Trade Estates Cyprus Ltd

Financial statements

31 December 2025

Trade Estates Cyprus Ltd

Financial statements

Year ended 31 December 2025

Contents

Board of Directors and other Corporate Information

Board of Directors:	Costas Christoforou Eftychios Triantafillides (Appointed on 31 January 2026) Andreas Skyrlas (Resigned on 31 January 2026)
Company Secretary:	Cymanco Services Limited
Independent Auditors:	Grant Thornton (Cyprus) Limited Certified Public Accountants and Registered Auditors 41-49, Ayiou Nicolaou Str. Nimeli Court, Block C, Engomi 2408 P.O. Box 23907, 1687 Nicosia, Cyprus
Registered office:	Esperidon, 5, 4th floor, Strovolos 2001, Nicosia Cyprus
Bankers:	Hellenic Bank Public Company Ltd Eurobank Cyprus Ltd
Registration number:	HE399970

Independent Auditor's Report to the Members of Trade Estates Cyprus Ltd

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Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of Trade Estates Cyprus Ltd (the "Company"), which are presented in pages 5 to 23 and comprise the statement of financial position as at 31 December 2025, and the statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes of the financial statements, including material accounting policy information.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2025, and of its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113.

Basis for Opinion

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

Responsibilities of the Board of Directors for the Financial Statements

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

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

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

Independent Auditor's Report to the Members of Trade Estates Cyprus Ltd (continued)

Auditor's Responsibilities for the Audit of the Financial Statements

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

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

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

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

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

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

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

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

Grant Thornton

Independent Auditor's Report to the Members of Trade Estates Cyprus Ltd (continued)

Other Matter

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

Froso Yiangoullis

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

Nicosia, 10 June 2026

Trade Estates Cyprus Ltd

Statement of Financial Position

31 December 2025

	Note	2025 €	2024 €
ASSETS			
Non-current assets			
Investment properties	7	**47.852.912**	48.052.455
		47.852.912	48.052.455
Current assets			
Receivables	8	**51.843**	104.193
Cash and cash equivalents	9	**3.080.585**	3.120.175
		3.132.428	3.224.368
Total assets		**50.985.340**	51.276.823
EQUITY AND LIABILITIES			
Equity			
Share capital	10	**2.000**	2.000
Share premium		**17.946.100**	17.946.100
Other reserves		**11.722.514**	11.722.514
Retained earnings		**2.537.262**	2.619.779
Total equity		**32.207.876**	32.290.393
Non-current liabilities			
Lease liabilities	11	**13.121.652**	13.510.277
Deferred tax liabilities	12	**2.621.708**	2.489.980
		15.743.360	16.000.257
Current liabilities			
Trade and other payables	13	**145.434**	105.790
Lease liabilities	11	**388.625**	380.367
Current tax liabilities	14	**45**	16
Payable dividends		**2.500.000**	2.500.000
		3.034.104	2.986.173
Total liabilities		**18.777.464**	18.986.430
Total equity and liabilities		**50.985.340**	51.276.823

On 10 June 2026 the Board of Directors of Trade Estates Cyprus Ltd authorised these financial statements for issue.

Costas Christoforou
Director

Eftychios Triantafillides
Director

The notes on pages 9 to 23 form an integral part of these financial statements.

Trade Estates Cyprus Ltd

Statement of Profit or Loss and Other Comprehensive Income
Year ended 31 December 2025

	Note	**2025** €	2024 €
Income from investment property		**3.407.101**	3.311.079
Fair value gains on investment property		**-**	110.014
Fair value losses on investment property		**(199.543)**	-
Other operating income	16	**56.654**	44.711
Administration expenses	17	**(204.574)**	(164.928)
Operating profit		**3.059.638**	3.300.876
Finance costs	19	**(294.364)**	(302.342)
Profit before tax		**2.765.274**	2.998.534
Tax	20	**(347.791)**	(379.232)
Net profit for the year		**2.417.483**	2.619.302
Other comprehensive income		**-**	-
Total comprehensive income for the year		**2.417.483**	2.619.302

The notes on pages 9 to 23 form an integral part of these financial statements.

Statement of Changes in Equity

Year ended 31 December 2025

	Note	Share capital €	Share premium €	Statutory reserve €	Retained earnings €	Total €
Balance at 1 January 2024		**2.000**	**17.946.100**	**11.722.514**	**2.500.477**	**32.171.091**
Comprehensive income						
Net profit for the year		-	-	-	2.619.302	2.619.302
Total comprehensive income for the year		-	-	-	2.619.302	2.619.302
Transactions with owners						
Dividends	21	-	-	-	(2.500.000)	(2.500.000)
Total transactions with owners		-	-	-	(2.500.000)	(2.500.000)
Balance at 31 December 2024/ 1 January 2025		**2.000**	**17.946.100**	**11.722.514**	**2.619.779**	**32.290.393**
Comprehensive income						
Net profit for the year		-	-	-	2.417.483	2.417.483
Total comprehensive income for the year		-	-	-	2.417.483	2.417.483
Transactions with owners						
Dividends	21	-	-	-	(2.500.000)	(2.500.000)
Total transactions with owners		-	-	-	(2.500.000)	(2.500.000)
Balance at 31 December 2025		**2.000**	**17.946.100**	**11.722.514**	**2.537.262**	**32.207.876**

Share premium is not available for distribution.

The property was acquired by the Company through a non cash transaction in November 2019. The Company issued shares to its shareholder for the value of €17.947.100 (constituting €1.000 share capital and €17.946.100 sharepremium) in order to acquire the property. This value was the net book value of the property in the financial records of H.M Housemarket (Cyprus) Limited at the time. The Company elected to recognise the asset initially at the value of €31.250.000, which represented the fair value of the building as at that date. This amount was included in the €46.952.746 value of additions to investment property in 2019. The difference of €13.302.900 between the initial recognition fair value of €31.250.000 and the transfer value of €17.947.100 was recognised by the Company within reserves under the heading 'other equity contributions', net of an amount of €1.580.386 of deferred tax charge relating to this fair value uplift in property value in prior period. The net difference recognized within reserves under the heading 'other equity contributions' amounts to €11.722.514.

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

The notes on pages 9 to 23 form an integral part of these financial statements.

Trade Estates Cyprus Ltd

Statement of Cash Flows

Year ended 31 December 2025

	Note	2025 €	2024 €
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit before tax		**2.765.274**	2.998.534
Adjustments for:			
Fair value losses/(gains) on investment property		**199.543**	(110.014)
Interest expense	19	**294.364**	302.342
		3.259.181	3.190.862
Changes in working capital:			
Decrease in receivables		**52.351**	4.973
Increase in trade and other payables		**39.644**	241.016
Cash generated from operations		**3.351.176**	3.436.851
Interest paid		**(657)**	(551)
Tax paid		**(216.035)**	(209.814)
Net cash generated from operating activities		**3.134.484**	3.226.486
Cash flows from investing activities		**-**	-
Cash flows from financing activities			
Payments of leases liabilities		**(674.074)**	(674.074)
Dividends paid		**(2.500.000)**	(2.500.000)
Net cash used in financing activities		**(3.174.074)**	(3.174.074)
Net (decrease)/increase in cash and cash equivalents		**(39.590)**	52.412
Cash and cash equivalents at beginning of the year		**3.120.175**	3.067.763
Cash and cash equivalents at end of the year	**9**	**3.080.585**	3.120.175

The notes on pages 9 to 23 form an integral part of these financial statements.

1. Incorporation and principal activities

Country of incorporation

Trade Estates Cyprus Ltd (the "Company") was incorporated in Cyprus on 15 July 2019 as a private limited liability company under the provisions of the Cyprus Companies Law, Cap. 113. Its registered office is at Esperidon, 5, 4th floor, Strovolos, 2001, Nicosia, Cyprus.

Principal activity

The principal activity of the Company, which is unchanged from last year, is the holding of investments and immovable property.

Operating Environment of the Company

On 28 February 2026, the geopolitical situation in the Middle East escalated due to the armed conflict. The situation has created heightened uncertainty in international relations and financial markets, with potential implications for global trade, energy supply, and overall economic stability.

Although the conflict is taking place outside Cyprus, it may have indirect effects on the Cypriot economy, given its openness and reliance on international trade, tourism, shipping, and financial services. Potential consequences include volatility in energy and commodity prices, disruptions in global supply chains, fluctuations in foreign exchange and capital markets, and heightened uncertainty in sectors such as tourism and transport. The extent and duration of these effects remain uncertain and cannot be reliably estimated at this stage.

2. Basis of preparation

The financial statements have been prepared in accordance with IFRS Accounting Standards as adopted by the European Union (EU) and the requirements of the Cyprus Companies Law, Cap. 113. The financial statements have been prepared under the historical cost convention as modified by the revaluation of investment property.

3. Adoption of new or revised standards and interpretations

During the current year the Company adopted all the new and revised IFRS Accounting Standards that are relevant to its operations and are effective for accounting periods beginning on 1 January 2025.

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

4. Material accounting policy information

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

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

4. Material accounting policy information (continued)

Investment properties

Investment property includes a right-of-use asset of land that meets the definition of investment property, along with shops and office buildings, held for lond-term rental yields and/or for capital appreciation and is not occupied by the Company.

Changes in fair values are recorded in profit or loss.

Leases

The Company assesses at contract inception whether a contract is, or contains, a lease. That is, if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The company applies a single recognition and measurement approach for all leases, except for short-term leases and leases of low-value assets. The Company recognises lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying asset.

<u>Lease duration</u>

The non-cancellable period for which a leasee has the right to use an underlying asset, plus extention or termination options if the lessee is reasonably certain to exercise them.

The company defines the leasing duration as the contractual time of leasing and takes into account the extention or termination options of leasing as long as there is a certainty that they will be exercised.

<u>Starting date of leasing period</u>

Upon lease commencement lessee recognises a right-of-use asset and a lease liability as follows:

Initial measurement of right of uses asset = Initial measurement of leasing liability

The present value of the lease payment payable over the lease term, discounted as the implicit rate of the lease if that can be readily determined or the lessee;s Incremental borrowing rate (the interest rate that a lessee would accept to borrow the necessary funds under similar terms namely a loan duration equals to the lease term and with similar security to obtain the asset).

<u>Subsequent measurement of right of use asset</u>

Subsequent to initial recognition, the right of use assets that meet the definition of investment property are carried at fair value being the open market value as determined by external valuers.

<u>Subsequent measurement of lease liability</u>

The lessee measures lease liability by increasing book value with lease liability interest and decreasing book value with lease payments.

Lease liability interest results from implementation of lease interest rate or borrowing rate.

<u>The Company as lessor</u>

Leases in which the Group does not transfer substantially all the risks and rewards incidental to ownership of an asset are classified as operating leases. Rental income arising is accounted for on a straight line basis over the lease terms and is Included in revenue in the statement of profit or loss due to its operating nature.

Initial direct costs incurred in negotiating and arranging an operating lease are added to the carrying amount of the leased asset and recognised over the lease term on the same basis as rental Income.

4. Material accounting policy information (continued)

Leases (continued)

Contingent rents are required as revenue in the period in which they are earned.

Financial instruments

Financial assets and financial liabilities are recognised in the Company's statement of financial position when the Company becomes a party to the contractual provisions of the instrument.

Trade receivables

Trade receivables are measured at initial recognition at fair value and are subsequently measured at amortised cost using the effective interest rate method. Appropriate allowances for estimated irrecoverable amounts are recognised in profit or loss when there is objective evidence that the asset is impaired. The allowance recognised is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows discounted at the effective interest rate computed at initial recognition.

Financial assets

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand and demand deposits, and other short-term highly liquid investments that are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value and bank overdrafts. Cash and cash equivalents are carried at amortised cost because: (i) they are held for collection of contractual cash flows and those cash flows represent solely payments of principal and interest "SPPI", and (ii) they are not designated at FVTPL. Expected credit losses as per IFRS 9 are also calculated on cash at bank balances, if significant.

Trade payables

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

Financial liabilities - Modifications

An exchange between the Company and its original lenders of debt instruments with substantially different terms, as well as substantial modifications of the terms and conditions of existing financial liabilities, are accounted for as an extinguishment of the original financial liability and the recognition of a new financial liability. The terms are substantially different if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10% different from the discounted present value of the remaining cash flows of the original financial liability. (In addition, other qualitative factors, such as the currency that the instrument is denominated in, changes in the type of interest rate, new conversion features attached to the instrument and change in loan covenants are also considered.)

If an exchange of debt instruments or modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognised as part of the gain or loss on the extinguishment. If the exchange or modification is not accounted for as an extinguishment, any costs or fees incurred adjust the carrying amount of the liability and are amortised over the remaining term of the modified liability.

Modifications of liabilities that do not result in extinguishment are accounted for as a change in estimate using a cumulative catch up method, with any gain or loss recognised in profit or loss, unless the economic substance of the difference in carrying values is attributed to a capital transaction with owners and is recognised directly to equity.

4. Material accounting policy information (continued)

Financial instruments (continued)

Financial liabilities - Modifications (continued)

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds, including interest on borrowings, amortisation of discounts or premium relating to borrowings, amortisation of ancillary costs incurred in connection with the arrangement of borrowings, finance lease charges and exchange differences arising from foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs.

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset, being an asset that necessarily takes a substantial period of time to get ready for its intended use or sale, are capitalised as part of the cost of that asset, when it is probable that they will result in future economic benefits to the Company and the costs can be measured reliably.

Prepayments

Prepayments are carried at cost less provision for impairment. A prepayment is classified as non-current when the goods or services relating to the prepayment are expected to be obtained after one year, or when the prepayment relates to an asset which will itself be classified as non-current upon initial recognition. Prepayments to acquire assets are transferred to the carrying amount of the asset once the Company has obtained control of the asset and it is probable that future economic benefits associated with the asset will flow to the Company. Other prepayments are written off to profit or loss when the goods or services relating to the prepayments are received. If there is an indication that the assets, goods or services relating to a prepayment will not be received, the carrying value of the prepayment is written down accordingly and a corresponding impairment loss is recognised in profit or loss.

Share capital

Ordinary shares are classified as equity. The difference between the fair value of the consideration received by the Company and the nominal value of the share capital being issued is taken to the share premium account.

Employee benefits

The Company and its employees contribute to the Government Social Insurance Fund based on employees' salaries. In addition the Company operates a defined contribution scheme the assets of which are held in a separate trustee-administered fund. The scheme is funded by payments from employees and by the Company. The Company's contributions are expensed as incurred and are included in staff costs. The Company has no legal or constructive obligations to pay further contributions if the scheme does not hold sufficient assets to pay all employees benefits relating to employee service in the current and prior periods.

Foreign currency translation

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

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

4. Material accounting policy information (continued)

Tax

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

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

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

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

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

Dividends

Dividends on ordinary shares are recognised as a liability and deducted from equity when they are approved by the Company's shareholders. Interim dividends are deducted from equity when they are declared and approved by the Company's Directors.

5. New accounting pronouncements

Standards issued but not yet effective

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

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

New standards

- *IFRS 19 Subsidiaries without Public Accountability: Disclosures (issued on 9 May 2024) (effective for annual periods beginning on or after 1 January 2027).*
- *IFRS 18 Presentation and Disclosure in Financial Statements (issued on 9 April 2024) (effective for annual periods beginning on or after 1 January 2027).*
- *Amendments to IAS 21 The Effects of Changes in Foreign Exchange Rates: Lack of Exchangeability (issued on 15 August 2023) (effective for annual periods beginning on or after 1 January 2025).*

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

6. Critical accounting estimates, judgments and assumptions

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

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

Judgments

In the process of applying the Company's accounting policies, Management has made the following judgments, apart from those involving estimations, which had the most significant effect on the amounts recognised in the financial statements:

- **Leases**

  The Company determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

- **Income taxes**

  Significant judgment is required in determining the provision for income taxes. There are transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Company recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

Critical judgements in applying the Company's accounting policies

- **Fair value of investment property**

  The fair value of investment property is determined by using valuation techniques. The Company uses its judgment to select a variety of methods and make assumptions that are mainly based on market conditions existing at each reporting date. The fair value of the investment property has been estimated using a combination of the Income Approach (80% weighting) (DCF Method) and the Market approach - comparable sales (20% weighting)..

- **Leases - Estimating the incremental borrowing rate**

  The Company cannot readily detemrine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Company would have to pay to borrow over a similar term, and with similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Company 'would have to pay', which requires estimation when no observable rates are available or when they need to be adjusted to reflect the terms and conditions of the lease. The Company estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain antity-specific estimates.

7. Investment properties

	2025	2024
	€	€
Balance at 1 January	**48.052.455**	47.942.441
Fair value (loss) / gain	**(199.543)**	110.014
Balance at 31 December	**47.852.912**	48.052.455

7. Investment properties (continued)

The property was acquired by the Company through a non cash transaction in November 2019. The Company issued shares to its shareholder for the value of €17.947.100 (constituting €1.000 share capital and €17.946.100 share premium) in order to acquire the property. This value was the net book value of the property in the financial records of H.M. Housemarket (Cyprus) Limited at the time.The Company elected to recognise the asset initially at the value of €31.250.000, which represented the fair value of the building as at that date. This amount was included in the €46.952.746 value of additions to investment property in 2019. The difference of €13.302.900 between the initial recognition fair value of €31.250.000 and the transfer value of €17.947.100 was recognised by the Company within reserves under the heading 'other equity contributions', net of an amount of €1.580.386 of deferred tax charge relating to this fair value uplift in property value in prior period.

The building is located on land that is leased from a third party. A new lease agreement was signed that stipulates that the Company replaces H.M. Housemarket (Cyprus) Limited as the lessee of the land and as of 28 August 2019 the Company has itself a separate lease agreement with H.M. Housemarket (Cyprus) Limited in order to lease to the latter both the land and the building for use by H.M. Housemarket (Cyprus) Limited in the operations of the IKEA Nicosia store.

In accordance with IFRS 16, the Company also recognises a right of use asset and lease liability for the land lease. This right of use asset that is recognised in accordance with IFRS 16 within investment properties for the value of €13.510.277 as at 31 December 2025 (2024: €13.890.644).

The bulding and the underlying land lease right of use asset are both carried at fair value as at 31 December 2025 at the amount of €47.852.912 (2024: €48.052.455). The fair value of the investment property has been estimated using a combination of the Income Approach (80% weighting) (DCF Method, based on a 10 year projection period) and the Market approach - comparable sales (20% weighting). The valuation methods are Level 3 in the fair value hierarchy. The estimate of the fair value of the building element of the property was carried out by accredited independent external appraisers engaged by the Company that are a member of the Royal Institution of Chartered Surveyors (MRICS) and amount to €34.342.635 (2024: €34.161.811).

Key inputs used in the valuation for the Income Approach:

- Target rate of return ("TRR") for the first 10 years of the analysis (31 December 2025 - 31 December 2035: 8%) (31 December 2024 - 31 December 2034: 8%)

- Capitalisation coefficient (All Risks Yield "ARY") for the remaining lease term: 6,75% (2024: 6,75%)

- Lease income used in the valuation derives from the agreement between the Company and H.M. Housemarket (Cyprus) Ltd for the agreed rent rate of €3.059.293 (adjusted for CPI).

Key inputs used in the valuation for the Market Approach (comparable sales):

- The price per square meter was in the range of €453/square meter - €1.814/square meter for the separate shop areas (2024: €460/square meter - €1.839/square meter)

During the period, lease income amounting to €3.407.101 (2024: €3.311.079) was derived from the investment property - this was income earned by the Company from H.M. Housemarket (Cyprus) Ltd, an entity under common control.

Fair value hierarchy

The fair value of investment property was determined by external, independent property valuers, having appropriate recognised professional qualifications and recent experience in the location and category of the property being valued. The independent valuers provide the fair value of the Company's property portfolio every 6 months.

The fair value measurement for all of the investment properties has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

7. Investment properties (continued)

Sensitivity of Management's estimates 31 December 2025

		Change in key inputs		
Description	Rate used	-0,50%	0,00%	0,50%
		€	€	€
Change in Target rate of return (TRR)	8%	35.238.422	34.342.635	33.485.683
Change in Capitalisation coefficient	6,75%	34.743.810	34.342.635	33.961.694

Sensitivity of Management's estimates 31 December 2024

		Change in key inputs		
Description	Rate used	-0,50%	0,00%	0,50%
		€	€	€
Change in Target rate of return (TRR)	8%	35.055.332	34.161.811	33.307.147
Change in Capitalisation coefficient	6,75%	34.586.141	34.161.811	33.759.883

8. Receivables

	2025	2024
	€	€
Receivables from other related parties (Note 22.2)	**11.339**	11.146
Deposits and prepayments	**3.323**	657
Current tax receivable	**37.181**	92.390
	51.843	104.193

The fair values of receivables due within one year approximate to their carrying amounts as presented above.

The exposure of the Company to credit risk and impairment losses in relation to receivables is reported in note 25 of the financial statements.

9. Cash and cash equivalents

Cash balances are analysed as follows:

	2025	2024
	€	€
Cash at bank and in hand	**3.080.585**	3.120.175
	3.080.585	3.120.175

The exposure of the Company to credit risk and impairment losses in relation to cash and cash equivalents is reported in note 25 of the financial statements.

10. Share capital

	2025 Number of shares	2025 €	2024 Number of shares	2024 €
Authorised				
Ordinary shares of €1 each	10.000	10.000	10.000	10.000
Issued and fully paid				
Balance at 1 January	2.000	2.000	2.000	2.000
Balance at 31 December	**2.000**	**2.000**	2.000	2.000

Upon incorporation on 15 July 2019 the Company issued to the subscribers of its Memorandum of Association 1.000 ordinary shares of €1 each at par.

On 28 November 2019, the Company issued 1.000 ordinary shares of €1 each at a premium of €17.946,10 each, totalling €17.947.100. This was not settled in cash but instead this share capital and premium was issued in exchange for the acquisition of the IKEA Nicosia store property which was transferred to the Company by the shareholder on the same date (Note 7).

This value was the net book value of the property in the financial records of H.M. Housemarket (Cyprus) Limited at the time. The Company elected to recognise the asset initially at the value of €31.250.000, which represented the fair value of the building as at that date. This amount is included in the €46.952.746 value of additions to investment property during the period. The difference of €13.302.900 between the initial recognition fair value of €31.250.000 and the transfer value of €17.947.100 was recognised by the Company within reserves under the heading 'other equity contributions', net of an amount of €1.580.386 of deffered tax charge (Note 7).

11. Lease liabilities

	Minimum lease payments		The present value of minimum lease payments	
	2025	2024	**2025**	2024
	€	€	**€**	€
Not later than 1 year	**674.074**	674.074	**388.625**	380.367
Later than 1 year and not later than 5 years	**2.022.223**	2.696.297	**1.217.244**	1.605.869
Later than 5 years	**14.951.340**	14.951.340	**11.904.408**	11.904.408
	17.647.637	18.321.711	**13.510.277**	13.890.644
Future finance charges	**(4.137.360)**	(4.431.067)	**-**	-
Present value of lease liabilities	**13.510.277**	13.890.644	**13.510.277**	13.890.644

The lease liabilities relate to the ground (land) lease that the Company has as lessee with a third party lessor, for the land on which the IKEA Nicosia store is located (Note 7) for the annual amount of €674.074 (2024: €674.074)

The Company has an enforceable extension option in relation to the lease of the land from third party with initial duration of the lease being 14 years and 10 months, starting September 2007, with the right to renew for another 14 years and 10 months twice. The Company has assessed whether the extension options are reasonably certain to be exercised by considering that the lease will continue as long as the Investment Property is owned by the Company and has concluded that it is reasonably certain to exercise.

All lease obligations are denominated in Euro.

12. Deferred tax

Deferred tax is calculated in full on all temporary differences under the liability method using the applicable tax rates (Note 20). The applicable corporation tax rate in the case of tax losses is 12,5%.

The movement on the deferred taxation account is as follows:

Deferred tax liability

	Temporary tax differences
	€
Balance at 1 January 2024	2.320.569
Charged/(credited) to:	
Statement of profit or loss and other comprehensive income (Note 20)	169.411
Balance at 31 December 2024/ 1 January 2025	**2.489.980**
Charged/(credited) to:	
Statement of profit or loss and other comprehensive income (Note 20)	131.728
Balance at 31 December 2025	**2.621.708**

The deferred tax liability relates to deferred tax on investment property at fair value.

13. Trade and other payables

	2025	2024
	€	€
Trade payables	**3.286**	1.340
Social insurance and other taxes	**1.383**	1.730
Accruals	**140.195**	101.424
Payables to other related parties (Note 22.3)	**570**	1.296
	145.434	105.790

The fair values of trade and other payables due within one year approximate to their carrying amounts as presented above.

14. Current tax liabilities

	2025	2024
	€	€
Corporation tax	**45**	16
	45	16

15. Revenue

	2025	2024
	€	€
Income from investment property (Note 22.1)	**3.407.101**	3.311.079
	3.407.101	3.311.079

16. Other operating income

	2025	2024
	€	€
Sundry operating income	**56.654**	44.711
	56.654	44.711

17. Administration expenses

	2025	2024
	€	€
Staff costs (Note 18)	**44.999**	44.710
Rent	**118.080**	80.818
Insurance	**2.022**	1.807
Auditor's remuneration	**14.208**	7.500
Auditor's remuneration for other assurance services	**2.000**	2.000
Auditor's remuneration for other non-audit services	**1.300**	1.300
Accounting fees	**6.840**	6.840
Other professional fees	**13.889**	16.963
Management fees	**-**	2.839
Sundry expenses	**1.236**	151
	204.574	164.928

18. Staff costs

	2025	2024
	€	€
Salaries	**37.532**	38.058
Social security costs	**3.941**	3.742
GHS contribution	**1.088**	1.104
Social cohesion fund	**751**	761
Pensions cost	**1.687**	1.045
	44.999	44.710
Average number of employees	**1**	1

19. Finance costs

	2025	2024
	€	€
Interest expense on lease liabilities	**293.707**	301.791
Sundry finance expenses	**657**	551
Finance costs	**294.364**	302.342

20. Tax

	2025	2024
	€	€
Corporation tax	**214.674**	209.820
Defence contribution	**1.390**	-
Deferred tax - charge (Note 12)	**131.727**	169.412
Charge for the year	**347.791**	379.232

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

	2025	2024
	€	€
Profit before tax	**2.765.274**	2.998.534
Tax calculated at the applicable tax rates	**345.659**	374.817
Tax effect of expenses not deductible for tax purposes	**54.090**	39.355
Tax effect of allowances and income not subject to tax	**(185.075)**	(204.352)
Defence contribution current year	**1.390**	-
Deferred tax	**131.727**	169.412
Tax charge	**347.791**	379.232

The applicable corporation tax rate is 12.5%. The rate will increase to 15% for profits arising from 1 January 2026.

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

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

21. Dividends

	2025	2024
	€	€
Declared dividend	**2.500.000**	2.500.000
	2.500.000	2.500.000

On 31 December 2025, the Company in General Meeting declared the payment of an interim dividend of €2.500.000 (2024: €2.500.000).

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

22. Related party transactions

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

22. Related party transactions (continued)

The following transactions were carried out with related parties:

22.1 Sales of goods and services

	Nature of transactions	**2025** €	2024 €
H.M. Housemarket (Cyprus) Ltd	Rental income (Note 15)	**3.407.101**	3.311.079
		3.407.101	3.311.079

During the period, lease income amounting to €3.407.101 (2024: €3.311.079) was derived from the investment property - this was income earned by the Company from H.M. Housemarket (Cyprus) Ltd, an entity under common control.

22.2 Receivables from related parties (Note 8)

Name	Nature of transactions	**2025** €	2024 €
H.M. Housemarket (Cyprus) Ltd	Trade	**11.339**	11.146
		11.339	11.146

22.3 Payables to related parties (Note 13)

Name	Nature of transactions	**2025** €	2024 €
H.M. Estates Cyprus Ltd	Dividends	**2.500.000**	2.500.000
H.M. Housemarket (Cyprus) Ltd	Technical support	**570**	1.140
Fourlis Holdings S.A.	Public Liability Insurance	**-**	156
		2.500.570	2.501.296

The payables to related parties were provided interest free and there was no specified repayment date.

23. Contingent liabilities

The Company had no contingent liabilities as at 31 December 2025.

24. Commitments

The Company had no capital or other commitments as at 31 December 2025.

25. Financial risk management

Financial risk factors

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

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

(i) Impairment of financial assets

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

- cash and cash equivalents

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

Cash and cash equivalents

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

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

The gross carrying amounts below represent the Company's maximum exposure to credit risk on these assets as at 31 December 2025 and 31 December 2024:

Company internal credit rating	**External credit rating**	**2025**	2024
		€	€
Underperforming	BBB - B	**3.080.585**	3.120.175
Total		**3.080.585**	3.120.175

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

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

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

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

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

25. Financial risk management (continued)

25.2 Liquidity risk (continued)

31 December 2025	Carrying amounts	Contractual cash flows	Up to 12 months	1-5 years	More than 5 years
	€	€	€	€	€
Lease liabilities	13.510.277	17.647.637	674.074	2.022.223	14.951.340
Trade and other payables	3.286	3.286	3.286	-	-
Payables to related parties	570	570	570	-	-
	13.514.133	**17.651.493**	**677.930**	**2.022.223**	**14.951.340**

31 December 2024	Carrying amounts	Contractual cash flows	Up to 12 months	1-5 years	More than 5 years
	€	€	€	€	€
Lease liabilities	13.890.644	18.321.711	674.074	2.696.297	14.951.340
Trade and other payables	1.340	1.340	1.340	-	-
Payables to related parties	1.296	1.296	1.296	-	-
	13.893.280	**18.324.347**	**676.710**	**2.696.297**	**14.951.340**

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

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

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

26. Events after the reporting period

Regarding recent events in Middle East, the Company does not have any business exposure to the countries involved. However, these events are assessed to potentially give rise to indirect impacts, as set out below:

i. In terms of inventory availability, the Company has already taken measures to ensure sufficient stock adequacy so as to fully cover planned sales. Therefore, no impact on product availability is expected.
ii. The inflationary trends in the broader market are expected to have a negative impact on consumer trade (including the impact of tourist activity).
iii. Changes in energy prices may increase the operating expenses during the year.
iv. An increase in transportation and logistics costs is expected, which may lead to margin compression.

It is noted that the Company has the procedures, tools and mechanisms in place to effectively manage the above impacts, thereby limiting their effect on its operations.

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

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Esperidon, 5, 4th floor,
Strovolos
2001, Nicosia
Cyprus

Grant Thornton (Cyprus) Limited
Certified Public Accountants and Registered Auditors
41-49, Ayiou Nicolaou Str.
Nimeli Court, Block C, Engomi 2408
P.O. Box 23907, 1687
Nicosia, Cyprus

10 June 2026

Management representation letter for the audit of the year ended 31 December 2025

Dear Sirs

This representation letter is provided in connection with your audit of the financial statements of Trade Estates Cyprus Ltd (the "Company") for the year ended 31 December 2025 for the purpose of expressing an opinion as to whether the financial statements give a true and fair view of the financial position of the Company as at 31 December 2025, and of its financial performance and its cash flows for the year then ended in accordance with IFRS Accounting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113.

By a resolution of the Board of Directors, passed today, we are directed to confirm to you, in respect of the financial statements of the Company for the year ended 31 December 2025, the following:

We confirm that, to the best of our knowledge and belief and having made appropriate inquiries of other Directors and officials and staff of the Company as we considered necessary for the purpose of appropriately informing ourselves, that we can make the following representations to you.

We acknowledge our legal responsibilities regarding disclosure of information to you as auditors and confirm that so far as we are aware, there is no relevant audit information needed by you in connection with preparing your audit report of which you are unaware. Each Director has taken all the steps that he/she ought to have taken as a Director in order to make himself/herself aware of any relevant audit information and to establish that you are aware of that information.

I. Financial statements

1) We have fulfilled our responsibilities, as set out in the terms of the audit engagement letter dated 16 January 2026, for the preparation of the financial statements in accordance with IFRS Accounting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113, which give a true and fair view in accordance therewith, and for making accurate representations to you. We further confirm that we have reviewed and approved the financial statements.

2) All transactions undertaken by the Company have been properly reflected in the accounting records and the financial statements.

3) We confirm that we have reviewed the Company's accounting policies and estimation techniques and, having regard to the possible alternative policies and techniques, the accounting policies and estimation techniques selected for use in the preparation of the financial statements are the most appropriate to give a true and fair view for the Company's particular circumstances, as required by International Accounting Standard IAS1: Presentation of financial statements.

4) Significant assumptions used by us in making accounting estimates, including those measured at fair value, are reasonable.

5) Related party relationships and transactions have been appropriately accounted for and disclosed in accordance with the requirements of IFRS Accounting Standards as adopted by the EU.

6) Litigation and claims

i) We have disclosed to you and have appropriately accounted for and/or disclosed in the financial statements, in accordance with IFRS Accounting Standards as adopted by the EU, all known actual or possible litigation and claims whose effects should be considered when preparing the financial statements.

ii) We are not aware of any pending or threatened litigation, proceedings, hearing or claims negotiations, which may result in significant loss to the Company.

7) Events after the reporting period

All events occurring subsequent to the date of the financial statements and for which IFRS Accounting Standards as adopted by the EU require adjustment or disclosure have been adjusted or disclosed in the financial statements. Other than as described in the financial statements, there have been no circumstances or events subsequent to the period end, which require adjustment of or disclosure in the financial statements or in the notes thereto.

8) Uncorrected misstatements

We confirm that the financial statements are free of material misstatements, including omissions. The effects of uncorrected misstatements identified during the audit are immaterial, both individually and in the aggregate, to the financial statements as a whole.

9) Going concern

We confirm that, having considered our future expectations and intentions for the next twelve months, and the availability of working capital, the Company is a going concern. We further confirm that the disclosures in the accounting policies are an accurate reflection of the reasons for our consideration that the financial statements should be drawn up on a going concern basis.

II. Information provided

10) Accounting records

i) All the accounting records have been made available to you for the purpose of your audit and all the transactions undertaken have been properly reflected and recorded in the accounting records. All other records and related information which have requested by you for the purpose of the audit, including minutes of Directors, shareholders and relevant management meetings, have been made available to you and no such information has been withheld. We have also provided unrestricted access to persons within the Company from whom you determined it necessary to obtain audit evidence.

11) Related parties

We confirm that the ultimate controlling party of the Company is Fourlis Holding S.A., that we have disclosed to you the identity of the Company's related parties and all the related party relationships and transactions of which we are aware. We also confirm that we have appropriately accounted for and disclosed in the financial statements all related party transactions relevant to the Company and that we are not aware of any other such matters required to be disclosed in the financial statements under International Accounting Standard 24 'Related Party Disclosures'.

12) Fraud

i) We acknowledge as Directors that we are responsible for the design, implementation and maintenance of internal controls to prevent and detect fraud and error.

ii) We have disclosed to you the results of our assessment of the risk that the financial statements may be materially misstated as a result of fraud.

iii) We have disclosed to you all information relating to any fraud or suspected fraud known to us that may have affected the Company (regardless of the source or form and including, without limitation, allegations by "whistle-blowers"), and involves Management, employees who have significant roles in internal control or others where fraud could have a material effect on the financial statements. We have also disclosed any allegations of fraud or suspected fraud communicated by employees, former employees, analysts, regulators or others, that could affect the Company's financial statements.

13) Laws and regulations

i) We confirm that we are not aware of any instances of actual or potential breaches of or non-compliance with laws and regulations that are central to the Company's ability to conduct its business or that could have a material effect on the financial statements.

ii) We confirm that we are not aware of any irregularities, or allegations of irregularities including fraud, involving management or employees who have a significant role in the accounting and internal control systems, or that could have a material effect on the financial statements.

14) Contractual arrangements/agreements

i) All contractual arrangements entered into by the Company with third parties have been properly reflected in the accounting records or, where material (or potentially material) to the financial statements, have been disclosed to you.

ii) The Company has complied with all aspects of contractual agreements that could have a material effect on the financial statements in the event of non-compliance.

iii) There are no other agreements not in the ordinary course of business.

iv) The Company has satisfactory title to all assets and there are no liens or encumbrances on the Company's assets, except for those disclosed in the financial statements.

III. Other representations

15) Assets and liabilities

i) We have no plans or intentions that may materially alter the carrying value or classification of assets and liabilities reflected in the financial statements.

ii) In our opinion on realization in the ordinary course of business, the current assets in statement of financial position are expected to produce no less than the carrying amounts at which they are stated.

16) Provisions

i) Full provision has been made for all liabilities at the reporting date including guarantees, commitments and contingencies where the items are expected to result in significant loss to the Company. Other such items, where in our opinion provision is unnecessary, have been appropriately disclosed in the financial statements.

17) Disclosures

i) We have recorded or disclosed, as appropriate, all capital stock repurchase options or agreements, and capital stock reserved for options, warrants, conversions and other requirements.

ii) We have recorded or disclosed, as appropriate, all arrangements with financial institutions involving compensating balances or other arrangements involving restrictions on cash balances and lines of credit or similar arrangements.

iii) We have recorded or disclosed, as appropriate, all liabilities, both actual and contingent, and have disclosed in the notes of the financial statements all guarantees that we have given to third parties, including oral guarantees made by the Company on behalf of an affiliate, Director, officer or any other third party.

iv) There are no other liabilities that are required to be recognised and no other contingent assets or contingent liabilities that are required to be disclosed in the financial statements in accordance with IAS 37 Provisions, Contingent Liabilities and Contingent Assets, including liabilities or contingent liabilities arising from illegal or possible illegal acts.

18) Taxation

We have provided you with all information related to all significant income tax uncertainties of which we are aware. We have also provided you with access to all opinions and analyses that relate to positions we have taken in regard to significant income tax matters.

19) Accounting estimates

i) We confirm that we have used appropriate measurement processes, including related assumptions and models, in determining the accounting estimate that are disclosed in the financial statements. We further confirm that measurement processes were consistently applied from year to year and that the assumptions appropriately reflect our intent and ability to carry out specific courses of action on behalf of the Company where relevant to the accounting estimates and disclosures.

ii) We confirm that disclosures related to accounting estimates are complete and appropriate under the IFRS Accounting Standards adopted by the EU.

iii) We confirm that no adjustments are required to be made to the accounting estimates and disclosures included in the financial statements as a result of subsequent events.

iv) We believe the assumptions and techniques used by us are appropriate and that all fair value measurements are determined in accordance with IFRS 13 "Fair Value Measurement".

20) Retirement benefits

i) All significant retirement benefits that the Company is committed to providing, including any arrangements that are statutory, contractual or implicit in the Company's actions, arising in Cyprus or overseas, whether funded or unfunded, approved or unapproved, have been identified and properly accounted for and/or disclosed.

ii) All settlements and curtailments in respect of retirement benefit schemes have been identified and properly accounted for.

21) Functional Currency

We have considered which currency is the currency of the primary economic environment in which the Company operates (the "functional currency"). In making this assessment, we have used our judgment to determine the functional currency that most faithfully represents the underlying transactions, events and conditions of the Company. We have concluded that the functional currency of the Company is the Euro.

22) Use of the Work of a Specialist for Investment Properties

We agree with the findings of the specialists that we engaged to evaluate the fair valuation of investment properties have adequately considered the qualifications and experience of the specialists in determining the amounts and disclosures included in the financial statements. We did not give or cause any instructions to be given to the specialists with respect to the values or amounts derived in an attempt to bias their work, and we are not otherwise aware of any matters that have had an effect on the independence or objectivity of the specialists.

23) Transactions with Directors/officers

Except as disclosed in the financial statements, no other transactions involving Directors, officers and others require disclosure in the financial statements under the Companies Law, Cap. 113 have been entered into.

Yours faithfully,
For and on behalf of the Board of Directors of Trade Estates Cyprus Ltd

....
Costas Christoforou
Director

....
Eftychios Triantafillides
Director