADE ESTATES CYPRUS.
- Field with a total area of 14,895 sq.m. and existing store buildings with a total area of 14,555 sq.m. in Greece, Piraeus Ave. This property concerns the subsidiary BERSENCO SA.
- On 18/2/2022 the Company acquired 100% of the share capital of the company KTIMATODOMI TECHNICAL TOURISM SHIPPING AGRICULTURAL AND COMMERCIAL SINGLE MEMBER COMPANY. The participation in question concerns a field with a total area of 135,967 sq.m. and existing store buildings under construction with a total area of 31,302 sq.m. in Pylaia Thessaloniki, which are the only ones that appear in the line Additions of investment properties from acquisition through the purchase of subsidiary companies.

Subsequent capital expenditures have been made on the above properties (additions for the period 1/1-30/6/2022) in the amount of euro 2,812 thousand. It is noted that in the cash flows statement the amount of euro 2,500 thousand, is related to additions to Improvements of Investment property of the subsidiary BERSENCO SA and appears in Increase / (decrease) in liabilities (excluding banks).

The following table analyzes real estate investments by operating segment:

	Group			Total
	Stores	Warehouses	Other	
<b>Opening balance</b>	<b>188,984</b>	<b>35,550</b>	<b>74</b>	<b>224,608</b>
Additions of investment properties from acquisition through the purchase of subsidiaries	55,265	0	0	55,265
Subsequent capital expenditures related to real estate investments	2,795	0	17	2,812
Transfer from own tangible assets	29	0	0	29
Transfer to assets held for sale - Other changes	0	0	(45)	(45)
Net profit / (loss) from the revaluation of investment properties to fair value	5,637	1,786	0	7,423
<b>Balance at 30.6.2022</b>	<b>252,710</b>	<b>37,336</b>	<b>46</b>	<b>290,092</b>

	<b>Group</b>			
	<b>Stores</b>	<b>Warehouses</b>	<b>Other</b>	<b>Total</b>
<b>Opening balance</b>	<b>166,261</b>	<b>34,068</b>	<b>0</b>	<b>200,329</b>
Contribution from shareholders	18,563	0	0	18,563
Subsequent capital expenditures related to real estate investments	2,596	12	74	2,682
Net profit / (loss) from the revaluation of investment properties to fair value	1,564	1,469	0	3,033
<b>Balance at 31.12.2021</b>	<b>188,984</b>	<b>35,550</b>	<b>74</b>	<b>224,608</b>

	<b>Company</b>			
	<b>Stores</b>	<b>Warehouses</b>	<b>Other</b>	<b>Total</b>
<b>Opening balance</b>	<b>58,550</b>	<b>35,550</b>	<b>74</b>	<b>94,174</b>
Subsequent capital expenditures related to real estate investments	22	0	17	39
Transfer to assets held for sale - Other changes	0	0	(45)	(45)
Net profit / (loss) from the revaluation of investment properties to fair value	920	1,786	0	2,706
<b>Balance at 30.6.2022</b>	<b>59,492</b>	<b>37,336</b>	<b>46</b>	<b>96,874</b>

	<b>Company</b>			
	<b>Stores</b>	<b>Warehouses</b>	<b>Other</b>	<b>Total</b>
<b>Opening balance</b>	<b>58,568</b>	<b>34,068</b>	<b>0</b>	<b>92,636</b>
Subsequent capital expenditures related to real estate investments	3	12	74	89
Net profit / (loss) from the revaluation of investment properties to fair value	(21)	1,469	0	1,449
<b>Balance at 31.12.2021</b>	<b>58,550</b>	<b>35,550</b>	<b>74</b>	<b>94,174</b>

## 7.1 Fair value measurement

The Group's investments in real estate are measured at fair value and are classified at level 3.

The fair value of the properties have been provided on 30.06.2022 from the independent valuers "KENTRIKI Property Valuers & Consultants Private Company" with d.t. "SAVILLS HELLAS Private Company" and "AXIES SA" in accordance with the provisions of Law 2778/1999.

According to the independent valuers SAVILLIS HELLAS, despite the fact that the COVID-19 pandemic and its prevention measures continue to affect global economies and real estate markets, at the date of the assessment there was sufficient volume of transactions and comparative information to base their estimates.

The data used come from various sources and recent data of the Greek real estate market and from the general financial information and are based on the current conditions adjusted to reflect the general

economic trends and the characteristics of the specific property on the date of the assessment. However, they point out that while the volatile economic environment due to geopolitical risks arising from the war in Ukraine combined with problems facing the supply chain which have led to price increases of the cost of goods, energy and services, affects globally the markets to some extent and creates inflationary pressures, they note that, at the assessment date, the real estate markets are mostly operating normally showing satisfactory activity, with several transactions taking place which lead to a sufficient volume of comparative data and therefore help to support their decisions regarding the formation of opinions on the value of real estate.

The country's government borrowing costs are improving but still remain higher than other European economies. Greek banks have resolved important issues in relation to non-performing loans (NLPs) which until now created significant management and potential risk issues.

Recognizing the potential for market conditions to move rapidly in response to changes due to geopolitical risks arising from the conflict in Ukraine along with supply disruptions, the energy crisis and inflationary pressures, the importance of the valuation date is highlighted.

The assessment resulted in a net profit from the revaluation of real estate investments to the fair value of euro 7,423 thousand for the Group and a net profit of euro 2,706 thousand for the Company.

## 7.2 Information regarding the methods of appraisal of investment property per category of operating segment and geographical area at June 30, 2022

The assessment of the fair values of the real estate required the making of estimates in which the combination of the Market Approach (Comparative Method) and the Income Approach (Investment Method) was used.

(amounts in thousand euro)

Country	Use	Fair value	Valuation method	Basic assumptions and valuation data	
				Discount Rate %	Return rate %
Greece	Stores	46,555	80% discount method of Futures (DCF) & 20% method of comparative sales data	9.05%	7.30%

Greece	Stores	12,915	80% discount method of Futures (DCF) & 20% method of comparative sales data	9.05%	7.80%
Greece	Warehouses	10,079	80% discount method of Futures (DCF) & 20% method of comparative sales data	9.50%	8.50%
Greece	Warehouses	27,280	80% discount method of Futures (DCF) & 20% method of comparative sales data	8.25%	8.25%
Greece	Stores	55,569	80% discount method of Futures (DCF) & 20% method of comparative sales data	9.25%	7.50%
Greece	Stores	29,271	80% discount method of Futures (DCF) & 20% method of comparative sales data	8.30%	7.30%
Greece	Stores	15,652	80% discount method of Futures (DCF) & 20% method of comparative sales data	8.30%	7.30%
Bulgaria	Warehouses	45,219	80% discount method of Futures (DCF) & 20% method of comparative sales data	9.50%	8.00%
Cyprus	Stores	47,507	80% discount method of Futures (DCF) & 20% method of comparative sales data	9.05%	6.75%
<b>Total</b>		<b>290,046</b>			

It is noted that the investment properties of the Group and the Company include an amount of euro 46 thousand which concerns advances for the acquisition of investment properties

### 7.3 Sensitivity analysis of fair value measurement

If on June 30, 2022, the discount rate used in the cash flow discount analysis differed by +/- 50 basis points from Management's estimates, the book value of the investment properties would be an estimated amount of EUR 7,276 thousand lower or amount of Euro 7,708 thousand higher.

If on June 30, 2022, the rate of return to maturity used in the cash flow discount analysis differed by +/- 50 basis points from Management's estimates, the book value of the investment properties would be an estimated amount of Euro 6,456 thousand. lower or an amount of 7,443 thousand euros higher.

#### **7.4 Other information**

The following table analyzes real estate investments by functional sector and geographical area:

### Analysis of the Group's real estate investments by operating sector and geographical area

	Greece			Total	Cyprus		Bulgaria		Group			Total
	Stores	Warehouses	Other		Stores	Total	Stores	Total	Stores	Warehouses	Other	
	95,800	35,550	74	131,424	48,034	48,034	45,150	45,150	188,984	35,550	74	224,608
<b>Opening balance</b>												
Additions of investment properties from acquisition through the purchase of subsidiaries	55,265	0	0	55,265	0	0	0	0	55,265	0	0	55,265
Subsequent capital expenditures related to real estate investments	2,795	0	17	2,812	0	0	0	0	2,795	0	17	2,812
Transfer from own tangible assets	29	0	0	29	0	0	0	0	29	0	0	29
Transfer to assets held for sale - Other changes	0	0	(45)	(45)	0	0	0	0	0	0	(45)	(45)
Net profit / (loss) from the revaluation of investment properties to fair value	6,096	1,786	0	7,882	(527)	(527)	69	69	5,637	1,786	0	7,423
<b>Balance at 30.6.2022</b>	<b>159,984</b>	<b>37,336</b>	<b>46</b>	<b>197,366</b>	<b>47,507</b>	<b>47,507</b>	<b>45,219</b>	<b>45,219</b>	<b>252,710</b>	<b>37,336</b>	<b>46</b>	<b>290,092</b>

## 8. Property, plant and equipment

Property, plant and equipment of the Group at 30/6/2022 are analysed as follows:

	Group				Total
	Buildings and installations	Machinery /Installations	Furniture	Assets under construction	
<b>Net book value at 31.12.2021</b>	<b>2</b>	<b>0</b>	<b>16</b>	<b>29</b>	<b>48</b>
1.1 - 30.6.2022					
Additions	128	2	69	0	199
Other changes in acquisition cost	0	0	0	(29)	(29)
Depreciation/ amortization	(13)	0	(5)	0	(19)
<b>Acquisition cost at 30.6.2022</b>	<b>130</b>	<b>2</b>	<b>86</b>	<b>0</b>	<b>218</b>
<b>Accumulated depreciation at 30.6.2022</b>	<b>(13)</b>	<b>0</b>	<b>(6)</b>	<b>0</b>	<b>(19)</b>
<b>Net book value at 30.6.2022</b>	<b>117</b>	<b>2</b>	<b>80</b>	<b>0</b>	<b>199</b>

Additions in the Property, Plant and Equipment for the period are related to construction works of the parent company's offices.

On 30/6/2022, the Property, plant and equipment are analyzed as follows:

	Company			Total
	Buildings and installations	Machinery /Installations	Furniture	
<b>Net book value at 31.12.2021</b>	<b>2</b>	<b>0</b>	<b>16</b>	<b>19</b>
Additions	128	2	68	198
Depreciation/ amortization	(13)	0	(5)	(18)
<b>Acquisition cost at 30.6.2022</b>	<b>130</b>	<b>2</b>	<b>85</b>	<b>218</b>
<b>Accumulated depreciation at 30.6.2022</b>	<b>(13)</b>	<b>0</b>	<b>(6)</b>	<b>(19)</b>
<b>Net book value at 30.6.2022</b>	<b>117</b>	<b>2</b>	<b>79</b>	<b>199</b>

## 9. Right of use assets

The additions/changes of the Assets with Right of Use of the Group for the period 1/1-30/6/2022 are analyzed as follows:

	Group		Total
	Leasing Buildings	Leasing Vehicles	
<b>Net book value at 31.12.2021</b>	<b>643</b>	<b>29</b>	<b>673</b>
Additions	0	59	59
Other changes in acquisition cost	(307)	0	(307)
Depreciation/ amortization	(57)	(7)	(65)
<b>Acquisition cost at 30.6.2022</b>	<b>348</b>	<b>92</b>	<b>440</b>
<b>Accumulated depreciation at 30.6.2022</b>	<b>(69)</b>	<b>(12)</b>	<b>(80)</b>
<b>Net book value at 30.6.2022</b>	<b>279</b>	<b>81</b>	<b>360</b>

The additions/changes of the Assets with Right of Use of the Company for the period 1/1-30/6/2022 are analyzed as follows:

	<b>Company</b>		<b>Total</b>
	<b>Leasing Buildings</b>	<b>Leasing Vehicles</b>	
<b>Net book value at 31.12.2021</b>	<b>643</b>	<b>29</b>	<b>673</b>
<b>Other changes</b>			
Additions	0	59	59
Other changes in acquisition cost	(307)	0	(307)
Depreciation/ amortization	(57)	(7)	(65)
<b>Acquisition cost at 30.6.2022</b>	<b>348</b>	<b>92</b>	<b>440</b>
<b>Accumulated depreciation at 30.6.2022</b>	<b>(69)</b>	<b>(12)</b>	<b>(80)</b>
<b>Net book value at 30.6.2022</b>	<b>279</b>	<b>81</b>	<b>360</b>

## 10. Intangible assets

The intangible assets of the Group for the period 1/1-30/6/2022 are analyzed as follows:

	<b>Group</b>	
	<b>Software</b>	<b>Total</b>
<b>Net book value at 31.12.2021</b>	<b>36</b>	<b>36</b>
Additions	16	16
Depreciation/ amortization	(3)	(3)
<b>Acquisition cost at 30.6.2022</b>	<b>54</b>	<b>54</b>
<b>Accumulated depreciation at 30.6.2022</b>	<b>(5)</b>	<b>(5)</b>
<b>Net book value at 30.6.2022</b>	<b>49</b>	<b>49</b>

The intangible assets of the Company for the period 1/1-30/6/2022 are analyzed as follow:

	<b>Company</b>	
	<b>Software</b>	<b>Total</b>
<b>Net book value at 31.12.2021</b>	<b>35</b>	<b>35</b>
Additions	13	13
Depreciation/ amortization	(3)	(3)
<b>Acquisition cost at 30.6.2022</b>	<b>49</b>	<b>49</b>
<b>Accumulated depreciation at 30.6.2022</b>	<b>(4)</b>	<b>(4)</b>
<b>Net book value at 30.6.2022</b>	<b>45</b>	<b>45</b>

## 11. Investments in subsidiaries and associates

Investments of the Company are analyzed as follows:



<b>AFFILIATES</b>	<b>COUNTRY</b>	<b>% Shareholding</b>	<b>30/6/2022</b>	<b>31/12/2021</b>
MANTENKO SA	Greece	50%	3,148	3,151
POLIKENCO SA	Greece	50%	2,050	2,025
SEVAS TEN SA	Greece	50%	1,826	1,719
RETS CONSTRUCTION SA	Greece	50%	2,796	0
<b>TOTAL</b>			<b>9,820</b>	<b>6,895</b>

The investments in subsidiaries and affiliates of the Company are analyzed as follows:

<b>SUBSIDIARIES</b>	<b>COUNTRY</b>	<b>% Shareholding</b>	<b>30/6/2022</b>	<b>31/12/2021</b>
TRADE ESTATES BULGARIA EAD	Bulgaria	100%	31,069	31,069
H.M. ESTATES CYPRUS LTD	Cyprus	100%	35,522	35,522
RENTIS SA	Greece	100%	17,537	17,537
BERSENCO SA	Greece	100%	25,375	18,375
KTIMATODOMI SA	Greece	100%	37,254	0
<b>AFFILIATES</b>				
MANTENKO SA	Greece	50%	3,148	3,151
POLIKENCO SA	Greece	50%	2,050	2,025
SEVAS TEN SA	Greece	50%	1,826	1,719
RETS CONSTRUCTION SA	Greece	50%	2,796	0
<b>TOTAL</b>			<b>156,576</b>	<b>109,398</b>

On 18/2/2022 the Company proceeded to the acquisition of 100% of the share capital of the company KTIMATODOMI SA. The cost of participation amounted to 37,254 thousand euros and the net assets of

the company were 36,989 thousand euros, while the difference of 265 thousand euros increased the value of the property. The transaction was accounted for as an asset acquisition.

In the cash flow statement, the amount in the line Acquisition of Subsidiaries refers to the acquisition of the subsidiary KTIMATODOMI SA in the amount of euro 33,620 thousand reduced by the amount of the cash equivalents of the subsidiary at the time of acquisition of the amount of Euro 2,585 thousand.

Total revenue of the subsidiary company KTIMATODOMI SA for the period 1/1 - 30/6/2022 amounts to euro 2,166 thousand and the corresponding amount that has been integrated into the consolidated income of the Group in the period 19/2-30/6/2022 amounts to euro 1,575 thousand.

The profits after taxes of the subsidiary company KTIMATODOMI SA in the period 1/1 - 30/6/2022 amounts to euro 1,750 thousand and the corresponding amount that has been included in the consolidated profits after taxes of the Group in the period 19/2-30/6 /2022 in the amount of euro 1,545 thousand.

On 18/2/2022 the Company acquired 50% of the company RETS CONSTRUCTION SA. The cost of the participation amounted to an amount of 2,055 thousand euros, while the valuation on 30/6/2022 increased the value of the participation by an amount of euro 740 thousand.

It is noted that in the cash flows statement, the line Purchase of subsidiaries includes an amount of euro 2,055 which was paid during the acquisition of the company RETS CONSTRUCTION SA as well as an amount of euro 100 thousand which was paid by the parent company during the participation in the share capital increase in the related company SEVAS TEN SA .

The associated companies MANTENKO SA, POLIKENCO SA, SEVAS TEN SA and RETS CONSTRUCTION SA are consolidated in the financial statements under the equity method.

The financial data of MANTENKO SA are as follows:

<b>Company</b>	<b>Country of establishment</b>	<b>Total Assets</b>	<b>Total Liabilities</b>	<b>Income</b>	<b>Profit/ (Loss)</b>	<b>% Shareholding</b>
30/6/2022	Greece	6,297	2	0	(8)	50.00%
2021	Greece	6,306	3	0	(279)	50.00%

The consolidated financial information of POLIKENCO SA is as follows:

<b>Company</b>	<b>Country of establishment</b>	<b>Total Assets</b>	<b>Total Liabilities</b>	<b>Income</b>	<b>Profit/ (Loss)</b>	<b>% Shareholding</b>
		4,161	60	0	57	50.00%

30/6/2022	Greece					
2021	Greece	4,052	0	0	(63)	50.00%

The consolidated financial information of SEVAS TEN SA is as follows:

<b>Company</b>	<b>Country of establishment</b>	<b>Total Assets</b>	<b>Total Liabilities</b>	<b>Income</b>	<b>Profit/ (Loss)</b>	<b>% Shareholding</b>
30/6/2022	Greece	3,707	54	0	15	50.00%
2021	Greece	3,510	72	0	156	50.00%

The consolidated financial information of RETS CONSTRUCTION SA are as follows:

<b>Company</b>	<b>Country of establishment</b>	<b>Total Assets</b>	<b>Total Liabilities</b>	<b>Income</b>	<b>Profit/ (Loss)</b>	<b>% Shareholding</b>
30/6/2022	Greece	8,487	2,896	0	1,094	50.00%

## 12. Share Capital

The share capital on June 30, 2022 and December 31, 2021 amounted to EUR 173,527,378 divided into 86,763,689 shares with a nominal value of EUR 2.00 per share. The Ordinary General Assembly of the Company's shareholders held on 30/6/2022, decided to reduce the Company's share capital by the amount of Euro 34,705,475.60 with a reduction in the nominal value of all 86,786,689 Company shares from Euro 2.00 to Euro 1.60, with for the purpose of forming an equal amount of special reserve in accordance with the provisions of article 31 par. 2 of Law 4548/2018 and corresponding amendment of article 5 of the Company's Articles of Association. The higher amount of the reduction (euro 34,705,475.60) will be used to form a special reserve in accordance with article 31 par. 2 of Law 4548/2018. The Company will decide at a later time how to use the aforementioned special reserve, either for the purpose of its recapitalization or the netting to amortize the Company's losses, in accordance with Law 4548/2018 as applicable.

It is noted that the Company received an approval decision from the Capital Market Commission and on 1/9/2022 the reduction of its share capital was posted in GCR.

## 13. Dividends

The Ordinary General Assembly of the shareholders of 30/6/2022 decided to distribute a dividend for the period 12/7/2021 - 31/12/2021 in the amount of Euro 0.06 per share.

## **14. Obligations due to leaving the service**

### **14.1 Obligations due to leaving the service**

The basic estimates of the actuarial study carried out in fiscal year 2021 apply.

### **14.2 Benefits dependent on the value of the shares**

The Extraordinary General Assembly of the Company of July 22, 2021, in the framework of the Stock Option Plan, approved the allocation of a maximum of 1,600,000 shares of one share, namely 3.07% of the number of shares on the ATHEX and the granting of authority to the Board regulation of procedural issues and details. The offering price of the above shares is the nominal value of the share on the day of the decision of the General Assembly in the program. The program will be implemented in a series. The duration of the Program is until the year 2028, in the sense that the stock options that will be granted to the beneficiaries of the Program with a grant date of 22/11/2021, may be exercised from 24/11/2024 to 15/12/2028.

In the period 1/1-30/6/2022 none of the rights granted under the first, second and third series of the Stock Option Plan of September 27, 2013 and the first and second series of the Program of 16 June 2017. Current Stock Option Plan are presented in the 2021 annual financial report.

In the period 1/1 - 30/6/2022, an amount of Euro 11 thousand was recorded as an expense in the consolidated results.

The Ordinary General Assembly of the Company's shareholders held on 30/6/2022, decided to establish a Program for the free distribution of common registered voting shares to executive members of the Board of Directors and to Managerial and other selected Executives of the Company. In more detail:

The establishment of the Company's Stock Option Plan is part of the reward framework for achieving specific goals and providing long-term performance incentives and will not exceed a total of 1/10 of the share capital, which is paid on the date of the decision of the General Assembly. This Company Program is divided into two separate programs:

- One-time reward program for listing the Company's shares for trading on the organized (regulated) market of the Athens Stock Exchange.

This Program includes executive members of the Board of Directors and Managerial and other selected Executives of the Company (hereinafter the "Beneficiaries"), in the form of the free distribution of common registered voting shares to the Beneficiaries, through the capitalization of the Company's reserves in accordance with the provisions of article 114 Law 4548/2018 as currently in force, as a one-time reward for listing its shares for trading on the organized (regulated) market of the Athens Stock Exchange. The Board of Directors, after the completion of the listing of the Company's shares for trading on the organized (regulated) market of the Athens Stock Exchange and after receiving a relevant license from the Capital Market Commission, if required under the current legislation, will make available new shares free of charge to the Beneficiaries, the number of which will be equal to 1% of the Company's shares as they will have been formed after the listing of the Company in the Athens Stock Exchange and

before the decision of their free grant to the Beneficiaries.

- Long Term Reward Program

This four-year Long-term Reward Program includes executive members of the Board of Directors and Managerial and other selected Executives of the Company (hereinafter the "Beneficiaries"), in the form of granting free common registered voting shares to the Beneficiaries through the capitalization of the Company's reserves in accordance with the provisions of article 114 of Law 4548/2018 as it applies today, to achieve specific goals. Following the completion of the listing of the Company's shares for trading on the organized (regulated) market of the Athens Stock Exchange (IPO), and within the Maturity Period of the Program, the Board of Directors will determine the Beneficiaries based on the achievement of objectives. The total shares that could be granted are up to 2% of the shares outstanding at the end of 2023, up to 1.5% of the shares outstanding at the end of 2024 and up to 1.5% of the shares outstanding at the end of 2025.

## 15. Borrowings

Borrowings of the Group and the Company on 30/6/2022 and 31/12/2021 are analyzed as follows:

	Group		Company	
	30/6/2022	31/12/2021	30/6/2022	31/12/2021
<b>Total long term loans and short term portion of long term loans</b>	<b>101,963</b>	<b>13,800</b>	<b>82,706</b>	<b>0</b>
Current portion of non-current loans and borrowings	3,600	2,700	2,040	0
Non - current loans	98,363	11,100	80,666	0
Short term loans for working capital	10,000	28,500	10,000	28,500
<b>Total loans and borrowings</b>	<b>111,963</b>	<b>42,300</b>	<b>92,706</b>	<b>28,500</b>

The repayment period of non - current loans varies between 1 to 7 years and the average weighted interest rate of the Group's non - current loans was 2.48 % during the period 1/1/2022 – 30/6/2022. The average weighted interest rate of the Group's total loans was 3.60% during the period 1/1–30/6/2022. Repayments and proceeds of loans of the current period amounted to euro 50,287 thousand and euro 99,761 thousand respectively. Non - current loans, including their part which is payable within 12 months, mainly cover the development needs of the Group for 30/6/2022 and 31/12/2021 respectively, as follows:

<b>30/6/2022</b>		Amount (in thousand of Euro)	Issuing date	Duration
TRADE ESTATES REIC	Bond Issuance Program of euro 80 million	44,865	21/2/2022	2 years from the issuing date
	Loan Program of euro 70 million	37,841	14/06/2022	7.5 years from the issuing date (euro 2,040 th. payable forthcoming period).
KTIMATODOMI SA	Bond	19,257	20/12/2017	7 years from the issuing date (euro 1,560 th. payable forthcoming period).
<b>Total</b>		<b>101,963</b>		

<b>31/12/2021</b>		Amount (in thousand of Euro)	Issuing date	Duration
TRADE ESTATES BULGARIA EAD	Syndicated	13,800	5/12/2019	5 years from the issuing date (euro 2,700 th. payable forthcoming period). The loan has been paid at 13/6/2022.
<b>Total</b>		<b>13,800</b>		

The Company proceeded at a cash flow hedging through an exchange of a floating interest rate cash flow (based on 3-month Euribor above 50 bps) with fixed rate cash flows. The hedged cash flows are the 3 month interest payments, which will begin to be hedged for interest rate risk on 28/2/2023, with the first interest payment that will be part of the hedge is expected on 31/3/2023 and the last on 31/3/2028. The transaction took place on 2/24/2022 with zero cost.

The Group's short-term debt obligations include the short-term loan and the mutual accounts used as working capital for the Group's activities in order to cover mainly obligations to suppliers.

Some of the Group's loans contain restrictive covenants. The Group on 30/6/2022 was in compliance with the terms of its loans.

The Group, having centralized capital management, has the ability to immediately recognize, quantify, address and hedge, if necessary, the financial risks created by its main operating activities in order to harmonize with changes in the financial environment. The Group continuously observes and budgets its cash flows and acts appropriately to ensure open credit lines for covering current capital needs. The

Group has adequate open lines of credit with domestic and foreign financial institutions to meet the needs of local companies in working capital. On 30/6/2022 the balance of the open credit lines amounted to euro 42.5 million.

## 16. Leasing Liabilities

On 30/6/2022 and 31/12/2021, leasing liabilities for the Group and Company are analyzed as follows:

	Group		Company	
	30/6/2022	31/12/2021	30/6/2022	31/12/2021
<b>Opening Balance</b>	<b>(15,667)</b>	<b>(15,148)</b>	<b>(683)</b>	<b>0</b>
Additions	(59)	(689)	(59)	(689)
Interest expense on lease liabilities	(165)	(153)	(5)	(2)
Repayment of leasing	406	323	69	7
<b>Total</b>	<b>(15,177)</b>	<b>(15,667)</b>	<b>(371)</b>	<b>(683)</b>

Leases from lease liabilities are listed in the table below:

	Group		Company	
	30/6/2022	31/12/2021	30/6/2022	31/12/2021
Up to 1 year	498	473	138	116
Between 1-5 years	1,755	1,968	233	462
More than 5 years	12,924	13,227	0	105
<b>Total</b>	<b>15,177</b>	<b>15,667</b>	<b>371</b>	<b>683</b>

## 17. Leases income of investment property

The lease period for which the Group and the Company leases its investment properties through operating leases is eight to fifteen years and is governed by the relevant commercial leasing legislation. The lease income on investment property per operating sector of the Group and the Company are analyzed as follows:

	Group	Company
	1/1 - 30/6/2022	1/1 - 30/6/2022
Stores	7,420	2,031
Warehouse	1,398	1,398
<b>Total rental income</b>	<b>8,817</b>	<b>3,429</b>

## 18. Direct costs related to real estate investments

The direct costs related to real estate investments of the Group and the Company are analyzed as follows:

	<b>Group</b> <b>1/1 -</b> <b>30/6/2022</b>	<b>Company</b> <b>1/1 -</b> <b>30/6/2022</b>
Occupancy	507	86
Third Party Services	147	95
Maintenance	81	2
Insurance	41	4
Other expenses	25	5
<b>Total</b>	<b>801</b>	<b>193</b>

## 19. Payroll expenses

The payroll expenses of the Group and the Company are analyzed as follows:

	<b>Group</b> <b>1/1 -</b> <b>30/6/2022</b>	<b>Company</b> <b>1/1 -</b> <b>30/6/2022</b>
Salaries & Wages	271	255
Social Security	51	49
Pension Costs	14	14
Employee benefits	35	35
<b>Total</b>	<b>370</b>	<b>353</b>

The total number of employees of the Group and the Company amounts to 8 people on 30/6/2022.

## 20. Other Operating expenses

The other operating expenses of the Group and the Company are analyzed as follows:

	<b>Group</b> <b>1/1 -</b> <b>30/6/2022</b>	<b>Company</b> <b>1/1 -</b> <b>30/6/2022</b>
Management Fees / Shared Business Services	41	30
Board of Directors	132	132
Third party fees	315	269
Subscriptions	14	14
Insurance	2	1
Other expenses	82	41
<b>Total</b>	<b>587</b>	<b>487</b>

In Third party fees are mainly included fees from auditors, lawyers and other consultants.

## 21. Financial expenses

The financial expenses of the Group and the Company are analyzed as follows:



	<b>Group</b>	<b>Company</b>
	<b>1/1 -</b>	<b>1/1 -</b>
	<b>30/6/2022</b>	<b>30/6/2022</b>
Interest Expense	(1,355)	(971)
Other bank expenses	(71)	(44)
Interest leasing	(165)	(5)
<b>Total finance cost</b>	<b>(1,590)</b>	<b>(1,021)</b>
Interest Income	44	38
<b>Total finance income</b>	<b>44</b>	<b>38</b>
<b>Financial Expenses-Income</b>	<b>(1,547)</b>	<b>(983)</b>

## 22. Real Estate Tax

The Company is taxed according to para. 3 of article 31 of Law 2778/1999, as replaced by article 53 of Law 4646/2019, at a tax rate equal to 10.0% of the applicable intervention rate of the European Central Bank (Reference Rate) plus 1 percentage point (10.0% \* (ECB reference rate + 1.0 %)), applied semiannually to the average during the respective period investments plus cash and cash equivalents at their current value.

With the new article 53 of Law 4646/2019, which was in force from the 2nd half of 2020, the minimum tax rate of 0.375% on the average of the semi-annual investments plus the ones available at current prices was abolished. The above framework also applies to the Company's subsidiaries in Greece. Therefore, for the Company and its subsidiaries in Greece, no temporary differences arise and no deferred tax liabilities or receivables are created.

The amount of real estate tax recorded in the income statement for the period (1/1 - 30/6/2022) amounts to euro 133 thousand for the Group and respectively euro 91 thousand for the Company.

The amount in the line Property Taxes refers to taxes and municipal fees that are invoiced through energy invoices.

## 23. Income taxes

The Company's foreign subsidiaries are taxed on their income, in which case temporary differences arise and deferred tax liabilities or receivables are created, respectively.

The tax rates in the countries that the Group operates for the year 2021 and the period ended at 30/6/2022 are presented below:

<b>Country</b>	<b>Income Tax rate</b> <b>(30/6/2022)</b>
Bulgaria	10.0%
Cyprus	12.5%

The deferred tax amount recorded in the income statement for the period (1/1 – 30/6/2022) is euro 328 thousand.

## 24. Other income

The other income of the Group and the Company includes utility income which results from re-invoicing of expenses made on behalf of the tenants.

## 25. Earnings/Losses per share

The basic earnings per share are calculated by dividing the profit attributable to shareholders of the Company by the weighted average number of shares during the period. The weighted average number of shares as at 30 June 2022 is 86,763,689.

	<b>Group 1/1 - 30/6/2022</b>
Profit / (Loss) after tax attributable to owners of the parent	13,061
Number of issued shares	86,763,689
<b>Weighted average number of shares</b>	<b>86,763,689</b>
Basic Earnings per Share (in Euro)	0.1505
Diluted Earnings per Share (in Euro)	0.1505

## 26. Commitments

The commitments of the Group as at 30/6/2022 are:

- The subsidiary companies KTIMATODOMI SA and TRADE ESTATES BULGARIA EAD have issued letters of guarantee to the parent company to secure obligations, amounting to 38,261 thousand euros.
- The parent company has set up a pledge on 100% of the shares of the subsidiary company KTIMATODOMI SA.
- The parent company has set up a special pledge in favor of a consortium of banks on the dividends deriving from the shares of its subsidiary companies.
- The parent company has set up a first-class lien in favor of a lending bank, on the claims arising from specific bank accounts held by the parent company with the lending bank.
- The subsidiary companies KTIMATODOMI SA and TRADE ESTATES BULGARIA EAD have established pledges in favor of a consortium of banks to secure the obligations of the parent company, on its claims arising from their bank accounts, on rents and all its claims in general, as well as the guarantees receives from lessees, arising from existing and future leases of their properties.
- Referring to the property of the company KTIMATODOMI SA, the following mortgage notes have been

registered:

- Mortgage, in the amount of €12.3 million, under the notarial deed no. 7337/20-12-2017 of the Athens public notary Christina Kezios, in favor of Eurobank Ergasias SA, to secure a bond loan of €9.5 million, issued by the company under the name "Trivillage Development Greece S.A.", following the program from 20/12/2017, in which the company "KTIMATODOMI TECHNICAL TOURISM SHIPPING AGRICULTURAL AND COMMERCIAL SINGLE MEMBER COMPANY" in the capacity of guarantor-provider of the mortgage.
- Mortgage, in the amount of €260,000, under the notarial deed no. 7337/20-12-2017 of the Athens public notary Christina Kezios, in favor of Eurobank Ergasias SA, to secure the relevant and ancillary interest rate risk hedging contracts between the Bank Eurobank Ergasias S.A. and the company "Trivillage Development Greece S.A.", as well as the company "KTIMATODOMI TECHNICAL TOURISM SHIPPING AGRICULTURAL AND COMMERCIAL SINGLE MEMBER COMPANY", in the capacity of guarantor-provider of the mortgage.
- Mortgage, in the amount of €31.2 million, under the notarial deed no. 7338/20-12-2017 of the Athens public notary Christina Kezios, in favor of Eurobank Ergasias SA, to secure a bond loan of €24 million. , published by the company "KTIMATODOMI TECHNICAL TOURISM SHIPPING AGRICULTURAL AND COMMERCIAL SINGLE MEMBER COMPANY", following the 20/12/2017 program.
- Mortgage, in the amount of €520 thousand, under the notarial deed no. 7338/20-12-2017 of the Athens public notary Christina Kezios, in favor of Eurobank Ergasias SA. to secure the relevant and ancillary interest rate risk hedging contracts between Eurobank Ergasias S.A. and the company "KTIMATODOMI TECHNICAL TOURISM SHIPPING AGRICULTURAL AND COMMERCIAL SINGLE MEMBER COMPANY".
- Mortgage pre-notification, in the amount of €91.0 million, pursuant to decision no. 3486S/2022 of the Athens District Court, in favor of Eurobank SA, to secure a bond loan in the amount of €70.0 million, issued by the Company , following the KOD program of 14.06.2022, which has been registered in the cadastral books of the Cadastral Office of Thessaloniki, with reference no. 18856/24.06.2022.

## **27. Legal Issues**

There are no litigations or legal issues that might have a material impact on the Company and the Group's Annual Financial Statements .

## **28. Related parties**

Related parties of the Group include the Company, subsidiary and associated companies, the

management and the first line managers and the companies controlled by them.

In the table below, the receivables and liabilities on June 30, 2022 and December 31, 2021 are analyzed, they mainly include lease and maintenance charges invoicing.

		Group		Company	
		30/6/2022	31/12/2021	30/6/2022	31/12/2021
<b>Receivables from:</b>	FOURLIS HOLDINGS SA	2	1	2	1
	HOUSE MARKET SA	1,917	381	1,917	381
	INTERSPORT SA	25	34	25	27
	TRADE LOGISTICS SA (RHF)	18	0	18	0
	TRADE ESTATES CYPRUS LTD	0	0	5	0
	TRADE ESTATES BULGARIA EAD	0	0	445	0
	H.M. ESTATES CYPRUS LTD	0	0	3,970	3,970
	<b>Total</b>	<b>1,961</b>	<b>415</b>	<b>6,381</b>	<b>4,379</b>
<b>Payables to:</b>	FOURLIS HOLDINGS SA	55	23	43	11
	HOUSE MARKET SA	3,068	21	3,068	21
	H.M. HOUSE MARKET (CYPRUS) LTD	518	2	517	0
	HOUSE MARKET BULGARIA EAD	883	1	883	0
	TRADE LOGISTICS SA	758	0	758	0
	BERSENCO SA	0	0	300	0
	<b>Total</b>	<b>5,282</b>	<b>47</b>	<b>5,570</b>	<b>33</b>

Related party transactions for the period 1/1/-30/6/2022 are as follows:

	Group 1/1 - 30/6/2022	Company 1/1 - 30/6/2022
Rental income from investment property	6,766	3,383
Other Income	85	0
<b>Total</b>	<b>6,851</b>	<b>3,383</b>

	Group 1/1 - 30/6/2022	Company 1/1 - 30/6/2022
Direct property related expenses	(75)	(55)
<b>Total</b>	<b>(75)</b>	<b>(55)</b>

On 13/5/2022 the company RETS CONSTRUCTION SA issued a program of a Common Bond Loan Coverage Agreement of up to the amount of Euro 10,283,000 for the issue of up to 10,283,000 common nominal bonds, with a nominal value of one euro (1.00) per bond, covered by the Company TRADE ESTATES REIC as the initial bond holder. The above bond loan has a duration of seven (7) years from the date of issuance of the first bond, i.e. from 13/5/2022.

The nominal value of the bonds will be repaid in series according to the repayment schedule. It is pointed out that no collateral and/or guarantees have been provided to secure the bond loan. The amount of the loan paid by TRADE ESTATES REIC on 30/6/2022 amounts to euro 1,816 million.

There are no other transactions, claims – obligations between the Group and the Company with the managers and members of management.

## 29. Transactions with Subsidiaries

During the periods 1/1-30/6/2022 and 12/7-31/12/2021 between the parent company of the Group and its subsidiaries the following transactions occurred:

	Group		Company	
	30/6/2022	31/12/2021	30/6/2022	31/12/2021
Receivables	18,112	7,976	17,806	3,970
Creditors	(18,112)	(7,976)	(300)	0

On 7/6/2022, the parent company TRADE ESTATES REIC proceeded to sign an intra-group loan agreement with the subsidiary TRADE ESTATES BULGARIA EAD, for a total amount of Euro 13.8 million. Moreover, the aforementioned transactions include dividends receivables amounting to euro 3,970 thousand.

	Group	
	1/1 - 30/6/2022	1/1 - 30/6/2022
Other Income	7	7
Direct property related expenses	7	0

## 30. Significant Changes in Consolidated Data

The most significant changes that appear in the Group and Company's data of the Statement of Financial Position on 30/6/2022 in relation to the corresponding amounts on 31/12/2021 are the following:

- The increase in the Group's real estate investments is mainly due to the investment on property of the company KTIMATODOMI SA which was acquired on 18/2/2022 with a total value of euro 55.6 million, as well as the capital gain that arose from the valuation of the investors properties at reasonable values with a total value of euro 7.4 million.
- The increase in investments in subsidiaries and relatives of the Group is mainly due to the acquisition of 50% of the share capital of the company RETS CONSTRUCTION SA. The acquisition cost amounted to Euro 2,055 thousand, while the valuation on 30/6/2022 increased the value of the property by Euro 740 thousand.
- The increase in investments in subsidiaries and relatives of the Company is mainly due to the

acquisition of 100% of the share capital of the company KTIMATODOMI SA in the amount of Euro 37,254 thousand, the acquisition of 50% of the share capital of the company RETS CONSTRUCTION SA and the participation of the Company in share capital increases of the subsidiary company BERSENCO SA for a total amount of Euro 6,700 thousand.

- The increase in cash equivalents are mainly due to the disbursement of loans from the parent Company.
- The increase in the Company's long-term receivables account is mainly due to: a) the long-term part of the loan lent to the subsidiary TRADE ESTATES BULGARIA EAD in the amount of euro 13.3 million, b) the loan lent to the related company RETS CONSTRUCTION SA for a total amount of euro 1.8 million, c) in the recognition of the valuation of the hedging instrument forward interest rate swap with a cap of euro 2.8 million as well as the deferred amount 0.5 million referring to loss arising from the difference between the fair value at the initial recognition and the day 1 loss of the aforementioned forward interest rate swap with a cap and d) the reduction of the down payment for the acquisition of the subsidiary KTIMATODOMI SA amounting to euro 3.6 million.
- The increase in the Group's long-term receivables account is mainly due to: a) the long-term part of the loan lent to the subsidiary company RETS CONSTRUCTION for a total amount of euro 1.8 million, b) the receivable from interest rate risk hedging amounting to euro 2.8 million as well as the deferred amount 0.5 million referring to loss arising from the difference between the fair value at the initial recognition and the day 1 loss of the aforementioned forward interest rate swap with a cap and c) the reduction of advances for the acquisition of the subsidiary company KTIMATODOMI SA for the amount of Euro 3.6 million.
- The increase in suppliers and other current liabilities of the Group is mainly due to the dividends payable amounting to euro 5.2 million.
- The increase in the suppliers and other current liabilities of the Company is mainly due to the dividends payable amounting to euro 5.2 million and the transfer of euro 1 million from other non-current to current liabilities.
- The increase in the Group's other current assets account is mainly due to the debit VAT claim of a subsidiary company amounting to euro 1.2 million, the short-term part of the loan granted to the subsidiary company TRADE ESTATES BULGARIA EAD in the amount of euro 414 thousand and the increase of revenue receivables of amount 810 thousand.

### **31. Subsequent events**

There are no other subsequent events as of 30/6/2022 that may significantly affect the financial position and results of the Group other than the following:

- The Ordinary General Assembly of the Company's shareholders held on 30/6/2022, decided to reduce the Company's share capital by the amount of Euro 34,705,475.60 with a reduction in the nominal value of all 86,786,689 Company shares from euro 2.00 to euro 1.60, with the aim of creating an equal amount of special reserve in accordance with the provisions of article 31 par. 2 of Law 4548/2018 and

corresponding amendment of article 5 of the Company's Articles of Association. The higher amount of the reduction (euro 34,705,475.60) will be used to form a special reserve in accordance with article 31 par. 2 of Law 4548/2018. The Company will decide at a later time how to use the aforementioned special reserve, either for the purpose of its recapitalization or the netting to amortize the Company's losses, in accordance with Law 4548/2018 as applicable.

It is noted that the Company received an approval decision from the Capital Market Commission and on 1/9/2022 the reduction of its share capital was posted in GCR.

- On 21/7/2022, the Company FOURLIS HOLDINGS SA announced the signing of an agreement for the sale of shares of 8.11% of TRADE ESTATES REIC to AUTOHELLAS ATEC. At the same time, AUTOHELLAS ATEC acquires the right to participate in an increase in the share capital of TRADE ESTATES REIC, with a contribution in kind. After the completion of the aforementioned actions, if AUTOHELLAS ATEC exercises its rights, will own approximately 12% of the share capital of TRADE ESTATES REIC, while the rest will belong to the Group through its subsidiaries. More specifically:

1. TRADE LOGISTICS SA, subsidiary of Fournalis Group, sold to AUTOHELLAS ATEC 7,035,000 shares of TRADE LOGISTICS REIC, which correspond to a percentage of 56% of the number of shares owned for an amount of euro 15,000,226.65.
2. At the same time, AUTOHELLAS ATEC acquires the right to participate in a share capital increase of TRADE ESTATES REIC, with a contribution in kind of its property until 31/12/2022. In case AUTOHELLAS ATEC exercises that right, TRADE ESTATES REIC will proceed to increase its share capital by issuing new shares, so that the total amount of the increase (nominal and premium) will be approximately 8,000,000 Euros. This increase will be covered exclusively by AUTOHELLAS ATEC, after receiving the approval required by law from the Capital Market Commission, through a contribution in kind of property and specifically a plot of 45,408.04 m<sup>2</sup> within a Business Park in the area of Vamvakia of the Municipality of Elefsina in a complex of commercial buildings and warehouses on which TRADE ESTATES REIC will develop a modern Logistics center.

- On 14/7/2022, the parent company participated in a share capital increase of the companies MANTENKO SA and POLICENKO SA, based on the decision of its Board of Directors. More specifically, on 1/8/2022, paid an amount of two hundred thousand nine hundred and thirty-two euros (200,932) to the company MANTENKO SA and an amount of four hundred and fifty thousand one hundred fifty-seven and fifty euros (450,157.50) to the company POLICENKO SA.

- Following the resolution of the General Assembly of the shareholders of SEVAS-TEN SA on 15/7/2022, the share capital of this company was increased by fifty thousand euros (50,000.00), with cash payment and the issuance of five hundred (500) new shares with a nominal value of one hundred euros (100.00) per share and a sale price of one thousand euros (1,000.00) per share, creating a share reserve from the issuance of shares at a premium reserve in the amount of four hundred and fifty thousand euros (450,000.00). Following the above, the company's share capital amounts to eight hundred and ninety-

five thousand euros (895,000.00) divided into eight thousand nine hundred and fifty (8,950) registered shares, with a nominal value of one hundred (100.00) euros per share. In this specific share capital increase the subsidiary TRADE ESTATES REIC participated by 50%.

- On 29/7/2022, an Extraordinary General Assembly of the Company was held, which approved:
  - The increase of the Company's share capital by cash payment through the issuance of new common registered shares (with the abolishment of the pre-emptive right of the old shareholders) by an amount that cannot exceed the equivalent of the paid-up share capital of the Company on the date of the Annual GA of the Company's shareholders in which it was decided to increase and introduce, that is, up to the amount of 138,821,902.40 with the issuance of up to 86,763,689 new ordinary voting registered shares, with a nominal value of euro 1.60 per share.
  - The listing of the Company's shares on the organized (regulated) market of the Athens Stock Exchange (IPO), in accordance with a public offering in Greece.

In order to implement the aforementioned decisions, on 8/8/2022 the Company submitted to the Capital Market Commission a request for approval of the content of the draft newsletter regarding the Increase of the Company's Share Capital by public offering in Greece and the listing of all its shares in the Main Market of the Athens Stock Exchange.

- On 24/8/2022, a mortgage note of EUR 70 million was registered on the property of the subsidiary company TRADE ESTATES BULGARIA EAD in favor of Eurobank SA, to secure a bond loan of EUR 70 million issued by the parent company.



## **Web site for the publication of the Annual Financial Statements**

The Interim Condensed Financial Report of the Group (Consolidated and Separate), for the period 1/1-30/6/2022 have been published by uploading on the internet at the web address: <https://www.trade-estates.com>.