REDS Real Estate Development & Services

ANNUAL FINANCIAL REPORT

For the year from 1 January to 31 December 2021

in accordance with Article 4 of Law 3556/2007

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

Contents of Annual Financial Report

The annual financial statements of the Group and the Company from page 66 up to and including page 140 were approved during the Board of Directors meeting on 3 May 2022.

THE CHAIRMAN OF THE BoD	THE CHIEF EXECUTIVE OFFICER	THE CFO
CHRISTOS PANAGIOTOPOULOS	GEORGIOS KONSTANTINIDIS	ANDREAS SKYRLAS
ID CARD No AZ 126362	ID CARD No AK 101775	OEE Lic. No. 119758

(amounts in euro)

A. Statements of Members of the Board of Directors

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

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

1. Christos Panagiotopoulos son of Panagiotis, resident of Kifissia, Attica, 25, Ermou Street, Chairman of the Board of Directors,

2. Georgios Konstantinidis son of Christos, resident of Kifissia, Attica, at 25 Ermou Street, CEO

3. Alexandra Stavropoulou, daughter of Georgios, resident of Kifissia Attica, at 25 Ermou Street, member of the Board of Directors,

acting in our above capacity, hereby state and confirm that, to the best of our knowledge:

(a) the annual financial statements of the Company and the Group for fiscal year 01.01-31.12.2021, which have been prepared in accordance with the applicable international accounting standards, fairly represent the assets and liabilities, the equity and the income statement of the Company, as well as of the companies included in the consolidation taken as a whole, pursuant to the provisions of Article 4 of Law 3556/2007, and

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

Kifisia, 3 May 2022

THE CHAIRMAN OF THE BoD	THE MANAGING DIRECTOR	THE MEMBER OF THE BOARD OF DIRECTORS
CHRISTOS PANAGIOTOPOULOS ID CARD No AZ 126362	GEORGIOS KONSTANTINIDIS ID CARD No AK 101775	ALEXANDRA STAVROPOULOU ID CARD No AH 558067

B1. Annual Report of the Board of Directors

On the consolidated and separate financial statements for the fiscal year

from 1 January to 31 December 2021

Dear Shareholders,
In accordance with the provisions of Law 3556/2007, Codified Law 2190/1920, Law 4548/2018 and the relevant decisions of the Capital Market Commission, we present the Annual Report of the Board of Directors of the company “REDS SA”, which accompanies the corporate and consolidated financial statements for fiscal year 2021

This annual Report provides summary financial information about the financial standing and operations of the Company REDS SA (the “Company”) and the REDS Group of Companies (the “Group”), a description of significant events which took place during this financial year, and the effect that such events had on the annual financial statements, a description of the most important risks and uncertainties for 2021, a presentation of major transactions effected between the Company and Group and related persons, as well as a presentation of qualitative information and estimates with regard to the overview of Company and Group operations during 2021.

The companies included in the consolidation, except for parent company REDS SA, are those mentioned in note 10 of the attached financial statements.

1. Development of activities and significant events

In the first half of 2021, there was an outbreak of the Covid-19 coronavirus pandemic with subsequent mutations, forcing the Greek government to impose repeated lockdowns and restrictive measures in order to control its spread. It was one more particular year in which humanity was called upon to meet the challenges posed by the spread of the Covid-19 pandemic. The restrictive measures imposed and the prevailing climate of uncertainty resulted in a significant drop in economic activity.

Government interventions, which began in January and lasted until June, affected the economic activity, which during this period was greatly reduced to almost none. The reduced circulation and, consequently, demand from consumers and, respectively, the great drop in the turnover of the companies resulted in a restraint and reservation towards new investments and the holding of the companies’ cash as a safeguard. In this environment of great uncertainty, the real estate sector undergoes a period of intense volatility, following the successive crises (economic, pandemic and energy), looking forward to the recovery of the economy and the rejuvenation of investment interest.

The most significant events and developments for the Group and the Company this past year were:

The segment's main activity and source of revenue for this fiscal year too was the operation of the retail shopping 'Smart Park', in Yialou, Spata, Attica.

Despite the measures for the spread of the pandemic and the reservation showed by all market players, the company proceeded to the conclusion of new agreements aiming at the full coverage of leased premises after the reboot of the commercial activity of the new development (November 2019) and the completion of the construction of the Second Phase of the Commercial Park of approximately 15,200sqm.

Our subsidiary YIALOU EMPORIKI & TOURISTIKI SA in 2021 had succeeded in leasing 90% of the area of the new development while it is at a late stage of discussions with NBG and is considering the possibility of refinancing its current lending at a lower cost and on improved terms in order to enhance its financial flows.

Moreover, with regard to the Cambas Project development at Kantza in the Municipality of Pallini, which has received urban planning approval by presidential decree as a designated area for 'Organised Development of Productive/Enterprise Activities' (POAPD area) in April 2021, the Business Plan has been updated and the Master Plan is in the final stages of completion. This will now be followed by issuance of building permits within the next year so that construction works can commence, with a time horizon for completion of 3 years.

Moreover, in 2021, the company REDS SA was declared the successful bidder for development of part of the former American base in Gournes, Heraklion, Crete, a project which has been called the 'Little Hellinikon', due to similarities with the investment (*redevelopment of the old Hellinikon airport*) on the coastal front of Athens. The tender competition was conducted by the HRDH through an electronic auction procedure. The property is located on the seafront and covers 345,567 square meters. It is located 13 km from the Nikos Kazantzakis Airport and 16 km from the city of Heraklion. At the moment, procedures for transfer of the property are underway, and at the same time process of drafting a Business Plan and Master Plan have commenced. The plan under consideration for Gournes forsees a number of developments, including a casino, a tourist accommodation complex, a conference and exhibition center, shopping malls, a marina, a helipad and other facilities.

As part of the Alimos Marina development works, REDS is proceeding with execution of the design and construction contract to meet obligations, which, during the first half of 2021, demanded completion and submission of the Master Plan, the collection of proposals and architectural studies, the traffic study, and marine construction works.

With regard to properties owned by the Group in Romania, the Board of Directors is at a late stage of discussions with co-investors and is reviewing factors affecting their utilisation.

Potential impact of Covid-19

2021 was affected by the spread of the COVID-19 pandemic and the restrictive measures (lock-down) imposed by individual governments. Even today, two years later, any estimates of how long the COVID-19 pandemic will last are subject to a high degree of uncertainty as the phenomenon is still ongoing, with several new mutations of the disease having emerged. The Group's primary concern is to protect the health of workers, to limit the spread of the virus and minimise the inevitable impact on the financial performance of the Group.

As far as the Real Estate Development sector is concerned, the threat COVID-19 poses to public health has affected and continues to affect the conditions and status quo prevailing in the market. Due to measures to limit the spread of the pandemic, the government extended measures pertaining to rent reductions in sectors affected by the pandemic until June 2021, resulting in reduced rental income for our subsidiary YIALOU EMPORIKI & TOURISTIKI SA that operates the “Smart Park” Shopping Centre. Following legislative initiatives, legal persons and entities could also be reimbursed for 60% of total monthly rent. Accordingly, by making use of this measure, the total amount of the claim for compensation from the Greek State by YIALOU EMPORIKI & TOURISTIKI SA amounted to EUR 1.65 million, of which EUR 0.85 million has already been reimbursed.

Impact of the energy crisis

The current energy crisis is creating a climate of uncertainty towards economic growth and investment, due to its impact on the inflationary pressures that have already emerged and the cumulative shortages of basic consumer goods.

However, the issue of energy costs, which is mainly due to the Russia-Ukraine conflict, should be considered in the light of the dilemma which, on the one hand, has been created by the need to shift the mode of production to promote the green economy and the consequent increase in energy costs (Europe, Greece) and, on the other hand, by the growth rate as every increase in the price of energy has a negative effect.

2. Overview of Financial Results for 2021

As presented in accordance with the International Financial Reporting Standards, the basic financial figures for the Group and the Company during the period from 01/01/2021 to 31/12/2021 are as follows:

The Group reported revenues of €7.5 million in 2021, compared to revenues of €6.5 million for the fiscal year 2020. Earnings before interest, depreciation and taxes (EBITDA) amounted to €5.0 million, compared to €4.0 million in 2020. Earnings before interest and taxes (EBIT) amounted to EUR 3.2 million, compared to EUR 2.3 million in 2020, and pre-tax profits were EUR 1.3 million versus profit of EUR 0.7 million for fiscal year 2020.

Group revenues correspond to its operations in Greece, and particularly the lease of property owned by YIALOU EMPORIKI & TOURISTIKI SA.

The key financial figures for 2021 for the Company and its subsidiaries, as well as changes compared to the previous year are presented below:

- The parent company REDS SA reported losses after tax of EUR 3.5 million against profits after tax of EUR 0.7 million in 2020. This change is due to the impairment of the value of the property in Akadimia Platonos due to its subjection to an expropriation process.

The company is not distributing dividends for fiscal year 2021 due to coverage of previous fiscal year losses.

- The company YIALOU EMPORIKI & TOURISTIKI SA showed revenues from leases for the fiscal year of EUR 7.5 million compared to EUR 6.5 million in fiscal year 2020. Revenues increased, even though in the 1st half of the year, lockdowns along with government decisions on the exemption from the payment of rents led to negative results, as the period during which stores were exempted from the obligation to pay rents in 2021 was less than the corresponding period last year, but also the State compensated a significant part of these lost rents (by approximately EUR 1.6 million). EBITDA amounted to EUR 6.4 million compared to EUR 5.0 million in the year 2020, earnings before interest and taxes (EBIT) for the year increased to EUR 4.8 million, compared to EUR 3.4 million in 2020, while earnings before taxes increased to EUR 3.3 million compared to EUR 1.9 million in 2020.

- For the year ended, KANTZA COMMERCIAL SA showed losses after taxes of

(amounts in euro)

EUR 0.2 million, compared to losses of €0.2 million in 2020. During financial year 2021, profit resulted from the reversal of the impairment of the property in Kantza amounting to EUR 0.39 million.

- The subsidiaries CLH ESTATE SRL and PROFIT CONSTRUCT SRL, based in Romania, reported total losses after taxes of approximately EUR 1 million for the year ended, compared to losses of EUR 0.1 million for 2020. During financial year 2021, profit resulted from the reversal of the impairment of the property of CLH ESTATE S.R.L amounting to EUR 1.1 million.

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

amounts in €		**GROUP**	
	1/1-31/12/2021	**1/1-31/12/2020**	**Change**
Turnover	7,449,010	6,501,090	14.6 %
EBITDA	4,980,530	4,025,417	23.7 %
Operating results (EBIT)	3,201,624	2,259,344	41.7 %
Profit/(Loss) before taxes	1,338,044	720,530	85.7 %
Profit / (loss) after tax	1,052,537	110,997	848.3 %

amounts in €		**COMPANY**	
	1/1-31/12/2021	**1/1-31/12/2020**	**Change**
Turnover	-	-	0.0 %
EBITDA (*)	(4,066,734)	(789,669)	415.0 %
Operating results (EBIT) (*)	(4,105,729)	(831,182)	394.0 %
Profits /(losses) before taxes (*)	(3,515,719)	684,024	(614.0 %)
Profit /(loss) after taxes (*)	(3,527,547)	685,866	(614.3 %)

(*) A total impairment of an investment property worth approximately EUR 2.9 million is included in 2021, which concerns an expropriation decision for a property in the area of Akadimia Platonos.

Alternative Performance Measures (APMs)

The Group uses Alternative Performance Measures in its decision-making processes relating to the assessment of its performance; such APMs are widely used in the segments in which it operates. The main financial structure indicators for the Group, as well as the calculation thereof are detailed follows:

(amounts in euro)

Efficiency ratios

Total consolidated earnings before interest, taxes, depreciation and amortization (EBITDA): Ratio of consolidated operating results of the Group as established using the proportional consolidation method before interest, taxes, depreciation and amortisation (EBITDA) to turnover:

EBITDA

	31-Dec-21	31-Dec-20	Explanation
Group EBITDA ratio	66.86%	61.92%	EBITDA /Turnover

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

	31-Dec-21	31-Dec-20
Net asset value of the Group	96,813,247	95,364,375
Change	1.52%	

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

	31-Dec-21	31-Dec-20	Explanation
Return on Assets of the Group	0.76%	0.08%	Earnings after taxes/Total Assets

Return on Equity (ROE) ratio: Earnings before taxes to equity of the Group.

	31-Dec-21	31-Dec-20	Explanation
Return on Equity of the Group	1.11%	0.12%	Earnings after taxes/ Equity

(amounts in euro)

Liquidity Ratios

Gearing Ratio: The quotient of net debt (i.e. long and short-term bank borrowings less cash and cash equivalents and restricted cash) to total capital (i.e. total equity plus net debt).

The Group's net borrowings as of 31.12.2021 are detailed in the following table:

	GROUP	
	31-Dec-21	**31-Dec-20**
Short-term borrowing	5,671,588	3,192,889
Long-term borrowing	27,983,700	33,623,527
Total borrowings	**33,655,288**	**36,816,415**
Less: Non recourse debt	-	-
Total non-recourse debt	33,655,288	36,816,415
Less: Committed deposits	9,683,445	6,539,990
Less: Cash and cash equivalents	960,086	1,661,841
Net Borrowing	**23,011,757**	**28,614,585**
Total Equity	**94,897,078**	**93,793,806**
Total Capital	**117,908,835**	**122,408,391**
Gearing Ratio	**19.5%**	**23.4%**

The financial ratio of capital gearing (net debt/total capital) amounted to 19.5% in 2021 and to 23.4% in 2020.

Adjusted net borrowing/investment portfolio value (NET LTV): (Borrowings less cash and cash equivalents) against (Investments in real estate and tangible assets, investments in consortiums and related company investments and inventories).

	GROUP	
	31-Dec-21	**31-Dec-20**
Total borrowings	33,655,288	36,816,415
Less: Financial instruments at fair value	1,166,612	1,166,612
Less: Cash and cash equivalents /Committed deposits	10,643,531	8,201,831
Net Borrowing	**21,845,145**	**27,447,973**
Investments in real estate/ property, plant and equipment/ investments in joint ventures plus inventories	**123,887,024**	**125,194,120**
Total Capital	**145,732,169**	**152,642,092**
NET LTV	**15.0%**	**18.0%**

The financial ratio net debt/investment portfolio value in 2021 amounted to 15.0% and for the year 2020 to 18.0%.

3. Risks and uncertainties

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

Special reference to the impact of Covid-19

2021 was affected by the spread of the COVID-19 pandemic and the restrictive measures (lock-down) imposed by individual governments. Even today, two years later, any estimates of how long the COVID-19 pandemic will last are subject to a high degree of uncertainty as the phenomenon is still ongoing, with several new mutations of the disease having emerged. The Group's primary concern is to protect the health of workers, to limit the spread of the virus and minimise the inevitable impact on the financial performance of the Group.

Market risk

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

Credit risk

The Group is exposed to credit risk in relation to its receivables from rents under operating lease agreements. The Group ensures that this risk is minimised by making agreements which protect (for so long as the conditions allow it) the owner and by selecting customers with satisfactory credit ratings. Results will be substantially affected if clients are unable to meet their obligations because of restrictions on their economic activity due to the current situation. Moreover, potential credit risk exists in cash and cash equivalents, time deposits and committed deposits. In such cases, the risk may arise from counterparty failure to fulfil their obligations towards the Group. Credit risk of these categories is considered limited, as the Group chooses to deal with systemic credit institutions that have a higher credit rating.

Liquidity risk

Liquidity risk relates to the Company's and the Group's potential inability to perform their financial obligations when due. The Management ensures the Group's smooth operation by prudently managing cash, carefully selecting investments and continuously monitoring liquidity. The Group is at a late stage of discussions with the banks in order to improve the existing financing conditions but also to cover additional needs that will arise (Note 19)

Currency risk

The Group, having acquired property in Romania via its subsidiaries, is exposed to foreign exchange risk under its investments abroad, since prices are denominated in local currencies. The Group's exposure to such risk remains low, given that these investments represent approximately 8.5% of total investments and its activities here do not involve substantial commercial transactions.

Interest rate risk

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

4. Outlook

The following activities are included in the business plan for the next year:

- **The Smart Park Shopping Centre on the property at Gialos, in Spata Attica**. The Company will continue its efforts to lease out the full floor area available for exploitation in the shopping centre, which amounts to a total of approximately 53,000 m^2. The total exploitation is already at 97%. The Group is also considering the purchase of plots (by companies of the Ellaktor Group and third parties) located around the park and, in combination with the properties of the Group, is planning additional efficient actions that will increase the number of visitors to the Shopping Centre.

- **Commercial, Business & Cultural Park on the property at Kantza, in Pallini Attica.** With regard to the Cambas Project development at Kantza in the Municipality of Pallini, which has received urban planning approval by presidential decree as a designated area for 'Organised Development of Productive/Enterprise Activities' (POAPD area), the Business Plan has been updated and the Master Plan is in the final stages of completion. This will now be followed by issuance of building permits within the next year so that construction works can commence, with a time horizon for completion of 3 years.

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

- **Plot of land - Mixed-use building complex in the Splaiul Unirii area of Bucharest.** The company has filed a legal claim for compensation due to unjustified urban planning delays by the Municipality of Bucharest. After the issuance of the improved building terms for the property, the street plan of the mixed-use building complex during the fiscal year closed, certain parameters for its exploitation are considered.

- **Plot of land - Mixed-use building complex in the Straoulesti-Baneasa area, Bucharest.** The property concerns a project for the construction of a residential complex comprising 72 apartments in the lakeside area of Lake Baneasa, for which the company is exploring ways to implement and develop it.

- **Gournes, Heraklion, Crete.** In 2021, the company REDS SA was declared the successful bidder for development of part of the former American base in Gournes, Heraklion, Crete, a project which has been called the 'Little Hellinikon', due to similarities with the investment (*redevelopment of the old Hellinikon airport*) on the coastal front of Athens. The tender competition was conducted by the HRDH through an electronic auction procedure. The property is located on the seafront and covers 345,567 square meters. It is located 13 km from the Nikos Kazantzakis Airport and 16 km from the city of Heraklion. At the moment, procedures for transfer of the property are underway, and at the same time process of drafting a Business Plan and Master Plan have commenced. The plan under consideration for Gournes forsees a number of developments, including a casino, a tourist accommodation complex, a conference and exhibition center, shopping malls, a marina, a helipad and other facilities.

- **Development of the New Marina of Alimos.** As part of the Alimos Marina development works, REDS is proceeding with execution of the design and construction contract to meet obligations, which, during the first half of 2021, demanded completion and submission of the Master Plan, the collection of proposals and architectural studies, the traffic study, and marine construction works. During the fiscal year 2022, and in anticipation of the JMD, we are planning to proceed to the issuance of permits required for the commencement of works.

(amounts in euro)

5. Significant transactions between related parties

The most significant transactions of the Company with related parties in terms of IAS 24, regard the Company's transactions with the following subsidiaries (affiliates in terms of Law 4308/2014), as shown in the following table, and transactions with Company and Group executives:

Amounts for year ended 2021

Intercompany transactions – amounts in €					
Company	**Sales of goods and services**	**Income from participations**	**Procurement of goods and services**	**Receivables**	**Liabilities**
Parent company					
ELLAKTOR SA	4,750	-	71,808	5,890	110,680
Subsidiaries					
YIALOU EMPORIKI & TOURISTIKI SA	299,562	965,000	120,525	-	3,539,248
KANTZA COMMERCIAL SA	-	-	-	627,813	-
CLH ESTATE Srl	-	-	-	95,000	-
PROFIT CONSTRUCT Srl	-	-	-	56,000	
P.M.S PARKING SYSTEMS SA	-	-	-	13,973	-
Other related parties					
AKTOR SA	60,500	-	81,861	30,380	311,503
ELLINIKI TECHNODOMIKI ANEMOS S.A.	-	-	-	-	0
AKTOR CONCESSIONS	36,500	-	-	-	2,400,000
OTHER RELATED PARTIES	66,565	-	5,410	102,371	111,466
TOTAL SUBSIDIARIES	**299,562**	**965,000**	**120,525**	**792,786**	**3,539,248**
TOTAL RELATED PARTIES	**163,565**	**0**	**87,271**	**132,751**	**2,822,969**

(amounts in euro)

Amounts for year ended 2020

Intercompany transactions – amounts in €					
Company	**Sales of goods and services**	**Income from participations**	**Procurement of goods and services**	**Receivables**	**Liabilities**
Parent company					
ELLAKTOR SA	-	-	8,039	-	92,392
Subsidiaries					
YIALOU EMPORIKI & TOURISTIKI SA	116,963	1,600,000	121,390	-	2,653,570
KANTZA COMMERCIAL SA	-	-	-	627,813	-
CLH ESTATE Srl	-	-	-	75,000	-
PROFIT CONSTRUCT Srl	-	-	-	-	
P.M.S PARKING SYSTEMS SA	-	-	-	13,973	16,570
Other related parties					
AKTOR SA	67,000	-	1,134	-	228,790
OTHER RELATED PARTIES	-	-	8,048	71,387	114,722
TOTAL SUBSIDIARIES	**116,963**	**1,600,000**	**121,390**	**716,786**	**2,670,140**
TOTAL RELATED PARTIES	**67,000**	**0**	**9,183**	**71,387**	**343,511**

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

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

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

In addition:

● Group directors' and managers' fees during the period 01.01.-31.12.2021 stood at €424 thousand.

● No loans have been granted to BoD members or other executives of the Group (including their families).

● No modifications in the transactions between the Company and related parties, which could have an essential impact on the financial position and the performance of the Company, took place during the financial year 01.01 – 31.12.2021.

All transactions mentioned above have been conducted under the standard terms of the market.

6. Environmental matters

● The highest environmental standards are applied in our activities and projects with regard to the conservation and protection of natural resources and biodiversity, energy consumption, waste management, etc.

● Our aim is to minimise any negative impact arising from our activities on the environment. In this context, we follow the principles of prevention in environmental challenges and give priority to the development of Environmental Management Systems, applying internationally-recognised environmental standards.

● We are committed to full compliance with all environmental legislation, including obtaining and maintaining all permits and approvals required in the course of our business activity.

● Targeted improvement of environmental indicators and the targeted reduction of carbon dioxide (CO_2) emissions from activities and projects underline our long-term commitment to combatting climate change, sustainable development, and corporate responsibility in the broadest sense.

● We are committed to operating responsibly and with absolute respect for the environment and the community. Proper environmental management of our projects is one of the most important goals and it is deemed absolutely essential to the sustainability of our Group's activities.

7. Labour matters

i. Equal opportunities policy

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

ii. Evaluation

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

iii. Health and Safety

Health and safety rules in the workplace are essential to the protection of human life. Due care and attention to health and safety matters for all our personnel is a key part of our broader business policy and philosophy. We monitor and review respective risks and take all necessary preventive measures against accidents and occupational diseases in the workplace and on construction sites. Certified health and safety management systems apply for all Group companies, with a view to making sure that all occupational health and safety issues are dealt with in a comprehensive manner.

iv. Response to the covid-19 pandemic

In 2021, the COVID-19 pandemic created a new situation affecting health protection, as well as the same time creating urgent needs in the National Health System. The Group took all appropriate measures to ensure its continued smooth operation while making the most appropriate arrangements to ensure the safety of its employees.

Due to the COVID-19 pandemic, in 2021 too, planning within the Group was brought forward in order to introduce distance working applications so that Group employees could continue working in safety. The Group continued to offer employees teleworking facilities, with the appropriate equipment and corresponding training, and at the same time was able to implement all the necessary infrastructure arrangements to support teleworking safely. Acceptance of the arrangements on the part of employees was unanimous, ensuring business continuity at a very high level.

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

v. Regulatory compliance

The Group is implementing an Ethics and Regulatory Compliance Programme designed to prevent, identify and address issues of Ethics and Regulatory Compliance. The Group intends to carry out its activities honestly, ethically, with integrity and in line with the applicable laws, regulations and standards, its policies and guidelines, and its Code of Ethics. Non-compliance with the aforementioned principles and values and the potential charges against employees that may ensue pose significant risks to the Group's reputation and may entail sanctions that could adversely affect its operation.

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

8. Significant events after 31.12.2021

Given that the pandemic is coming to an end, not in terms of its evolution, but mainly in terms of the restrictive measures imposed, a greater emphasis is placed on the energy crisis and the Russian-Ukrainian conflict, which are the new challenges for 2022. The impact on the appetite and psychology of consumers towards non-inflexible expenses may decrease and, if this happens, it will have an impact on the company's revenues that are expected to affect its results. The Company's exposure to changes in energy costs is limited so not much diversification is expected in this regard. Companies have frozen their investment decisions and are reconsidering their strategies and budgets, cutting costs, and reassessing their projected revenues. Synergies between the state and the banking system will play an important role in reinforcing the smooth operation of companies. A swift return to a new normalcy in the post-pandemic era demands measures and decisions regarding implementation of financial support methods for companies. The Company has adapted the way it operates in order to meet the needs and limit the impact.

Despite the difficult situation, the Company keeps on trying to lease its entire exploitation area of the "Smart Park" Shopping Centre and considers to exploit neighbouring areas owned by it and owned by third parties with combined uses that will improve and increase traffic and expansion of consumption, and therefore the revenues of the Shopping Centre.

The Company is also at a late stage of discussions with the National Bank for the possibility of refinancing its existing borrowing at lower costs and improved terms in order to strengthen its cash flow.

This Annual Report of the Board of Directors for the fiscal year 01.01-31.12.2021 has been posted on the Internet, at https://www.reds.gr.

(amounts in euro)

B2. Explanatory Report of the Board of Directors of REDS SA for fiscal year 2021, in accordance with Article 4 par. 7 of Law 3556/2007, as in force.

1a. Share capital structure.

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

1b. There are no limitations in the Articles of Association regarding transferring company shares, except those provided by Law.

1c. Significant direct or indirect holdings as of 31.12.2021 within the meaning of Law 3556/2007, as in force on **31.12.2021**, based on a shareholder notification:

s/n	SHAREHOLDER	PERCENTAGE HOLDING
1.	ELLAKTOR SA	55.46%
2.	CHRISTOS P. PANAGIOTOPOULOS	11.66%
3.	DIAMANTIS DIAMANTIDIS [1]	7.14%

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

1d. There are no holders of shares, pursuant to provisions in the Articles of Association, granting special control rights.

1e. There are no limitations in the Articles of Association regarding voting rights and the deadlines to exercise the right to vote, except those provided by Law.

1f. There are no agreements between shareholders, with associated limitations in the transfer of shares or limitations in exercising voting rights that the Company is aware of.

1g. There are no regulations on the appointment and replacement of the members of the Board of Directors and on the amendment of the Articles of Association, which are differentiated from the ones stipulated in Law 4548/2018.

1h. The Board of Directors or certain members of the Board of Directors are not authorised to issue new shares or purchase treasury shares, save for what is provided for by Law.

1i. There are no significant agreements that have been signed by the Company, which come into force or are amended or are terminated as a result of the change in the Company's control, following a takeover bid.

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

B3. Corporate Governance Statement

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

General

This Corporate Governance Statement consists in a set of principles and practices adopted by the Company and used as a basis for its organisation and control with a view to ensuring its performance and protecting the interests of its shareholders and the legitimate interests of all stakeholders.

This Corporate Governance Statement forms a specific part of the Board of Directors' Annual Report on the consolidated financial statements for the fiscal year from 01.01.2021 to 31.12.2021, in accordance with Articles 150, 151, 152 and 153 of Law 4548/2018 and Articles 1 to 24 as well as Article 74 of Law 4706/2020.

It is noted that following the replacement of the law on public limited companies 2190/1920 by Law 4548/2018, the Company adapted its Articles of Association to the provisions of the new law, based on a decision of its Ordinary General Meeting of shareholders of 11 July 2019.

I. (a) Corporate Governance Code

(aa) For the period from 1 January 2021 to 9 July 2021, REDS SA has applied the principles of corporate governance as defined by the relevant legislative framework (Law 3016/2002, Law 4449/2017 Article 44 and Law 4548/2018 Articles 150, 151, 152 and 153). These principles of corporate governance for the aforementioned period were incorporated in the Corporate Governance Code (based on the Hellenic Federation of Enterprises Corporate Governance Code, January 2011) and which was posted on the Company's website https://el.reds.gr/etairiki_diakybernisi/.

(bb) By virtue of the decision of its Board of Directors dated 09 June 2021, the Company in compliance with the current legal framework and in accordance with the special provisions of Article 17 of Law 4706/2020 and Article 4 of Decision 2/905/03.03.2021 by the Board of Directors of the Hellenic Corporate Governance Committee, has adopted the Hellenic Corporate Governance Code of the Hellenic Corporate Governance Council (June 2021), which is posted on the Company's website https://el.reds.gr/etairiki_diakybernisi/.

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

In the closing year 2021, the Company has applied corporate governance practices in addition to those specifically required by the institutional, regulatory and legal framework to which its operation is subject, which it reviews from time to time to ensure the best possible governance of the Group.

i. More specifically, the Company applies the following additional corporate governance practices, which relate to the size, composition, tasks and overall operation of its Board of Directors and the committees that support it.

(a) The percentage of its independent Directors exceeds the minimum percentage required by Law 4706/2020 Article 5 par. 2.

(b) REDS has developed an Anti-Corruption Management System, which has been certified according to ISO 37001:2016, and has also adopted and fully implements the Regulatory Compliance Management System, developed by its parent company ELLAKTOR SA, as part of its intention to enrich its corporate culture and focus on its efforts for the future. In order to successfully implement the Regulatory Compliance Management System, the Company has adopted an Integrity Compliance Program that includes all necessary tools and resources to promote a culture of integrity, including integrity compliance measures which follow the approach: Commit - Assess - Act - Monitor: Constantly improve.

In application of the Regulatory Compliance System, Policies are in force at Company and ELLAKTOR Group levels, setting out the principles and rules that apply to the Group, and specific procedures are observed.

Specifically, among other things, the following have been adopted:

- By-laws
- Codes & Policies

Codes and policies are in line with our core values and are intended to promote expected behaviours. All documents support the highest moral standards and emphasise that our actions reflect our words. The Code of Ethics and the Code of Ethics for Business Partners are available in 4 languages, Greek, English, Romanian and Arabic, in accordance with the strategic planning of the Group, and are accompanied by the respective policies and procedures.

The Code of Ethics consists of a set of fundamental principles and rules that shape the way we act and behave in everything we do. It establishes ethical standards, obligations and commitments with regard to the way we work, how we interact with each other, how we all work together as good corporate citizens, and how we build and maintain trust.

The Business Partner Code of Conduct explains what the Company expects from its business partners in terms of business ethics, human rights, employee relations, health and safety, and other issues related to sustainable and accountable business practices.

- Anti-bribery Policy
- Conflict of Interests Policy
- Reporting & Complaints Policy

In order to facilitate the reporting of any incidents of violation of the Code of Ethics, corporate policies or applicable legislation, the Company has adopted a Reporting and Complaints Management Policy and established the relevant channels of communication. Talk2Ellaktor offers multiple channels for expressing concerns and/or incident reporting in a secure and easy-to-use manner.

Reports can be submitted confidentially or completely anonymously. All reports are treated confidentially, without fear of retaliation against anyone who expresses any concern or reports any potentially problematic incident in good faith.

(b) Deviations from the Hellenic Corporate Governance Code adopted by the Company

The Company applies principles of corporate governance as defined by the currently applicable legislative framework. In this context and in accordance with the specific provisions of Article 17 of Law 4706/20 and Article 4 of the Hellenic Capital Market Commission Board of Directors Decision Ref. No 2/905/3.3.2021, the Company has adopted, by decision of its Board of Directors of 9 July 2021, the Hellenic Code of Corporate Governance of the Hellenic Corporate Governance Council (June 2021) with the following deviations from the Special Practices of the Corporate Governance Code (June 2021), and specifically:

(amounts in euro)

S/N	DEVIATIONS	JUSTIFICATION
1	1.15 The Board of Directors has established its Operating Regulation, which at a minimum describes the manner in which it convenes and makes decisions and the procedures it follows, taking into account the respective provisions of the Articles of Association and the mandatory provisions of the law.	At present, the operation of the Board of Directors, the role, the composition, the selection of its members, the procedure by which it is convened, the manner by which it takes decisions, and in general all matters related to the composition and operation of the Board, are regulated in detail and determined by the Articles of Association of the company, its Operating Regulation and the applicable provisions of Laws 4548/18 and 4706/20, as applicable at any given time. It is pointed out that the Board of Directors' committees that have been set up have their own operating regulations, which regulate among other things, their role, the procedures by which the objectives served by each of the committees are achieved, communications with the members of the Board of Directors and the manner in which they work together, as well as the procedure by which their meetings are convened.
2	1.13 The non-executive members of the Board of Directors meet at least annually or extraordinarily when deemed appropriate without the presence of executive members in order to discuss on the performance of the latter. At these meetings, non-executive members do not act as a de facto body or committee of the Board of Directors. Given that the existing Board of Directors was formed on 05.03.2021, before Law 4706/2020 was published, the non-executive members are in the process of coordinating and drafting the action plan and recording their actions, in the context of their specific tasks, which will be completed in 2022.	
3	1.17 At the beginning of every calendar year, the BoD adopts a calendar of meetings and an annual agenda, which may be reviewed depending on the developments and the company's needs, to ensure that it properly, fully and timely fulfils its responsibilities and adequately considers all matters submitted to it for consideration.	In 2021, the Board of Directors had launched and succeeded the planning of regular meetings of its members, at least on a monthly basis, so that members are provided with full information on corporate affairs, oversight of the development of the realisation of the Company's strategic goals and a global picture for its business course, while in 2022 it is planning to draft a schedule of meetings and an action plan, with a clear description of the needs of the Company, as well as an overall plan for evaluating its efficiency within the year closed regarding the fulfillment of the above.

(amounts in euro)

S/N	DEVIATIONS	JUSTIFICATION
4	2.2.13 The company adopts a diversity policy that forms part of the eligibility policy.	In accordance with Articles 3.1 and 3.2 of Law 4706/20, diversity among members of the Board of Directors must be assessed in the light of the desired degree of correlation between the skills of the members of the Board and the activities and specificities of the Company, such that the latter can derive the greatest possible benefit, with any non-diversity not constituting an inevitable course of action, nor of course a defect of the Board. The concept of diversity of the Board of Directors is not defined in law. At present, it has not been deemed necessary to develop an independent diversity policy with regard to members of the Board of Directors. Relevant provisions regarding the general spectrum of diversity and differentiation among the members of the Board of Directors exist in the Suitability Policy as in force, which was approved by decision of the General Meeting of Shareholders of the Company on 1 July 2021. The Company always complies with the principle of offering equal opportunities and inclusiveness, both towards the members of the Board of Directors and the senior management, and intends to capture this more clearly in the next update of the above Suitability Policy.
5	2.3.1. The company has a framework for filling open seats and the succession of members of the Board of Directors, in order to identify needs with respect to open positions and replacements and to ensure the smooth continuity of management and the uninterrupted achievement of the company's purposes. Not available at the moment.	However, in accordance with the current Suitability Policy, the Company is in the process of developing a framework involving the mapping of the individual eligibility criteria of members of the Board, including their duties and responsibilities, in its first stage.
6	2.3.2. The company ensures the smooth succession of the members of the Board of Directors, ensuring gradual replacement in order to avoid any shortcomings in governance.	Members of the Company's Board of Directors are elected by the General Meeting of Shareholders of the Company in accordance with the law and the Articles of Association of the Company, for a term that lasts for the same period of time for all members. However, the Remuneration and Nominations Committee reviews the formulation of criteria and the procedures of succession first of all for the executive members of the Board, in order to avoid administrative deficiencies.
7	2.3.4. The company also has a succession plan for the Chief Executive Officer.	The Chief Executive Officer of the Company was appointed by the decision of its Board of Directors dated 5 March 2021 and his term ends with the election of the new Board of Directors by the Ordinary General Meeting of 2026. Moreover, in the event that the issue of succession of the CEO arises, the abovementioned arrangements shall apply.
8	3.3.3 The Board of Directors annually assesses its effectiveness, fulfilment of its tasks and those of its committees.	See. reply on derogation under 3.
9	Incorporation of the remuneration report with regard to members of the Board of Directors in the Corporate Governance Statement.	The remuneration with regard to members of the Board of Directors is prepared by the Nominations and Remuneration Committee and shall be submitted for approval by the Company's Ordinary General Meeting of Shareholders of 2022.

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

The Company's Board of Directors places particular emphasis on internal control and risk management systems for which it is responsible, aiming at establishing and managing systems which optimise risk management efficiency.

The Board of Directors is also responsible for identifying, assessing, measuring and generally managing risks, including those related to the reliability of financial statements.

The adequacy of Internal Audit systems is monitored by the Audit Committee, which keeps the Board of Directors up-to-date through quarterly reports on the current internal audit framework and through reports from the internal audit department relating to serious audit issues or incidents which might have significant financial and business implications.

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

Internal Control Systems (detailed reference is made in the Audit Committee section) are intended to ensure the completeness and reliability of the data and information required to determine the Company's financial position and the production of reliable financial statements accurately and in a timely manner.

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

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

- adequate knowledge, qualifications and availability of executive staff involved, with clearly separated roles and areas of responsibility;
- regular review of accounting principles and policies;
- existence of safeguards related to the security of the information systems used;
- regular communication between independent statutory auditors, the management and the Audit Committee;
- regular meetings to validate and record significant estimates affecting the financial statements;
- annual evaluation of the internal audit and risk management system, carried out for the issuance of the financial statements by the Board of Directors upon recommendation of the Audit Committee.

These risk management systems cover all the undertakings included in the consolidation.

The security, integrity and accuracy of the financial data is ensured with the assistance of IT systems, managed by a specially-trained IT Management Team of the Group (IT General Controls).

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

- Backup (daily-weekly-monthly-yearly)
- Restoration procedure
- Server room security
- Event log
- Frequent and mandatory change of password
- Antivirus Security
- E-mail Security
- Firewall
- Intrusion Prevention System (IPS)
- Wired-wifi access control system (Identity Services Engine)
- Annual Penetration – Vulnerabilities Tests policy
- Cyber security

(d) The information required under article 10(1)(c), (d), (f), (h), and (i) of Directive 2004/25/EC of the European Parliament and of the Council of 21 April 2004, is stated in the **Explanatory Report** which is included in the Directors' Annual Report for year from 01.01.2021 to 31.12.2021.

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

- **Proceedings and key powers of the General Meeting of Shareholders**

The General Meeting of Shareholders is the Company's supreme decision-making body and may decide on all significant corporate affairs, in accordance with law and the Company's Articles. The Ordinary General Meeting of Shareholders is held once a year within the time period provided by Law, i.e. not later than the 10th day of the ninth month after the end of the fiscal year, in order, among other things, to approve the Company's annual financial statements and the overall management that took place during the period concerned, to decide on the appropriation of profit and to release the auditors from all liabilities.

At a minimum, the Chair of the Company's Board of Directors, the CEO or General Manager, as the case may be, the Chairpersons of Board committees, as well as the internal and statutory auditors, must be present at the General Meeting of Shareholders, in order to provide information on issues falling under their remit which are brought up for discussion and to answer questions or provide clarifications requested by shareholders. The Chairperson of the General Meeting must allow sufficient time for shareholders to ask questions.

Decision making takes place in a voting procedure, in order to ensure the free expression of all shareholder views, whether present in person or voting via proxy. The Company uses effective and cost-efficient voting methods for shareholders or their representatives.

The deliberations and resolutions of the General Meeting are recorded in the minutes, which are signed by the Chairperson and the Secretary of the Meeting and may be kept electronically.

A summary of the General Meeting minutes / communications, including voting results on each resolution of the General Meeting, must be available on the Company website within five (5) days from the date of the General Meeting of Shareholders, also translated into English.

- **Participation of shareholders at the General Meeting — Shareholders' rights**

The requirements and deadlines for shareholders to participate in the General Meeting and exercise their voting rights are laid down in the legislation in force, read in conjunction with the provisions of the Articles of Association, provided that they are not contrary to the relevant laws, namely in Article 124 of Law 4548/2018, read in conjunction with Article 14 of Law 4569/2018. 4569/2018 and Articles 27, 28 and 29 of Law 4706/2020.

Specifically:

- Participation in the General Meeting is open to any natural or legal person that has the status of shareholder as of the start of the fifth (5th) day prior the day on which the General Meeting is to be held (registration date).
- In the case of a postponed or resumed General Meeting, the deadlines prescribed by Law (Article 124 of Law 4548/2018).
- Shareholder status may be proven by any lawful means and in any event on the basis of notifications received by the Company from the Hellenic Central Securities Depository SA.
- To secure the legal right to participate in the General Meeting and exercise all relevant rights, a shareholder need not commit their shares or observe any other analogous procedure which would restrict their ability to sell or transfer their shares in the period between the registration date and the date on which the General Meeting is convened.
- The Company may request verification or proof of identity of the details of existing shareholders, in order to communicate with them, to facilitate the exercising of their rights, and their active participation in the Company (Article 3a of Directive (EU) 2017/828 of the European Parliament and of the Council).

- The Company supplies information, notifications and updates in a timely manner to shareholders and/or their representatives in standardised form, through the platform provided by the Athens Stock Exchange (Article 3b of Directive (EU) 2017/828 of the European Parliament and of the Council).
- The Company facilitates the exercise of the rights of shareholders, who participate either in person or through authorised intermediaries, and is obliged to issue a certificate of valid vote registration upon receipt of a request from the shareholder or their representative, as required by law (Article 3c of Directive (EU) 2017/828 of the European Parliament and of the Council).

As its shares are listed on the Athens Stock Exchange Market, the Company is required to publish notices in compliance with Regulation (EU) No. 596/2014 of the European Parliament and of the Council on market abuse, Laws No 4443/2016 and No 3556/2007 concerning related matters, the decisions of the Capital Market Committee and the Athens Stock Exchange Regulation.

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

The Shareholders, Investor Relations and Corporate Announcements Division is responsible for the monitoring and management of the Company's relations with its shareholders and the investing public and ensures, among other things, the valid and equitable provision of information to investors and financial analysts in Greece and abroad.

- **Composition and functioning of the Board of Directors**

The Company's Board of Directors, the members of which are elected by the General Meeting, is entrusted with the overall management and administration of corporate affairs in accordance with the Law and the Company's Articles of Association, including representation of the Company and making decisions on all matters concerning the Company affairs, apart from those matters for which the General Meeting of Shareholders has exclusive competence, with the aim of protecting the interests of the Company and its shareholders. Being the Company's supreme administrative body, it lays down its strategy and supervises and controls the management of its assets.

The Board of Directors decides which of its members are Executive and Non-Executive Directors. Among the non-executive members there are independent members, accounting for no fewer than one third (1/3) of the total number of its members, which in no case should be fewer than two persons. Independent non-executive members are elected by the General Meeting of Shareholders and must meet all the conditions for independence laid down by Law 4706/2020 and the Corporate Governance Code.

The roles of directors are defined and clearly stated in the Company's Articles of Association, the Corporate Governance Code, the Operating Regulation, and other official documents.

The Executive Directors are actively involved in the Company's business activity, take care of day-to-day administration and have to make decisions in a way that protects corporate interests, after obtaining sufficient information under the circumstances at hand. In this context, proposals, explanations and information received by the Board of Directors are critically examined and evaluated. They are responsible for implementation of the strategy determined by the Board of Directors, engage in regular consultations with the non-executive members of the Board of Directors on the appropriateness of applied strategy, reporting to the Board of Directors and notifying them immediately of their assessments and proposals for dealing with crises or risks that may impact the financial position of the company.

Non-executive members are generally responsible for promoting corporate affairs as a whole.

Non-executive members of the Board of Directors, including independent non-executive members, have, in particular, the following obligations:

(a) monitoring and review of Company strategy and its implementation, as well as achievement of its objectives;

(b) ensuring the effective supervision of Executive Directors;
including the monitoring and oversight of their performance, and

(c) reviewing and expressing opinions on proposals submitted by executive members based on existing information.

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

The Board of Directors meet whenever deemed necessary in accordance with the needs at hand or the provisions governing the Company's operations and may also hold its meetings by teleconference, as set out in the Articles of Associations and the legislation in force.

The Chairman of the Board of Directors will determine the items on the agenda and invite the members to a meeting. In case of absence or impediment, the Chairman is replaced, in the following order, by the Vice-Chairman or, in case of absence of impediment of the latter, by the CEO; in case of absence or impediment of the CEO, the Board of Directors designates a Director to act as his replacement. Replacement as per the above relates solely to exercising the powers of the Chairman of the Board in that capacity.

The present Board of Directors was elected by the General Meeting of Shareholders of the Company on 5 March 2021, was constituted as a body at its meeting held on the same date to serve a five-year term of office from the date of election thereof to the date on which a new Board of Directors is elected by the Annual General Meeting to be held in the year of expiry of its term (i.e. 2026), which may not be prolonged for more than six (6) years, as set out in Article 7 par. 2 of the Company's Articles of Association and Article 85 of Law 4548/2018, as in force.

The Board of Directors, in accordance with Article 7 of the Articles of Association, consists of five
(5) (5) to nine (9) executive and non-executive members.

The existing Board of Directors consists of seven (7) members, of which there are two (2) executive member and five (5) non-executive members. Of these six, three (3) are independent non-executive members within the meaning of Article 9 of Law 4706/20, as currently in force.

Specifically, the current Board of Directors of the Company is composed of the following persons:

Name	Title	Capacity	Business Address
Christos Panagiotopopoulos, son of Panagiotis	Chairperson	Executive Member	25, Ermou Street, Kifissia Attiki
Ioanna Samprakou, daughter of Fotios	Vice-Chairperson	Non-executive member	25, Ermou Street, Kifissia Attiki
Georgios Konstantinidis, son of Christos	Chief Executive Officer	Executive Member	25, Ermou Street, Kifissia Attiki
Alexandra Stavropoulou, daughter of Georgios	Member	Non-executive member	25, Ermou Street, Kifissia Attiki
Konstantinos Toumpouros, son of Pantazis	Member	Independent non-executive member	25, Ermou Street, Kifissia Attiki
Theodoros Pantalakis, son of Nikolaos	Member	Independent non-executive member	25, Ermou Street, Kifissia Attiki
Georgios Kountouris, son of Ioannis	Member	Independent non-executive member	25, Ermou Street, Kifissia Attiki

(amounts in euro)

The independent non-executive members of the Board of Directors meet the conditions for independence pursuant to Article 9 of Law 4706/20 as currently in force (and Article 4 of Law 3016/2002), from the date of their election to date.

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

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

In addition to the above, the Board of Directors monitors and reviews the implementation of its decisions via its annual Management Report, which is subject to approval by the Ordinary General Meeting of Company Shareholders.
Between 5 March 2021 and 31 December 2021 the Board of Directors of the Company met twelve (12) times.

A detailed table showing the attendance of members of the Board of Directors at its meetings for the period from 5 March 2021 to 31 December 2021 is indicated below:

s/n	Period 05.03.2021 – 31.12.2021	BoD Meetings	Participation (%)
1.	Christos Panagiotopopoulos	12	100%
2.	Ioanna Samprakou	12	100%
3.	Georgios Konstantinidis	12	100%
4.	Alexandra Stavropoulou	12	100%
5.	Konstantinos Toumpouros	11	92%
6.	Theodoros Pantalakis	12	100%

7.	Georgios Kountouris	12	100%

It is noted that: until 5 March 2021 the Board of Directors of the Company was composed of the following members:

1) Ioannis Moraitis, son of Michael, Chairman of the Board of Directors and Managing Director, executive member, 2) Gerasimos Georgoulis, son of Ioannis, Vice Chairman of the Board of Directors, non-executive member, 3) Christos Panagiotopoulos, son of Panagiotis, non-executive member, 4) Theodoros Xenidis, son of Konstantinos, non-executive member, 5) Antony Hadjioannou, son of Eftichios, non-executive member, 6) Theodoros Pantalakis, son of Nikolaos, independent non-executive member and (7) Panagiotis Sofiadis, son of Nikolaos, independent non-executive member.

The Said Board of Directors held two (2) meetings from 1 January 2021 to 5 March 2021 with a 100% participation rate of all members. Other professional commitments of the members of the Board of Directors

In addition to being members of the Board of Directors of the Company, the other professional commitments undertaken and maintained by the members of the Board are detailed below:

Name	Name of Company/Legal Entity	Title
Christos Panagiotopopoulos, son of Panagiotis	P. & C. DEVELOPMENT S.A.	Shareholder (90.00 %)
	ATHOS ASSET MANAGEMENT MUTUAL FUND MANAGEMENT S.A.	Chairman - Non-Executive Member Shareholder (93.00 %)
	ART IN LODZISTIS S.A.	Chairman & Chief Executive Officer
Ioanna Samprakou, daughter of Fotios	ELITE GLOBAL CONSULTING SERVICES LTD	Chairwoman & Managing Director
	CHILTERN MEDIA PC	Administrator – Shareholder (23.33%)
Georgios Konstantinidis, son of Christos	SWOT HOTEL & TOURISM SOCIETE ANONYME	Shareholder (25.1 %) - Non-executive Member of the BoD
	SWOT L.P	Shareholder (51.00 %)
	CONSTANT INNOVATIONS L.P	Shareholder (30.00 %)
Konstantinos Toumpouros, son of Pantazis	TOUMROUROS TEMCO S.A.	Shareholder (60%, direct participation), Member of the Board of Directors
	ERGONOMIA TECHNICAL CONTRACTORS SA	Shareholder (5%, direct participation)
	ERGOMETRIA SA	Shareholder (50%, direct participation)
Alexandra Stavropoulou, daughter of Georgios	OTE SA	Salaried mandate for the provision of legal services
	Law Office	Owner
	VETA STOCK EXCHANGE S.A.	Non-Executive Member of the BoD
Theodoros Pantalakis, son of Nikolaos	ATTICA BANK	Chief Executive Officer*
	HELLENIC PETROLEUM HOLDINGS S.A.	Independent, Non-Executive Member of the BoD**
Georgios Kountouris, son of Ioannis	LIQUBIT INVESTMENTS LTD.	Member of the BoD

Summary reference to the CVs of the Members of the Board of Directors

All directors hold degrees from Greek and/or foreign universities and some of them also hold postgraduate and/or doctoral degrees in various disciplines (technology, finance, law, etc.). In this regard, the above persons, based on their respective CVs, have knowledge of the sectors in which the Company operates and have the skills and experience to exercise their responsibilities in accordance with the suitability policy, business model and strategy of the Company.

The CVs of the members of the Board of Directors are briefly presented below and are listed on the Company's website https://el.reds.gr/dioikisi/.

1. Christos Panagiotopoulos, son of Panagiotis, Chairman of the Board of Directors (executive member)

It has been active in the field of construction and Real Estate for more than 35 years, having been involved in successful projects in Greece and abroad. He is a non-executive member of the Board of Directors of the company of ELLAKTOR Group, REDS SA since 2014, having also served as Chairman of the Board. During his professional career he has been successfully involved himself as a contractor of important Public and Private Works in parallel with his business activity in the field of Real Estate.

Christos Panagiotopoulos was born in Evritania and studied Civil Engineering at the National Technical University of Athens (1987).

2. Ioanna Samprakou, daughter of Fotios, Vice-Chairperson of the Board of Directors (non-executive member)

She holds a degree in Computer & Computer Engineering and a Master's Degree from the University of Patras, and is also the holder of a patent approved by the "U.S. Patent and Trademarks Office ", and an MBA from ALBA Graduate Business School. Until recently, she held the position of Group Investments & Development Director of the Dimera Group. For a number of years she has been an Advisor to the Ministers of Infrastructure, Transport & Communications, of the Deputy Minister of Economy & Development, responsible for Industry & Trade, and the Deputy Minister of Economy & Development, responsible for Investment, dealing extensively with the legal framework and promoting issues of Strategic Investments and PPPs, Entrepreneurship, Innovation, Infrastructure, Privatisations, Telecommunications and Digital Development. She has been the National Coordinator of the Program "Promotion of Investments and Strategic Investments" implemented by the World Bank under the European Structural Reform Support Program (SRSP). She has served as Coordinator of the National Strategy on ICT "Digital Growth 2021" and "National Broadband Plan", while she has been in charge of government reforms such as the transition to Digital Television and 4G. She has served as a Member of the Delegation of the Technical Chamber of Greece [TEE] for 5 consecutive terms, as well as Vice President of the Association of Information Technology and Communications Engineers of Greece (EMIPEE). She is a Member of the Board of Directors of the Olympia & Bequests Committee, while she has been the Chairwoman of the Organising Committee "Digital Payments and Digital Single Market Initiatives" and the "1st Athens Digital

Payments Summit".

3. Georgios Konstantinidis, son of Christos, CEO (executive member)

Founder & Chairman of SWOT S.A. He is a graduate of Alpine The Swiss Business School for Hotel & Tourism Management where he studied Tourism Organisation & Management and has completed the certification of his studies in Hospitality Management at Cornell University, USA. Since 2010, he has served as Executive Director & CEO in public limited companies active in the field of Tourism & Sports, while until then and for a number of years, he had gained significant experience in the field of commercial management of public limited companies. His field of specialisation is structural business development, communication and international relations with investment schemes and organisations.

4. Alexandra Stavropoulou, daughter of Georgios, (non-executive member)

Attorney-at-Law Appointed to the Supreme Court. Graduate of the Law School of the University of Athens and holder of a Master's Degree (LL.M.) in International Banking Law and the Law on Supervision of the Capital Market from the University of Boston. She has extensive judicial experience and has worked as a consultant to financial institutions and listed companies on commercial and capital market law, including regulatory compliance in the financial sector. She has a law office in Athens.

She speaks English, French and German. She is married and the mother of two children.

5. Konstantinos Toumpouros, son of Pantazis, Director (independent - non-executive member)

He has studied Civil Engineering, specialised in hydraulic engineering, at the National Technical University of Athens and he has been practicing civil engineering since then. He worked, among others, as vice chairman and member of the Board of Directors in the company Ergonomia SA, as well as Chairman and CEO in the company Ergometria SA. He now works as Chairman and CEO of the technical and real estate management company Temco SA.

6. Georgios Kountouris, son of Ioannis, Director (independent - non-executive member)

He is the co-founder & COO of Liqubit Investments Ltd. He was the co-founder and CEO of Click Delivery SA. He has previously served as Southeast European Sales Manager of Extreme Networks, General Manager of S/W Business Unit of Singular Logics SA, CEO of Avaya, Sales Manager of Microsoft, Country Manager in Greece and Cyprus for 3Com and VP Sales in Greece and Cyprus for Olivetti. He holds a Master's degree in Computer Science from the University of Milan.

7. Theodoros Pantalakis, son of Nikolaos, Director (independent non-executive member)

Mr. Theodoros Pantalakis holds a degree from the Department of Business Administration of Piraeus Higher School of Industrial Studies. Previous employment - commitments: From 1980 to 1991, he worked at the National Investment Bank for Industrial Development (ETEBA), whereas during the period 1983 - 1985 he was Associate of the Deputy Minister for National Economy, Mr. Kostis Vaitsos, while during the period 1985-1988, he was Director of the Office of the Deputy Minister for National Economy, Mr. Theodoros Karatzas. From 1991 to 1996, he was Assistant General Manager at Interamerican Group. From March 1996 to April 2004, he held the position of Deputy Governor of the National Bank of Greece, while concurrently he was President, Vice-President or Board member of subsidiaries of the National Bank. He has also been Vice Chairman of the Athens Stock Exchange, Chairman of the Central Depository, Chairman of the Executive Committee of the Hellenic Bank Association, etc. In May 2004, he became Vice Chairman of the BoD of Piraeus Bank, and from January 2009 to December 2009, he was Vice President and Deputy CEO of the Group. At the same time, he was Chairman or Board member of subsidiaries and affiliates of Piraeus Bank Group. From December 2009 to July 2012, he served as Chairman of the BoD - Governor of the Agricultural Bank of Greece (ATE). During the same period, he was Chairman or Board member of subsidiary companies of ATE.

He was also a member of the BoD and of the Board of Directors of the Hellenic Bank Association. From August 2012 to December 2016, he was Chairman and CEO of the "APOLLONIAN CYCLE" ("BMC Circle"), Vice Chairman of the Association of SAs and Ltds. He was also an Executive Member of DEMKO Group, member of the Board of Directors of ELLAKTOR Group and its subsidiaries (Attiki Odos, ELTEX ANEMOS and REDS), member of the Board of Directors of HELPE, RETAIL WORLD and MADDOG S.A. From October 2016 onwards, until 8 February 2022, he was the CEO of Attica Bank, a member of the Board of Directors of ELPE until 30 June 2021, Vice Chairman of the Association of Public Limited Companies and Entrepreneurship and a member of the Board of Directors the REDS Group.

Corporate Secretary - Curriculum Vitae

Margarita Skarou is a Legal Advisor at REDS and has been a member of the Company since 2013.
Mrs. Skarou is an expert consultant in a wide range of corporate affairs, and monitors the ongoing compliance of the Company and its subsidiaries, with the current legal and regulatory framework, as a company listed on the Athens Stock Exchange. She is a member of the Regulatory Compliance Department of the ELLAKTOR Group as a Compliance Officer of REDS, specialising in the prevention and treatment of fraud, bribery and corruption, and has extensive experience in the field of personal data protection.
She holds a law degree from the National and Kapodistrian University of Athens, is a member of the Athens Bar Association, as well as a Certified Fraud Examiner, and she also holds the corresponding certification from the American Institute "Association of Certified Fraud Examiners" (ACFE).

The curriculum vitae of the Group's senior executives are presented below:

Andreas Skyrlas, Chief Financial Officer (CFO) of the REDS Group as of 1st June 2021.

Mr. Skyrlas graduated from the Universita di Bologna in Bologna, Italy where he studied Business Economics and holds a postgraduate degree (MBA) from the Athens University of Economics.

He has 20 years of experience in management positions and has worked in large Greek and multinational companies-groups such as Magneti Marelli Hellas SA - FIAT Group, PNG Gerolymatos SA, Gerolymatos Cosmetics SA, Shiseido Hellas SA, Folli Follie Group, as Chief Financial Officer, Director of Strategic Planning and Project Manager.

George Mattheos, Director of Real Estate Management and New Development of the REDS Group, as of 1st July 2021.

Mr. Mattheos is experienced in real estate management since 2007 having managed different types of real estate portfolios of a total Market Value of over €1.5 billion. In addition, he has been a key executive and manager of real estate portfolio management consulting firms, providing investment consulting services, real estate appraisal services, loan portfolio management and real estate management of all types and feasibility study services.

He participated for four years as the exclusive real estate management consultant of the Bank of Greece and participated in its Real Estate Management Committee. He started his career in the real estate sector at the real estate consulting firm Jones Lang Lasalle in London, UK, then worked at the Latsis Group and in particular at a management and investment company of the Group, has been a manager and partner in the multinational real estate consulting firm, NAI Hellas Asset Management Services, which was acquired by Pepper Hellas, he held the position of director of collateral management, covering non-performing loans at the consulting firm Cepal Hellas Financial Services Solutions.

Mr. Mattheos is a graduate of the School of Management and Economics of the Technological Educational Institute of Chalkida, and holds a Master of Science in Corporate Real Estate Finance and Strategy from the former Cass and now Baynes Business School of City University located in London, UK and a Master in Business Administration in Management of Companies specialising in investments, luxury business management of the INSEEC Business School located in Paris, France.

Margarita Skarou, Legal Advisor - Group Compliance Officer
REDS

(see above, Corporate Secretary, short curriculum vitae)

Dimitris Papadimitropoulos, Head of Technical Division of REDS Group, since November 2021.

Has more than 18 years of experience in the Construction, Supervision, Management and Administration of complex Construction Projects, mainly in building infrastructure.

He has been involved for many years in the supervision of professional offices and commercial stores such as H&M, PUBLIC, ORCHESTRA-PREMAMAN, AB VASILOPOULOS, FOUR SEASON
(Asteras Vouliagmenis), ROLEX USA branch network, new PRODEA office building in Maroussi. He has been active for many years in the construction and supervision of private residential buildings of high requirements for large construction companies such as EKTASIS DEVELOPMENT SA, DANAOS EXELIXI SA (I. Cousta Group of companies), D. KAPSIMALIS CONSTRUCTIONS (Chairman of the Greek Manufacturers Association), private homes in Nea Marina, Agia Napa, Cyprus. He also spent three years in the construction of large photovoltaic parks throughout Greece.

He holds a Diploma in Civil Engineering from the Polytechnic School of the University of Patras. He speaks English and has been specialised and certified in the use of design programs and equipment of photovoltaic installations.

Konstantinos Pappas, Internal Auditor of the REDS Group, as of January 2011.

He is an experienced Internal Auditor of REDS since January 2011, already employed since 2008 in the Accounting Office of the Company.

He is a graduate of the Department of Accounting, of the Technological Educational Institute of Piraeus, and completed his studies with a Master in Accounting and Finance from the Department of Postgraduate Studies of the Technological Educational Institute of Piraeus.

He is a member of the Economic Chamber of Greece and has a license of First Class Tax Accountant since 2013.

Shares held by the members of the Board of Directors and senior executives in the Company

According to their respective declarations, none of the members of the Board of Directors or senior executives of ELLAKTOR directly or indirectly hold shares or voting rights in the Company on the date of publication hereof, apart from:

-Mr. Christos Panagiotopoulos, Chairman of the Company (Executive Member), who holds a total of 6699470 shares and the corresponding voting rights of the Company, i.e. 11.664%

Remuneration of Directors - Board Remuneration Policy

This Remuneration Policy (the "Policy") of the Board of Directors of the Company has been approved by virtue of the Annual General Meeting's resolution of REDS's shareholders dated 10.09.2020. The Policy shall be effective for four (4) years from the date of its initial approval (the "Term") unless earlier revised and/or amended by virtue of another General Meeting's resolution. The Policy has been drafted in accordance with the EU Shareholder Rights Directive (SRD II) as incorporated into Greek legislation under Law 4548/2018.

The Policy concerns the remuneration of the members of the Board of Directors and aims to ensure that REDS remunerates its Board of Directors based on the short-term and long-term business plan of the Company.

The level of fixed salaries and fees payable to both executive and non-executive directors is established on the basis of fair and reasonable remuneration for the best and most appropriate person for each specific position, taking into account the level of responsibility, as well as the knowledge and experience required to deliver on expectations, while ensuring that the amount paid by the Company reflects a sum which is both absolutely necessary and at the same time supports its long-term interests and sustainability.

The Policy provides for variable remuneration for the executive members of the Board of Directors, in order to further align the interests of these members with those of the Company, given that applicable performance criteria will be based on indicators of the long-term success and viability of the Company.

The remuneration policy for the Executive Board Directors contributes to the Company's business strategy and long-term interests and sustainability:

- By providing a fair and appropriate level of fixed remuneration that does not result in over reliance on variable pay and undue risk taking, thereby encouraging the executive to focus on sustained long-term value creation.
- By providing a balance of short and long-term incentives to ensure there is focus on short term objectives that will over time build to create long-term value, as well as long-term goals.
- By including long-term incentives where the reward is delivered in shares and short-term incentives where the reward is deferred, which aligns executives to shareholder interests and value, as well as the performance of the Company over the longer term.
- By expecting executives to acquire and retain shares in the Company thereby

being aligned to the long-term performance and sustainability of the Company and its shareholders.

- By requiring that the performance measures associated with any long-term incentive should be measured on a long-term basis.

The Remuneration Policy of the Board of Directors of REDS is posted on the company's website https://el.reds.gr/etairiki_diakybernisi/.

- **Composition and functioning of the Audit Committee**

The existing three-member independent Audit Committee emerged from the decision of 5 March 2021* by the Extraordinary General Meeting of the Company, in which Panagiotis Alamanos was elected as an independent member, having no relationship with the Company, as well as Theodoros Pantalakis, as an Independent Non-Executive Member and Konstantinos Toumpouros, as an Independent Non-Executive Member. Subsequently, by decision of the Audit Committee of 5 March 2021, it was constituted into a body, and its Chairman was elected from among its members, as per the table below:

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

All the above officials have proven to have an adequate knowledge in the field in which the company operates, while the Chairman of the Audit Committee, Mr. P. Alamanos, as well as its members, Mr. K. Toumpouros and Mr. Th. Pantalakis (Independent Non-Executive Members of the Board of Directors) meet the independence conditions laid down by the provisions of Article 9 of Law 4706/2020. In addition, at least one member of the Audit Committee has a proven track record in auditing or accounting. In particular, the Chairman of the Audit Committee, Mr Alamanos, is a Certified Public Accountant (AM SOEL 38101).

The term of office of the above members of the Audit Committee coincides with the term of office of the members of the elected Board of Directors, i.e. five years, starting as of the day of their election, i.e. 5 March 2021 and ending with the election of the new Board of Directors at the Ordinary General Meeting of Shareholders of the Company when it is held in the year 2026.

* *For fiscal year 2021 and until 5 March 2021, the Audit Committee consisted of three persons, chaired by Mr. Charitonas (Haris) Kyriazis (non-member of the BoD and independent within the meaning of the provisions of Law 3016/2002), the other members being Mr. Theodoros Pantalakis and Panagiotis Sofiadis, both independent non-executive members of the then Board of Directors of the Company.*

The purpose of the Audit Committee is to assist the Board of Directors in relation to the monitoring and supervision of (a) financial information, (b) internal audit systems, (c) internal control, risk management and regulatory compliance units and in general effective governance of the Company and its subsidiaries that are under its control (hereinafter referred to jointly for reasons of brevity
'the Group'), in accordance with the law and (d) the statutory auditors based on the provisions of Article 44 of Law 4449/2017, as amended and in force Articles 10, 15 and 16 of Regulation (EU) 537/2014 of the European Parliament.

The Audit Committee has established and implements its own operating regulation, which is approved and revised by decision of the Audit Committee.

Its most recent revision was approved and entered into force by decision of the Company's Audit Committee of 29 November 2021. The current regulation of the Audit Committee is posted on the Company's website, at the following address https://el.reds.gr/epitropi_elegxou/.

Functioning of the Audit Committee

1. The Audit Committee meets at regular intervals, i.e. at least four (4) times a year, and on extraordinary occasions, whenever so required. The Chairperson of the Audit Committee shall send a written invitation to the members (possibly by email), at least two (2) business days before the meeting, indicating therein the items on the agenda, as well as the date, time and place of the meeting. The Audit Committee may self-convene with no prior invitation by the Chairman, provided that all its members are present. The Audit Committee may also convene validly by teleconference. The drafting and signing of a minute by all the members of the Audit Committee shall be equal to a meeting and a decision, even if no meeting is previously held.
2. The Audit Committee shall be in quorum and shall meet validly when at least two members are attending; participation through a representative shall not be permitted. At least one of its independent members, who has sufficient knowledge and experience in auditing or accounting, must attend the meetings of the Committee that involve approval of the financial statements. The Audit Committee draws up an operating regulation by its decision, if it is independent, or following a prior decision of the Board of Directors, if it is a committee of the Board of Directors, and said regulations are duly posted on the Company's website. It meets at the Company's headquarters or elsewhere as foreseen by the Regulation, in application of the

provisions of Article 90 of Law 4548/2018. The discussions and decisions of the Audit Committee are recorded in the minutes of the meeting, which are duly signed by the members present, pursuant to Article 93 of Law 4548/2018. The Audit Committee may, at its sole discretion, invite as necessary any management executives involved in the Company's governance, including Executive Members of the Board of Directors, the Chief Financial Officer, and the Head of the Internal Audit Division, as well as any other person whom it deems able to contribute to its task, to attend specific meetings or be present for discussion of specific items on the agenda and to offer explanations. It is mandatory for least one member of the Audit Committee, who is independent from the Company and has sufficient knowledge and experience in auditing or accounting, to attend meetings of the Audit Committee which pertain to approval of the financial statements.

3. Members who participate by means of teleconference shall be considered present. The Audit Committee shall take decisions by an absolute majority of the members participating in the meeting.

4. The Audit Committee may elect a secretary to keep the minutes of its meetings. The secretary may not be a member of the Committee, but a Company employee.

5. In case of resignation, death or loss of membership, the Board of Directors shall appoint, from its existing members, a new member to replace the one who has become unavailable, for the period until the end of their term of office, subject, if applicable, to the provisions of Article 82(1) and (2) of Law 4548/2018 (Government Gazette, Series I, No 104), which shall then be applied accordingly. When the member specified under the previous paragraph is a third party and not a member of the Board of Directors, the Board of Directors shall appoint another third party (not a member of the Board of Directors) as temporary replacement until the next General Meeting, which shall duly appoint the same member or elect another member for a period ending on expiry of their respective term of office on the Audit Committee.

Responsibilities of the Audit Committee

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

1. The Audit Committee monitors the process and the performance of the statutory audit of the Company's and the Group's individual and consolidated financial statements. Within this framework, it notifies the Board of Directors with a report on matters arising from the statutory audit, explaining in detail:

   (a) The contribution of the statutory audit to the quality and integrity of financial reporting, i.e. the accuracy, completeness and correctness of the financial information, including any related notifications, as approved by the Board of Directors and disclosed; and

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

In the context of the aforementioned briefing of the Board of Directors, the Audit Committee shall take into account the contents of the supplementary report submitted by the chartered accountant-auditor, which includes the results of the statutory audit carried out and which at least complies with the specific requirements of Article 11 of Regulation (EU) No 537/2014 of the European Parliament and of the Council of 16 April 2014.

2. The Audit Committee is responsible for monitoring, evaluating and reviewing the process of preparing financial reports, namely their production mechanisms and systems, the flow and the dissemination of financial information produced by the organisational units of the Company and the Group which are involved. The abovementioned actions of the Committee include disclosures of other information made public in any way (e.g. stock exchange communications, press releases) in relation to financial information. The Audit Committee notifies the Board of Directors of its findings and submits proposals for improving the procedure, if it deems necessary.
3. The Audit Committee monitors and assesses the effectiveness of all Company and Group policies, procedures and safeguards with respect to the internal audit system, as well as the assessment and management of risks associated with financial reporting. The Audit Committee monitors and supervises the proper functioning of the Company's Internal Audit Service and the Company's liable subsidiaries, in accordance with the professional standards and the applicable legal and regulatory framework, and evaluate its work, competence and efficiency, without, however, affecting its independence. Furthermore, the Audit Committee shall review the publicly available information as to the internal audit and the main risks and uncertainties of the Company and the Group, in relation to financial reporting. In any event, the Committee shall submit to the Board of Directors its findings and any suggestions for improvement.
4. It monitors the statutory audit of the Company and Group's annual financial statements, its performance in particular, taking into account any findings and conclusions of the competent authority in accordance with Article 26(6) of Regulation (EU) No 537/2014.

Specifically: The Audit Committee is notified by the management regarding the process and the time frame for preparation of the financial information. The Audit Committee shall be notified by the certified auditor and accountant regarding the annual plan for the statutory audit prior to its implementation; it shall review it and ensure that the annual statutory audit plan covers the most important audit areas, taking into account the core business and financial risk sectors of the Company and the Group.

The Audit Committee also submits proposals on other significant matters, when it deems it appropriate; To implement the above, the Audit Committee is expected to meet with the management and competent executive staff in the course of preparation of the financial reports, as well as with the Certified Public Accountant-Auditor of the Company and the Group during the scheduling of the audit, during the execution of the audit, and during preparation of the audit reports.

In the context of its responsibilities, the Audit Committee must take into account and examine the most significant issues and risks that may potentially affect the financial statements of the Company and the Group, as well as the significant opinions and estimates of management during their drafting. Please find below indicative topics which are expected to have been reviewed and evaluated in detail by the Audit Committee, insofar as they are significant for the Company and the Group, including specific related actions, by the time when the Audit Committee updates the Board of Directors:

- assessment of using the assumption of continuing activity;
- Significant judgments, assumptions and estimates when preparing financial statements.
- Evaluation of assets at fair value.
- Assessment of the recoverable nature of assets.
- Accounting dealing of acquisitions.
- Adequacy of disclosures on the major risks faced by the company.
- Significant transactions with related parties.
- Significant unusual transactions.

In this regard, attention is drawn to timely and effective communication between the Audit Committee and the auditor in relation to the drafting of the audit report and the supplementary report of the latter to the Audit Committee. In addition, the Audit Committee shall review the financial reports of the Company prior to their approval by the respective Board of Directors, in order to assess their completeness and consistency with the information brought to the attention of the Committee together with the accounting principles that the Company applies, and shall inform the Board of Directors accordingly.

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

6. The Audit Committee is responsible for the process of selecting certified public accountants-auditors for the Company and the Group, and recommends certified public accountants-auditors or audit companies for selection in accordance with Article 16 of Regulation (EU) No 537/2014, unless Article 16(8) of Regulation (EU) No 537/2014.
7. The Audit Committee shall review the adequacy, staffing and organisational structure of the Internal Audit Division of the Company and its obligated subsidiary companies, submitting a proposal to the Board of Directors regarding appointment of the Head of the Internal Audit Unit and identifying any weaknesses. If it is necessary, the Audit Committee submits proposals to the Board of Directors so that the Internal Audit Division has the necessary resources, is adequately staffed with sufficiently educated, experienced and trained personnel, so that there are no restrictions to its work and it has the foreseen independence.

   The Audit Committee shall submit a proposal to the Board of Directors regarding the internal operating regulations for the internal control unit. In addition, the Audit Committee shall be informed on the annual audit schedule of the Internal Audit Division of the Company prior to the implementation of said schedule, and evaluate it taking into account the main areas of business and financial risk, as well as the results of the previous audits. In the context of this information, the Audit Committee assesses that the annual audit schedule (in combination with any related medium-term plans) covers the most significant audit areas and systems related to financial reporting.

   The Audit Committee holds regular meetings with the Head of the Internal Audit Division of the Company to discuss matters falling under its remit and any problems arising from internal audits. In addition, the Audit Committee takes note of the work of the Internal Audit Division of the Company, including its reports (regular and extraordinary), and monitors the provision of information to the Board of Directors as regards the content of said reports and the communication of financial information within the Company in general.

   The Audit Committee presents the reports of the Internal Audit Division to the Board of Directors each month, together with its observations.

8. The Audit Committee supervises the management and periodic review of the main risks and uncertainties for the Company and the Group. In this context, the

Audit Committee shall evaluate the methods used by the Company and the Group to identify and monitor risks, address the major ones through the internal control system and the Internal Audit Division and disclose them along with published financial information, as appropriate.

9. The Audit Committee informs the Board of Directors about the outcome of all the above-mentioned actions by communicating its findings and submitting proposals for the implementation of corrective actions, where appropriate.

10. The Audit Committee shall submit an annual report regarding its actions to the Company's Ordinary General Meeting of Shareholders. This report shall include a description of the sustainable development policy observed by the Company.

11. The Audit Committee participates in the selection of the candidates who are to carry out evaluation of the internal audit system, the process of proposal, selection and approval of the assignment of the evaluation by the competent body, as well as the competent person or body responsible for monitoring and observing the agreed project. Adequacy of the IAS shall be evaluated on the basis of international best practices.

    With regards to the best international practices, the International Federation of Accountants (International Federation of Accountants: International Standards on Auditing of the International Federation of Accountants, the International Professional Practices Framework (Institute of Internal Auditors: The Internal Control System Framework) and the COSO committee Internal Control Framework (COSO: Internal Control Integrated Framework). Issues of independence and objectivity shall be taken into account when selecting the IAS Evaluator. The Evaluator and the members of the evaluation project team must be independent and must not maintain dependent relations pursuant to Article 9(1), as specified in detail under Article 9(2) of Law 4706/2020, as well as exhibit objectivity during the performance of their duties.

    Objectivity is defined as the impartial attitude and mentality, which allows the Evaluator to perform their work as they deem fit and prevents them from accepting compromises in terms of its quality. Objectivity requires that the Evaluator's judgment shall not be influenced by third parties or facts. When selecting the IAS Evaluator, issues related to their knowledge and professional experience shall be taken into account. In particular, the head of the IAS evaluation project team and in each case the signatory of the evaluation must possess the appropriate professional certifications (depending on the professional standards they have referred to) as well as proven relevant experience (e.g. in IAS and corporate governance structure evaluation projects). In the context of ensuring independence and objectivity, the evaluation of the IAS cannot be carried out by the same Evaluator for a 3rd consecutive evaluation. The recipients of the Evaluation Report are the Audit Committee and the Board of Directors of the Company. Periodicity is defined as the period of time between two consecutive evaluations and such period is set to three (3) years commencing from the reference date of the last evaluation.

12. The Audit Committee monitors the effectiveness of the Company's internal controls, quality assurance and risk management systems and, where appropriate, the Company's Internal Audit Division, with regard to the financial information of the audited entity, without violating the independence of the entity in question.

<u>Compliance with the Code of Conduct</u>

The Audit Committee must comply with the provisions of the law, the Company's Articles of Association, the Company's

Internal Operation Regulation, and the decisions of its bodies. It is also bound by the Code of Conduct and the Group's Ethics and Compliance Program, which are both approved by the Board of Directors and in force.

<u>Evaluation</u>

Every two (2) years, or more frequently if so deemed appropriate, the Audit Committee shall evaluate its performance and the adequacy of its current Operating Regulation and submit relevant proposals for approval to the Board of Directors.

Proceedings of the Audit Committee during fiscal year 2021

For the purposes of performing its various tasks, the Audit Committee met eight (8) times in 2021, in full quorum.

I. Tasks related to monitoring of the statutory audit:

1) The Audit Committee monitors performance of the statutory audit of the Company's individual and consolidated financial statements. In this context, it has held discussions with the external auditors and the financial services department, and:

i. It has been made aware of the independent auditors' schedule for the audit of the financial statements prior to its implementation, including risk assessment in the respective audit areas and the areas of significant interest for audit purposes.

ii. It was informed by means of interim communications between the President of the Committee and the chartered auditors, that no new important issues (Key Audit Matters) arose during the conduct of the audit work;

iii. It is aware of the contents of the Annual Audit Report for the year 2020, the respective Supplementary Report, as well as reports on the review of interim statements; and

iv. It was informed, monitored and assessed any potential threats to the independence of auditors and it implemented the Policy on the Assignment of non-Audit Works to an External Auditor.

2) The Audit Committee has carefully examined: a) the appropriateness and consistency of applied accounting policies, in particular with regard to recognition of income, accounting estimates (focusing in detail on the assumptions on which they are based and their calculation models);b) any impairment of assets and the respective disclosures;c) accounting for the recognition, measurement and presentation of financial instruments;d) lease accounting;e) accounting for intangible assets and goodwill arising from the acquisition of subsidiaries.

The Audit Committee was also informed of the impairment tests and the assets on which they were performed, the assumptions for the recognition and measurement of provisions. In addition, it has reviewed all matters involving a significant degree of uncertainty, and the relevant disclosures in the Annex to the financial statements.

The Audit Committee has received explanations from the financial departments regarding the collection of trade and other receivables, and the adequacy of impairment provisions with regard to expected credit losses. It has also discussed and appreciates the extent to which deferred tax assets are collectable, as well as the adequacy of deferred tax liabilities duly recognised.

The Committee has requested details and duly received updates on all related party transactions and has reviewed the proper application of the provisions of Law 4548/2018. It has also examined the adequacy and appropriateness of the disclosures in the Annex to the financial statements.

3) Based on the works of the external auditor, the Audit Committee suggested to the BoD to approve the financial information on the year 2020 and for the first semester of 2021.

4) In addition, the Audit Committee has asked, in accordance with its standing request, that a statutory auditor be assigned for the purpose of obtaining issuance of a tax certificate for fiscal year 2021.

5) There was no reason to discuss a change of external auditor in 2021.

INTERNAL AUDIT SYSTEM, INTERNAL AUDIT DIVISION

1) The Audit Committee monitors the effectiveness of all the policies, procedures and safeguards of the Company. To this end, it has held regular discussions with the Management on the continuous improvement of these issues, as they emerge from the internal audit reports.

2) The Committee also monitors and supervises the proper functioning of the Internal Audit, in accordance with the professional standards and the applicable legal and regulatory framework, and evaluates its work, competence and efficiency, without, however, affecting its independence. It shall be noted that the Audit Committee is the only competent body to evaluate the Internal Auditor.

3) Within 2021, the Internal Audit Division has completed 4 regular audit reports in accordance with the scheduled plan for the year 2021 approved in the previous fiscal year. These regular audits, carried out the Internal Audit Division, represent 100% of the audits planned for the fiscal year 2021.

4) The Audit Committee has approved the annual audit schedule prepared by the Internal Audit Division for fiscal year 2022, prior to its implementation, having assessed it in accordance with key business and financial risk sectors, as well as to the results of previous audits.

5) The Audit Committee undertook and carried out the first phase of preparation of the Company and the Group for evaluation of the Internal Audit System by an independent Evaluator, in accordance with the Company Regulation, which fully complies with Article 14 of Law 4706/2020 and Decision No 1/891/2020 of the Hellenic Capital Market Commission.

6) In this context, an invitation to tender was announced, with a public call for financial bids for the selection of a consultant to examine the degree of readiness of the Company and the Group in view of the forthcoming independent evaluation.

7) The Director of the Internal Audit Division was present at the meetings of the Committee throughout 2021.

8) The Committee has studied the contents of new Law 4706/2020 on Corporate Governance, in particular in relation to the new responsibilities and obligations of the Committee itself.

9) In cooperation with the Internal Audit Division, the Committee has approved the updating of the Operating Regulation for the department and has recommended its approval by the Board of Directors, having ensured that the changes in the new version of the Regulation are fully compatible with the provisions of Law 4706/2020.

At the same time, it proceeded, through the ongoing cooperation with the Board of Directors and the executives of the Company, to take all actions as required in order to ensure that they concern the unimpeded verification of the adequacy of the Company's Internal Audit System, as defined by Law 4706/2020 and the respective decisions of the Hellenic Capital Market Commission. All audit reports (reports) were discussed in the Audit Committee after relevant explanations were offered by the Internal Audit Division.

10) The Audit Committee was informed of the assessment of the main risks and uncertainties facing the Company, conducted by the Internal Audit Division, and the correlations with the outcome of the scheduled tasks carried out by external and internal auditors.

COOPERATION WITH MANAGEMENT

1) Apart from the invitation of executives to the Committee meetings, the Chairman of the Committee systematically communicates and cooperates with the REDS Group's CEO.

2) Throughout the year, the departments of the Group cooperated seamlessly with external and internal auditors, providing them with unimpeded full access to the information they required and generally facilitating their work.

COMMITTEE EVALUATION

During the year in question, the Audit Committee evaluated the adequacy of its current Operating Regulation and made changes as appropriate.

- **Nominations and Remuneration Committee**

By virtue of the decision of the Company's Board of Directors dated 26 March 2021, the Nominations and Remuneration Committee was established. The purpose of this Committee is to assist the Board of Directors, on the one hand, to implement the Company's Remuneration Policy in accordance with market developments with regard to levels of remuneration and human resources management, and on the other, to provide assistance when there is a need to nominate persons suitable for a position on the Board of Directors.

The composition of the Committee for the closing fiscal year 2021 is referenced below:

s/n	Name	Title
1.	Konstantinos Toumpouros	Chairman of the Committee (Independent Non-Executive Member)
2.	Theodoros Pantalakis	Member of the Committee (Independent Non-Executive Member)

(amounts in euro)

3.	Alexandra Stavropoulou	Member of the Committee (Non-Executive Member of the Board of Directors)

This Committee is responsible for the implementation of the Company's Remuneration Policy and for its revision. At the same time, if the need arises, it identifies and makes proposals to the Board of Directors in accordance with the Suitability Policy, of persons suitable for membership of the Board of Directors.

Proceedings of the Nominations and Remuneration Committee during the year 2021

The Nominations and Remuneration Committee held four (4) meetings in 2021, which were all held in full quorum. During the aforementioned meetings in the year 2021, the Committee worked out a range of issues and submitted proposals to the Board of Directors of the Company on issues including:

- The Suitability Policy for Members of the Board of Directors in accordance with Article 3 of Law 4706/2020;
- Remuneration of members of the Board of Directors and the Audit Committee;
- Updating of the Committee's Rules of Procedure

g) Brief reference to the suitability policy adopted by the Company in accordance with Article 3 of Law 4706/2020

The Company, in compliance with the provisions of Article 3 of Law 4706/2020 and Circular No 60/18.09.2020 issued by the Hellenic Capital Market Commission, has a Suitability Policy for the Members of the Board of Directors, which was approved by decision of the Board of Directors of 7 June 2021 and subsequently by the decision of the Ordinary General Meeting of the Company Shareholders of 1 July 2021. The Suitability Policy determines all of the principles and criteria applicable during selection, replacement and renewal of the term of office of the members of the Board of Directors, in the context of evaluating individual and collective suitability. The criteria for assessing suitability are referenced as personal characteristics, including adequate knowledge, good repute and moral standing, absence of conflicts of interest, independence of judgment; and collective suitability, including adequate representation by gender, diversity.

In formulating the suitability policy, the overall framework of corporate governance applied by the Company, its corporate culture, the risk-taking disposition it has adopted, its size and internal organisation, as well as the nature, scale, and complexity of the Company's activities have all been taken into account.

The approved Suitability Policy is posted on the company's official website and specifically on the link https://el.reds.gr/etairiki_diakybernisi/.

Kifisia, 3 May 2022

For the Board of Directors

THE CHAIRMAN OF THE BoD

CHRISTOS PANAGIOTOPOULOS

C. Independent Certified Auditor & Accountant's Report

To the Shareholders of REDS SA Real Estate Development and Services Audit Report on

the Corporate and Consolidated Financial Statements

Opinion

We have audited the corporate and consolidated financial statements of "REDS SA Real Estate Development and Services Société Anonyme" (Company and/or Group), which are comprised of the company and consolidated statement of financial position as of 31 December 2021, the company and consolidated income and comprehensive income statements, the statement of changes in equity and cash flow statement for the fiscal year ended on that date, as well as the notes to the corporate and consolidated financial statements which also include a summary of significant accounting policies.

In our opinion, the attached corporate and consolidated financial statements fairly present, in all material respects, the financial position of the Company and of the Group as at 31 December 2021, as well as its corporate and group financial performance and its corporate and consolidated cash flows for the year ended, in accordance with the International Financial Reporting Standards (IFRS), as these have been adopted by the European Union and in compliance with the regulatory requirements of Law 4548/2018.

Basis of opinion

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

Auditor's independence

Throughout our appointment we remain independent of the Company and the Group in accordance with the Code of Conduct for Professional Auditors of the Board of International Standards of Auditors' Ethics incorporated into Greek law, and ethics requirements of Law 4449/2017 and Regulation (EU) No 537/2014 relating to the audit of corporate and consolidated financial statements in Greece. We have fulfilled our ethical obligations according to Law 4449/2017, Regulation (EU) No 537/2014 and the requirements of the IESBA Code.

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

The non-audit services that we have provided to the Company and its subsidiaries during the year ended 31 December 2021 are disclosed in Note 34 of the attached corporate and consolidated financial statements.

Key audit issues

The main audit matters are those matters that, in our professional judgment, were of most significance in our audit of the company and its consolidated financial statements for the audited fiscal year. These matters were addressed in the context of our audit of the company and of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

<table>
<tr><th>Key audit issues</th><th>The procedures that we have followed to address the key audit issues</th></tr>
<tr><td>Impairment assessment of real estate investments

(Notes 2.6, 2.10, 4a and 6 to the Corporate and Consolidated Financial Statements)

Investments in real estate property mainly includes privately-owned plots of land and buildings, which are held for long-term leases or for future development.

The Group measures investments in real estate property at acquisition cost, less accumulated depreciation and any accumulated impairment losses. The management assigns the valuation of real estate investments at fair value to certified external appraisers, in order to identify possible impairment of their value, as well as for the purposes of preparing financial statement declarations regarding fair value, in accordance with International Accounting Standard (IAS) 40, IAS 16, as well as International Financial Reporting Standard (IFRS) 13.

As mentioned in Note 6 to the corporate and consolidated financial statements, as of 31 December 2021, the book value of Company and Group investments in property amounted to €6 million and €124 million respectively, corresponding to 12% and 89% of the respective total value of their assets.</td><td>We have carried out the following audit procedures with regard to the Group's real estate investments for the year ended 31 December 2021:

We have evaluated the Group's procedures for assessing the recoverable value of real estate investments and for reviewing potential impairment, in order to determine whether they were carried out in accordance with International Financial Reporting Standards.

We have received the valuations of the Group's real estate investments carried out by certified external appraisers on behalf of the management, and have confirmed that the valuation methods used to determine fair values are acceptable under International Valuation Standards and International Financial Reporting Standards, and are appropriate for determining the fair value of real estate investments as at 31 December 2021.

We have compared the fair value of real estate investments as presented in the above valuations against the values shown in the Group's accounting books and values.

We have evaluated and verified the capabilities, independence and objectivity of the certified external appraisers of the Group.

Given the subjectivity involved in determining the fair value of real estate investments, the full extent of the market knowledge</td></tr>
</table>

Key audit issues	The procedures that we have followed to address the key audit issues
The Company and the Group have reviewed the possibility, as of 31 December 2021, that there are reasonable and objective indications that real estate investments have been impaired. The fair values of real estate investments were determined by management's certified external appraisers in accordance with international valuation standards, with application of the discounted cash flow method in combination with the real estate market method, as well as the residual value method. The main assumptions underlying management's estimates of fair value are those relating to the collection of contractual rents, expected future market rent levels, vacancy periods, maintenance obligations, the appropriate discount rates, as well as returns on capital invested. With regard to the real estate market and residual value methods, the determination of the fair value of land is based on findings arising from research and collection of comparative data such as price per m^2. As at 31.12.2021, the management of the Company and the Group, having taken into account the valuations, as well as the conditions in the real estate market, concluded that there is an impairment of the value of specific real estate and entered an impairment provision of €3.0 million. Also, according to the valuations, there was a positive adjustment of the value of investments in real estate amounting to €3.7 million for the year ended 31 December 2021, due to a reversal of impairment that had been recognised in previous years, mainly for the properties of Kampa and the residential complex in Straoulesti, Romania.	required to determine appropriate assumptions, and the technical difficulties involved in applying valuation methods, we worked with a specialist external expert in real estate appraisal. In collaboration with the expert, we have evaluated the appropriateness and relevance of the methodologies used, and the reasonableness of the key assumptions adopted in the evaluations carried out by the management's certified external appraisers, and we have examined the consistency of the data. Our audit procedures revealed that the estimation of the recoverable amounts of real estate investments was based on reasonable assumptions. In addition, the valuations performed and the assumptions used were within the expected limits and in accordance with the current market conditions. Finally, we have verified that the real estate investments of the Company and the Group are appropriately disclosed in Note 6 to the corporate and consolidated financial statements, in accordance with the requirements of International Accounting Standard (IAS) 40, IAS 16, as well as International Financial Reporting Standard (IFRS) 13.

Key audit issues	The procedures that we have followed to address the key audit issues
We have focused our attention on this issue because of: ● The significant proportion of real estate investments in the total assets of the Group, and ● The importance of the assumptions and estimates used by management to determine fair value.	
Basis for the preparation of the financial statements *(Notes 2.1, 3.1, 19 and 36 to the Corporate and Consolidated Financial Statements)* The Company and the Group prepare their financial statements on the basis of the going concern principle. As at 31 December 2021, the Company and the Group held short-term loans of about €5.1 million and €5.7 million respectively, and, thus, the short-term liabilities presented in the statement of financial position were significantly higher than the current assets figures by €5.2 million for the Company and €0.1 million for the Group. The short-term borrowing of the Company and the Group mainly concerns planned installments of the Company's bond loans payable within 2021. The Management, having obtained the approval of the financial bodies for the suspension of the scheduled installments for 2021, is currently at the final stage of advanced	We have implemented the following procedures with regard to evaluation of the suitability of the going concern principle for the preparation of the financial statements: ● We discussed with the Management the key assumptions that were adopted in the projected future cash flows and evaluated the possible alternatives that have been considered in order to address liquidity issues, if they arise in the foreseeable future. ● We have reviewed the available documents and the communication with the financial bodies in relation to the development of the negotiations for the refinancing of the short-term loans of the Company and the Group. ● We assessed the financial standing of the Group for the next 12 months and examined the key assumptions using of the information available regarding loan agreements, lending rates and payment schedules.

Key audit issues	The procedures that we have followed to address the key audit issues
negotiations on the refinancing of the above short-term loans and estimates that the relevant contracts will soon be concluded. By the date publication hereof, the refinancing process has not been concluded, but the basic terms for the issue of the new common bond loan, which includes the refinancing of the existing loan, have been agreed. In addition, the uncertainty related to the ongoing impact of COVID-19 on the Group's performance and cash flow may have an impact on the Group's available liquidity in the near future. The coronavirus (COVID-19) pandemic continues to have a negative impact on both global and domestic economic activity, but at a slower pace. The COVID-19 pandemic continued to affect the Group's profitability and liquidity in 2021, mainly due to the suspension of the Smart Park and the statutory provision of rent reductions. The ability of the Company and the Group to operate smoothly as a going concern depends on the ability of Management to maintain liquidity at levels able to meet current financial and operating liabilities. Based on the foregoing and having taken into account the increased probability of successful completion of the negotiations for the refinancing of the Company's short-term borrowing, the management conducted an analysis of future cash flows, in order to assess the Group's ability to	• We have evaluated the conclusion of the Management that there is no substantial uncertainty with regard to the going concern principle. • We have examined the adequacy and appropriateness of the respective disclosures of the Management in the financial statements. Based on our audit procedures, we found that the data of the evaluation carried out by the Management were based on reliable data and that the assumptions used were well founded and consistent with the estimates and plans of the Management, which support the accounting basis of the Group's continuing activity with which the financial statements were prepared and according to which there is no material uncertainty regarding the principle of going concern. We have also confirmed that the Management's disclosures on this issue in Note 2.1.1 of the financial statements are consistent with the relevant International Financial Reporting Standards.

Key audit issues	The procedures that we have followed to address the key audit issues
have sufficient cash resources to finance its current working capital, significant investments and financing activities in the imminent future. Having examining all of these factors and taking into account, inter alia, the continuing compliance with the financial ratios required by the Group's loan agreements, the Management has concluded that there will be sufficient cash flows for the foreseeable future and the preparation of the financial statements using the going concern principle remains appropriate (Note 2.1). We focused on this area due to the impact of COVID-19 on the activities of the Group, the significant crisis required by management in terms of the completion of its negotiations with financial institutions regarding the refinancing of the existing short-term debt, but also due to the estimates and assumptions required by management in order to assess the ability of the Group to continue its activities smoothly in the foreseeable future.	

Other information

The members of the Board of Directors are responsible for Other information. Other Information contained in the Annual Economic Report provided for in Law 3556/2007 means the Statements by the Members of the Board of Directors and the Management Report of the Board of Directors (but do not include the financial statements and the audit report thereon), which we received before the date of this auditor's report.

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

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

We have examined whether the Management Report of the Board of Directors includes the disclosures required by Codified Law 4548/2018, and that the Corporate Governance Statement provided for in Article 152 of Law 4548/2018 has been drafted.

Based on the work we performed during our audit, in our opinion:

- The information included in the Management Report of the Board of Directors for the year ended 31 December 2021 corresponds to the attached corporate and consolidated financial statements;
- The Board of Directors’ Management Report has been drawn up in accordance with the current legal requirements of Articles 150, 151, 153 and 154 of Law 4548/2018;
- The Corporate Governance Statement provides the information referred to in Article 152(1)(c) & (d) of Law 4548/2018.

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

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

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

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

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

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

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

As an auditing duty, according to the IAS incorporated into the Greek Legislation, we exercise professional judgment and maintain professional skepticism throughout the audit. Furthermore:

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

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

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

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

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

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

Among other issues, we report to those responsible for governance, the scope and timing of the audit, as well as important audit findings, including any significant deficiencies in the internal audit that we identify during our audit.

In addition, we declare to those responsible for governance that we have complied with the ethical requirements vis-a-vis our independence, and we disclose to them all relationships and other issues that may reasonably be considered to affect our independence and the relevant protection measures, where appropriate.

Of the issues that have been communicated to those responsible for governance, we set out those issues that were of paramount importance to auditing the Corporate and Consolidated Financial Statements for the audited financial year and are therefore key audit matters. We describe these issues in the auditor's report.

Report on other legal and regulatory requirements

1. Supplementary Report to the Audit Committee

Our opinion on the attached corporate and consolidated financial statements is consistent with the Supplementary Report submitted to the Company's Audit Committee as per Article 11 of Regulation (EU) No 537/2014.

2. Appointment of Auditor

We were first appointed as Certified Auditors Accountants of the Company by the annual ordinary general meeting of Shareholders of 21 June 2006. Our appointment has been successively renewed without interruption, for a total period of 16 years, by decisions of the Annual Ordinary General Meeting of Shareholders.

3. Operating Regulations

The Company has an Operating Regulation with the content provided for in Article 14 of Law 4706/2020.

4. Assurance Report on the European Single Electronic Format

We examined the digital records of the Company and the Group, which were compiled in accordance with the European Single Electronic Format (ESEF) defined by the Commission Delegated Regulation (EU) 2019/815, as amended by Regulation (EU) 2020/1989 (hereinafter the "ESEF Regulation"), which include the corporate and consolidated financial statements of the Company and the Group for the year ended 31 December 2021, in the format XHTML 2138008XMMJA4T8NXY81-2021-12-31-en.xhtml, as well as the stipulated file XBRL 2138008XMMJA4T8NXY81-2021-12-31-en.zip with the appropriate marking, on the aforementioned consolidated financial statements.

Regulatory framework

The digital records of the European Single Electronic Format shall be compiled in accordance with the ESEF Regulation and the Interpretative Communication of the European Commission of 10 November 2020 (2020/C 379/01), as provided for in Law 3556/2007 and the relevant communications of the Hellenic Capital Market Commission and the Athens Stock Exchange (hereinafter the "ESEF Regulatory Framework").

In summary, this Framework includes, inter alia, the following requirements:

- All annual financial reports should be in XHTML format.
- For consolidated financial statements in accordance with International Financial Reporting Standards, the financial information contained in the Statement of Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity and the Cash Flow Statement, should be labelled with XBRL (XBRL 'tags'), in accordance with the ESEF Taxonomy, as applicable. The technical specifications for ESEF, including the relevant classification, are set out in the ESEF Regulatory Technical Standards.

The requirements set out in the current ESEF Regulatory Framework are appropriate criteria for reaching a reasonable assurance conclusion.

Responsibilities of Management and those responsible for governance

Management is responsible for the preparation and submission of the corporate and consolidated financial statements of the Company and the Group, for the year ended December 31, 2021, in accordance with the requirements set by the ESEF Regulatory Framework, as well as for those internal safeguards that Management deems necessary to enable the preparation of digital files free of material error, due to either fraud or error.

Auditor's Responsibilities

It is our responsibility to plan and carry out this assurance work, in accordance with Decision

No 214/4/11.02.2022 of the BoD of the Hellenic Accounting and Auditing Standards Oversight Board (HAASOB) and the “Guidelines on the work and the assurance report of the Certified Public Accountants on the European Single Electronic Format (ESEF) of issuers with securities listed on a regulated market in Greece” as issued by the Board of Certified Auditors on 14/02/2022 (hereinafter “ESEF Guidelines”), in order to obtain reasonable assurance that the corporate and consolidated financial statements of the Company and the Group prepared by Management in accordance with ESEF comply, in all material respects, with the current ESEF Regulatory Framework.

Our work was carried out in accordance with the Code of Conduct for Professional Auditors of the Board of International Standards of Auditors’ Ethics incorporated into Greek law, and we have also fulfilled the ethical obligations of independence, pursuant to Law 4449/2017 and Regulation (EU) 537/2014.

Our assurance work is limited to the items included in the above ESEF Guidelines and was conducted in accordance with the International Standard on Assurance Engagements 3000, “Assurance Engagements Other Than Audits or Reviews of Historical Financial Information”. Reasonable assurance is a high level of assurance, but it is not a guarantee that this work will always detect a material error regarding non-compliance with the requirements of the ESEF Regulation.

Conclusion

Based on the work performed and the evidence obtained, we conclude that the corporate and consolidated financial statements of the Company and the Group, for the year ended 31 December 2021, in the XHTML file format 2138008XMMJA4T8NXY81-2021- 12-31-el.xhtml, as well as the required file XBRL 2138008XMMJA4T8NXY81-2021-12-31-el.zip with the appropriate marking, on the above-mentioned consolidated financial statements, have been prepared in accordance with the requirements of the ESEF Regulatory Framework, in all material respects.

Athens, 3 May 2022

The Certified Public Auditor-Accountant

PricewaterhouseCoopers

Audit Firm SA

268, Kifissias Ave

153 32 Chalandri

SOEL Reg.No. 113

Sokratis Leptos Bourtzis

Institute of Certified Public Accountants

Reg. No. 41541

D. Annual Financial Statements (Consolidated & Corporate)

Prepared in accordance with the International Financial Reporting Standards (IFRS) as adopted by the European Union

for the year ended 31 December 2021

Contents

(amounts in euro)

Statement of Financial Position (Consolidated & Corporate)

	Note	CONSOLIDATED DATA		COMPANY FIGURES	
		31-Dec-21	31-Dec-20*	31-Dec-21	31-Dec-20*
ASSETS					
Non-current assets					
Property, Plant and Equipment	7	201,203	271,426	-	-
Intangible assets	8	26,991	43,505	-	-
Investment in property	6	123,685,821	124,922,693	5,866,756	8,740,114
Investments in subsidiaries	10	-	-	36,407,726	36,368,250
Deferred tax assets	21	2,256	14,194	2,256	14,194
Financial assets measured at fair value through other comprehensive income	11	1,166,612	1,166,612	1,166,612	1,166,612
Right of use assets	9	46,728	104,989	23,780	47,275
Committed deposits	14	2,224,205	2,838,481	-	-
Other long-term receivables	12	6,700	6,700	3,100	3,100
		127,360,517	**129,368,600**	**43,470,230**	**46,339,545**
Current assets					
Trade and other receivables	12	3,343,171	3,189,418	1,590,472	1,548,799
Committed deposits	14	7,459,240	3,701,509	3,588,489	-
Cash and cash equivalents	13	960,086	1,661,841	96,146	481,135
		11,762,497	**8,552,768**	**5,275,107**	**2,029,934**
Total assets		**139,123,014**	**137,921,368**	**48,745,338**	**48,369,479**
EQUITY					
Equity attributable to shareholders					
Share capital	15	75,239,698	75,239,698	75,239,698	75,239,698
Premium reserve	15	1,434,519	1,434,519	1,434,519	1,434,519
Other reserves	16	2,251,864	2,135,564	5,438,582	5,438,432
Profits carried forward		15,970,997	14,984,025	(44,637,351)	(41,109,804)
Total equity		**94,897,078**	**93,793,806**	**37,475,448**	**41,002,845**
LIABILITIES					
Non-current liabilities					
Long-term borrowings	19	27,983,700	33,623,527	-	2,137,500
Lease liabilities	9	39,900	76,577	20,076	43,523
Employee Benefit Liabilities	22	14,287	85,081	10,255	59,140
Deferred tax liabilities	21	1,918,424	1,584,763	-	-
Other long-term liabilities	18	1,251,486	1,206,359	-	-
Provisions for other liabilities & expenses	17	750,000	750,000	750,000	750,000
Financial derivatives	20	459,329	959,448	-	-
		32,417,126	**38,285,554**	**780,331**	**2,990,163**
Short-term liabilities					
Suppliers and other liabilities	18	6,011,838	2,527,175	5,328,346	1,362,994
Short-term loans	19	5,661,588	3,182,889	3,137,500	1,000,001
Loans from related parties		10,000	10,000	2,000,000	2,000,000
Lease liabilities	9	55,383	51,944	23,713	13,478
Other provisions	27	70,000	70,000	-	-
		11,808,810	**5,842,007**	**10,489,558**	**4,376,472**
Total liabilities		**44,225,936**	**44,127,562**	**11,269,889**	**7,366,635**
Total equity and liabilities		**139,123,014**	**137,921,368**	**48,745,338**	**48,369,479**

(amounts in euro)

* Adjusted amounts due to a change in accounting policy for Retirement Benefits due to application following a decision by the IFRS Interpretations Committee on the application of IAS 19 "Employee Benefits" (note 35). The retrospective application of the standard in the balance sheet of 1 January 2020 is presented in Note 35.

The notes on pages 75 to 139 form an integral part of the consolidated and corporate financial statements.

Income Statement (Consolidated & Corporate)

		CONSOLIDATED DATA		THE COMPANY	
		31-Dec-21	**31-Dec-20***	**31-Dec-21**	**31-Dec-20***
	Note				
Income from the lease of investment property	23	7,449,010	6,501,090	-	-
Less: Exploitation expenses	25	(2,323,183)	(2,495,561)	-	-
Gross results from investments		**5,125,827**	**4,005,529**	**-**	**-**
Operating expenses	25	(3,045,877)	(2,423,084)	(1,707,959)	(984,556)
Impairment of investment properties	29	703,985	-	(2,857,857)	-
Other operating income/(expenses) (net)	29	417,689	676,899	460,088	153,374
Operating profit/(loss)		**3,201,624**	**2,259,344**	**(4,105,729)**	**(831,182)**
Income from participating interests	28	135,326	338,372	1,100,326	1,938,372
Financial income	24	1,040	29,736	46	234
Financial expenses	24	(1,999,945)	(1,906,922)	(510,362)	(423,400)
Profits /(losses) before taxes		**1,338,044**	**720,530**	**(3,515,719)**	**684,024**
Income tax	27	(285,507)	(609,533)	(11,828)	1,842
Profits/ losses for the fiscal year		**1,052,537**	**110,997**	**(3,527,547)**	**685,866**
Allocated to:					
-Equity holders of the Parent Company		1,052,537	110,997	(3,527,547)	685,866
-Non controlling interests		-	-	-	-
Gains / (losses) per share attributable to shareholders (in EUR)					
Basic & adjusted	30	**0.018**	**0.002**	**(0.061)**	**0.012**

* Adjusted amounts due to a change in accounting policy for Retirement Benefits following a decision by the IFRS Interpretations Committee on the application of IAS 19 "Employee Benefits" (note 35).

(amounts in euro)

The notes on pages 75 to 139 form an integral part of the consolidated and corporate financial statements.

Statement of Comprehensive Income (Consolidated & Corporate)

CONSOLIDATED DATA				COMPANY FIGURES	
	Note	**31-Dec-21**	**31-Dec-20***	**31-Dec-21**	**31-Dec-20***
Net profits/ (losses) for the fiscal period		**1,052,537**	**110,997**	**(3,527,547)**	**685,866**
Other comprehensive income					
Items that can be reclassified later in results					
Foreign exchange differences	16	(310,536)	(325,568)	-	-
Cash flow hedge	16	360,587	48,141	-	-
Actuarial profit/(loss)	16	685	(5,570)	151	(1,987)
Other total income/ (expenses) for the fiscal year (net, after taxes)		**50,735**	**(282,997)**	**151**	**(1,987)**
Total comprehensive income/ (Expenses) after taxes		**1,103,272**	**(172,000)**	**(3,527,397)**	**683,879**
			-		**-**
Allocated to:			-		-
-Equity holders of the Parent Company		1,103,272	(172,000)	(3,527,397)	683,879
-Non controlling interests		-	-	-	-

The notes on pages 75 to 139 form an integral part of the consolidated and corporate financial statements.

(amounts in euro)

Statement of Changes in Equity (Consolidated & Corporate)

CONSOLIDATED DATA

	Share capital	Share premium	Other reserves	(Losses) / Profit carried forward	Total equity
Balance 01/01/2020 (as initially published)	**75,239,698**	**1,434,519**	**2,376,118**	**14,786,537**	**93,836,871**
Decision of the IFRS Interpretations Committee – Way of measuring the provision of post-retirement benefits (see Note 35)	-	-	42,442	86,492	128,934
Balance 01/01/2020 (restated)	**75,239,698**	**1,434,519**	**2,418,560**	**14,873,030**	**93,965,805**
Foreign exchange differences	-	-	(325,568)	-	(325,568)
Net profit/ (loss) directly recognised in equity-Cash flow hedge	-	-	48,141	-	48,141
Net profit/ (loss) directly recognised in equity-Actuarial profit/(loss)	-	-	(5,570)	-	(5,570)
Net gain (loss) for the period	-	-	-	110,997	110,997
Balance 31/12/2020 (restated)	**75,239,698**	**1,434,519**	**2,135,564**	**14,984,025**	**93,793,806**
Balance as at 01/01/2021	**75,239,698**	**1,434,519**	**2,135,564**	**14,984,025**	**93,793,806**
Net profits for the period	-	-	-	1,052,537	1,052,537
Foreign exchange differences	-	-	(310,536)	-	(310,536)
Net profit/ (loss) directly recognised in equity-Cash flow hedge	-	-	360,587	-	360,587
Net profit/ (loss) directly recognised in equity-Actuarial profit/(loss)	-	-	685	-	685
Statutory reserve formation	-	-	65,565	(65,565)	-
Balance as at 31/12/2021	**75,239,698**	**1,434,519**	**2,251,864**	**15,970,997**	**94,897,078**

The notes on pages 75 to 139 form an integral part of the consolidated and corporate financial statements.

(amounts in euro)

	COMPANY FIGURES				
	Share capital	**Share premium**	**Other reserves**	**(Loss) / Profit brought forward**	**Total equity**
Balance 01/01/2020 (as initially published)	**75,239,698**	**1,434,5195,403,515**		**(41,854,110)**	**40,223,622**
Decision of the IFRS Interpretations Committee - Way of measuring the provision of post-retirement benefits (see Note 35)	-		-36,904	58,439	95,343
Balance 01/01/2020 (restated)	**75,239,698**	**1,434,5195,440,419**		**(41,795,671)**	**40,318,965**
Net profits for the year (see Note 35)	-	-	-	685,867	685,867
Other comprehensive income (see Note 35)	-		-(1,987)	-	(1,987)
Statutory reserve formation	-	-	-	-	-
Balance 31/12/2020 (restated)	**75,239,698**	**1,434,5195,438,432**		**(41,109,804)**	**41,002,845**
Balance as at 01/01/2021	**75,239,698**	**1,434,5195,438,432**		**(41,109,804)**	**41,002,845**
Net profits for the period	-	-	-	(3,527,547)	(3,527,547)
Other comprehensive income	-	-	151	-	151
Statutory reserve formation	-	-	-	-	-
Balance as at 31/12/2021	**75,239,698**	**1,434,5195,438,582**		**(44,637,351)**	**37,475,448**

The notes on pages 75 to 139 form an integral part of the consolidated and corporate financial statements.

(amounts in euro)

Cash Flow Statement (Consolidated & Corporate)

		CONSOLIDATED DATA		COMPANY FIGURES	
		31-Dec-21	31-Dec-20*	31-Dec-21	31-Dec-20*
Operating activities					
Profits /(losses) before taxes		1,338,044	720,530	(3,515,719)	684,024
Plus/ less adjustments for:		-	-	-	-
Depreciation and amortisation	6, 7, 8, 9	1,790,741	1,770,521	38,995	41,350
Impairment	6.29	(703,985)	-	2,857,857	-
Provisions	22	(69,728)	11,226	(48,625)	7,675
Foreign exchange differences		13,259	(3,117)	-	-
Results (income, expenses, profit & losses) from investments		(135,326)	(368,108)	(1,100,326)	(1,938,606)
Debit interest and related expenses		2,000,692	1,908,746	510,316	423,399
Decrease/ (increase) in receivables		(1,465,381)	(586,238)	(244,719)	44,949
(Decrease)/ increase of liabilities (except banks)		4,256,342	1,515,784	3,597,262	641,899
Debit interest and related expenses paid		(1,398,687)	(2,459,320)	(140,370)	(671,127)
Taxes paid		(256,988)	(351,493)	-	-
Total Cash Inflows/(Outflows) from Operating Activities (a)		**5,368,984**	**2,158,533**	**1,954,671**	**(766,437)**
Investment activities					
Increase in share capital in subsidiaries, associates, & other joint ventures	10	-	-	(39,476)	1,358,030
Dividends received	10	338,372	-	1,303,372	1,600,000
Acquisition of tangible and intangible fixed assets and investments in properties	6, 7, 8	-	(3,859,555)	-	-
Interest received		1,040	29,736	46	234
Total inflows/(outflows) from investing activities (b)		**339,412**	**(3,829,819)**	**1,263,942**	**2,958,264**
Financing activities					
Loans taken out		-	35,872,000	-	-
Repayment of loans		(3,222,637)	(34,459,150)	-	(2,000,000)
Committed deposits	14	(3,143,455)	195,412	(3,588,489)	-
Lease liability capital payments		(44,058)	(58,855)	(15,111)	(22,089)
Total inflows/(outflows) from financing activities (c)		**(6,410,150)**	**1,549,407**	**(3,603,601)**	**(2,022,089)**
Net increase/ (decrease) in cash and cash equivalents for the period (a) + (b) + (c)		**(701,754)**	**(121,878)**	**(384,988)**	**169,738**
Cash and cash equivalents at year start	13	1,661,841	1,783,718	481,135	311,396
Cash and cash equivalents at year end	13	**960,086**	**1,661,841**	**96,146**	**481,135**

The notes on pages 75 to 139 form an integral part of the consolidated and corporate financial statements.

.**Notes to the financial statements (Consolidated & Corporate)**

1 General information

REDS Real Estate Development and Services S.A. (hereinafter the "Company") and its subsidiaries (hereinafter the "Group") are active in the "Real Estate Management" sector. The main activity is the development, sale and operation of privately-owned property or property under operating leases. The Group operates in Greece and Romania.

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

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

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

The present annual consolidated and corporate financial statements (hereinafter referred to as the "financial statements") of 31.12.2021 were approved by the Board of Directors on May 3 and posted at the Company's web address https://www.reds.gr in section "Investor Information", in subsection "Financial Information"/"Balance Sheets - Certificates of Certified Auditors".

2 Summary of significant accounting policies

2.1 Basis for preparation of the financial statements

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

The financial statements include the corporate financial statements of REDS SA (the Company) and the consolidated financial statements of the Company and its subsidiaries (collectively referred to as the Group), for the year ended December 31, 2021.

These corporate and consolidated financial statements have been prepared in accordance with the

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

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

2.1.1. Going concern

The financial statements of 31 December 2021 have been prepared in accordance with the International Financial Reporting Standards (IFRS) and provide a reasonable presentation of the Group's financial position, profit and loss, and cash flows in accordance with the going concern principle.

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

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

- Potential inability of customers to meet their obligations due to the limitation of their economic activity;

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

Despite the existence of the aforementioned risks, the Group's activities continue normally. The Management continually assesses the situation and its possible consequences for the Group, in order to ensure that all necessary and possible measures and actions are promptly taken to minimise any negative impact, as well as to capitalise on positive developments. After careful examination and analysis of the expected cash flows from the Group's activities, taking into account the operating programs and actions designed to address any problems that may arise in relation to the Group's activities, Management considers that there is no uncertainty with respect to the continuation of the Group's or the Company's activity as a going concern and therefore the principle of going concern as a basis for preparation of the financial statements is not affected.

Impact of the Covid-19 pandemic

As far as the Group and the real estate development segment is concerned, the public health threat of COVID-19 has affected the conditions and the status quo of the market. As part of the measures to contain the spread of the pandemic, the operation of shopping centres was suspended by decision of the government from 1 January 2021 until 31 May 2021, when the Smart Park began gradually reopening with a limited number of stores, with most of the stores reopening as of June. Furthermore, in accordance with the Legislative Act, lessees of commercial premises were exempt from the obligation to pay 100% of the total rent due for the months from January until May 2021. A Ministerial Decision extended the measure by deferring the exemption of payment of 40% of the total rent for the month of June 2021. As a result of the above, revenues from fixed rents for the months of January until June 2021 are reduced by approximately €3 million. The state compensation for these lost revenues amounted to €1.6 million, of which €0.75 million was recovered, while €0.85 million are pending for recovery. For 2022, the pandemic does not seem to significantly affect the commercial activity and consequently the operation of the stores. Due to the nature of the shopping center (outdoor) there is an increase in traffic and consumption which implies increased revenue for the group.

The Management of the Group considers that there is no substantial risk from bad debts other than those for which sufficient provisions have already been formed. In addition, the credit risk from customers is significantly reduced due to the Group's policy of obtaining bank letters of guarantee and financial guarantees from lessees. See Note 3.1. The Management of the Company has carried out all of the analyses necessary in order to verify the availability of adequate cash flows at the level of the Company, and also of the Group. The cash and cash equivalents of the Group are sufficient to ensure coverage of its liabilities. In addition, according to estimates it is foreseen that the Group's loans will continue to be serviced as per key financial indicators.

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

2.1.2. Macroeconomic conditions in Greece

The Greek economy achieved a growth rate of 8.3% during 2021 by managing, on the one hand, to recover dynamically from the unprecedented recession (-9%) of 2020 and by failing to reach, on the other hand, the expected levels (8.5%).

However, due to the Russian-Ukrainian conflict and the energy crisis, growth is expected to slow down this year, to the extent that the government's goal of increasing GDP by 4.5% in 2022 will be threatened.

Overall in 2021, GDP in terms of volume amounted to 181.0 billion euros compared to 167.1 billion euros in 2020, marking an increase of 8.3%. GDP in current prices in 2021 amounted to 182.8 billion euros compared to 165.3 billion euros in 2020, marking an increase of 10.6%. Despite GDP growth in 2021, the economy has not been able to fully recover from the pandemic losses and national income is below the 2019 levels.

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

2.2 New standards, amendments to standards and interpretations

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning on or after 1 January 2021. The Group's evaluation of the effect of these new standards, amendments to standards and interpretations is as follows:

Standards and Interpretations effective for the current financial year

IFRS 16 (Amendment) 'Covid-19-Related Rent Concessions'

The amendment provides lessees (but not lessors) with relief in the form of an optional exemption from assessing whether a rent concession related to COVID-19 is a lease modification. Lessees can elect to account for rent concessions in the same way as they would for changes which are not considered lease modifications. This amendment had no effect on the Group's financial statements.

IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 (Amendments) 'Interest rate benchmark reform – Phase 2'

The amendments complement those issued in 2019 and focus on the effects on financial statements when a company replaces the old interest rate benchmark with an alternative benchmark rate as a result of the reform. More specifically, the amendments relate to how a company will account for changes in the contractual cash flows of financial instruments, how it will account for the change in its hedging relationships and the information it should disclose. These amendments had no effect on the Group's financial statements.

Standards and Interpretations effective for subsequent periods

Unless otherwise stated, the application of the standards and amendments set forth below is not expected to have an impact on the Group's financial statements.

IFRS 16 (Amendment) 'Covid-19-Related Rent Concessions' (effective for annual periods beginning on or after 1 April 2021)

The amendment extends the application period of the practical expedient in relation to rent concessions by one year to cover rental concessions that reduce leases due only on or before 30 June 2022.

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

The amendment prohibits an entity from deducting from the cost of an item of PP&E any proceeds received from selling items produced while the entity is preparing the asset for its intended use. It also requires entities to separately disclose the amounts of proceeds and costs relating to items produced that are not an output of the entity's ordinary activities.

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

The amendment clarifies that 'costs to fulfil a contract' comprise the incremental costs of fulfilling that contract and an allocation of other costs that relate directly to fulfilling contracts. The amendment also clarifies that, before a separate provision for an onerous contract is established, an entity recognises any impairment loss that has occurred on assets that relate directly to the contract, rather than on assets dedicated to that contract.

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

The amendment updated the standard to refer to the 2018 Conceptual Framework for Financial Reporting, in order to determine what constitutes an asset or a liability in a business combination. In addition, an exemption was added for certain types of liabilities and contingent liabilities acquired in a business combination. Finally, it also clarified that the acquirer should not recognise contingent assets, as defined in IAS 37, at the acquisition date.

IAS 1 (Amendment) "Classification of liabilities as short-term or long-term"
(effective for annual periods beginning on or after 1 January 2023)

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

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

The amendments require entities to disclose their accounting policies when they are material and to provide guidance on the meaning of 'material' when it is applied to accounting policy disclosures.

IAS 8 (Amendments) 'Accounting policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates' (effective for annual periods beginning on or after 1 January 2023)

The amendments clarify how companies should distinguish changes in accounting policies from changes in accounting estimates.

IAS 12 (Amendments) 'Deferred tax related to Assets and Liabilities arising from a Single Transaction' (effective for annual periods beginning on or after 1 January 2023)

The amendments require companies to recognise deferred tax on transactions that, on initial recognition, give rise to equal amounts of taxable and deductible temporary differences. This will typically apply to transactions such as leases for the lessee and decommissioning obligations. The amendments have not yet been endorsed by the EU.

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

The amendments set out below include changes to two IFRSs. The application of these amendments is not expected to have a significant impact on the Group's financial statements.

IFRS 9 'Financial Instruments'

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

IFRS 16 "Leases"

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

2.3 Consolidation

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

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

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

- the fair value of the assets and liabilities;
- the obligations assumed by the acquirer in relation to the previous owners;
- the participatory rights issued by the Group;
- the acquisition cost includes the fair value of assets or liabilities arising from contingent consideration arrangements;
- the fair value of any pre-existing shares in the subsidiary;

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

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

amount between the sum

- of the acquisition price
- the amount recognised as non-controlling interests and
- the fair value of any share of the Group in the subsidiary that preceded the acquisition.

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

In the event of transactions concerning the increase of the Group's participation stake in subsidiaries which do not fall under IFRS 3, the Group recognises all consequences resulting from the difference of the fair value of the price paid and the carrying amount of the minorities acquired directly to equity.

2.4 Information by segment

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

2.5 Foreign exchange conversions

(a) Functional and presentation currency.

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

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Profits and losses from foreign exchange differences that result from the settlement of such transactions during the year and from the conversion of monetary items denominated in foreign currency using the rate in effect at the balance sheet date are recorded in the results. Foreign exchange differences from non-monetary items that are valued at their fair value are considered to be part of the fair value and are thus treated similarly to fair value differences.

(c) Companies in the Group

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

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

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

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

2.6 Investment in property

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

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

Subsequent expenditure is added to the book value of the property only if it is probable that future financial benefits related to the property in question will flow to the Group, and their cost can be reliably measured. The repair and maintenance cost is booked in the results when such is incurred.

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

2.7 Leases

(a) The Group as lessee

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

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

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

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

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

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

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

(b) Group company as Lessor

Properties leased through operating leases are included in investments in property and are measured at cost (Note 2.6). Note 2.22 describes the accounting principle used for recognition of income from leases.

2.8 Property, Plant and Equipment

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

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. The repair and maintenance cost is recorded in the results when such is incurred.

Land is not depreciated. Depreciation of other PPE is calculated using the straight-line method over their useful life as follows:

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

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

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

Upon the sale of PPE, any difference between the proceeds and the depreciable amount is recorded as profit or loss in the results.

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

2.9 Intangible assets

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

2.10 Impairment of non-financial assets

Assets which are depreciated are subject to impairment audits when there are indications that their book value is not recoverable. Impairment loss is recognised for the amount by which the fixed asset's carrying value exceeds its recoverable value. The recoverable value is the higher of fair value, reduced by the cost required for the disposal, and value in use (current value of anticipated cash flows to be generated, based on the management's estimates of future financial and operating conditions). {\expndtw-2 F}or {\expndtw-2 t}{\expndtw-3 h}e ca{\expndtw-2 l}c{\expndtw-3 u}{\expndtw-2 l}a{\expndtw-2 ti}on of i{\expndtw-5 m}pa{\expndtw-2 i}r{\expndtw-3 m}e{\expndtw-3 n}t {\expndtw-2 l}os{\expndtw-2 s}es, assets are classified as {\expndtw-3 m}i{\expndtw-3 n}i{\expndtw-3 m}um ca{\expndtw-2 s}h {\expndtw-3 g}e{\expndtw-3 n}era{\expndtw-2 t}i{\expndtw-3 n}g u{\expndtw-3 n}i{\expndtw-2 ts}. Any non-financial assets that have been impaired, apart from goodwill, are reassessed for potential reversal of impairment on each balance sheet date.

2.11 Financial assets

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

- Trade receivables (note 2.13)
- Cash and cash equivalents and committed deposits (notes 2.14 and 2.15)
- Investments in equity

(a) Classification

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

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

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

(b) Recognition and derecognition

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

(c) Measurement

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

Investments in debt securities

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

in equity

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

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

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

(d) Impairment

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

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

- Cash and cash equivalents
- Committed deposits
- Trade receivables

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

2.12 Inventory

Investments in properties to which a construction initiates aiming at a future sale are re-classified as inventories at book value at the balance sheet date. They are subsequently measured at the lower of cost and net realisable value. Net realisable value is calculated on the basis of current selling prices for inventories in the ordinary course of business, less any costs of sale.

2.13 Trade and other receivables

Trade receivables are the amounts owed by customers for provision of services during the normal operation of the business. Trade receivables are initially recognised at the amount of the price not subject to conditions, unless they contain an important source of funding, in which case they are recognised at fair value. The Group retains its trade receivables for the purpose of collecting contractual cash flows, and as such it subsequently measures them at amortised cost using the effective interest method, less any impairment losses. See note 2.11 for a description of the impairment policies applied by the Group.

2.14 Cash and cash equivalents

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

2.15 Committed deposits

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

2.16 Share capital

The share capital includes the common shares of the Company. Direct expenses for the issue of shares are shown following subtraction of the relevant income tax, reducing the proceeds from the issue.

2.17 Borrowings

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

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

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

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

2.18 Financial derivatives

Group companies evaluate, on a case by case basis, the making of financial derivative contracts to hedge the exposure to rate fluctuations connected to long-term loan agreements.

Upon commencement of a transaction, the Group establishes the relation between the hedging instruments and hedged assets, as well as the risk management strategy to take various hedging actions. This process involves linking all derivatives that are defined as hedging instruments against specific assets and liabilities, or specific commitments, or prospective future transactions. In addition, the likely effectiveness of derivatives used in the hedging transactions in neutralising fluctuations in current values or cash flows of hedged items is assessed at the onset of hedging and on an ongoing basis.

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

Cash flow hedge

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

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

The portion of the change in the derivative's fair value considered effective and meeting the cash flow hedging criteria is recognised in Statement of Comprehensive Income. Profit or loss associated with the non-effective portion of the change is recognised directly in the income statement under 'Financial expenses (income) - net'.

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

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

2.19 Current and deferred taxation

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

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

Deferred income tax is calculated using the liability method which arises from temporary differences between the book value and the tax base of assets and liabilities. Deferred income tax is not taken into account if it arises from initial recognition of an asset or liability in a transaction, other than a business combination, which at the time of the transaction did not affect accounting or taxable profit or loss. Deferred tax is valued taking into consideration the tax rates that have been put into effect or are essentially in effect at the balance sheet date.

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

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

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

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

2.20 Employee benefits

(a) Short-term liabilities

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

(b) Post-employment benefits

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

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

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

For defined contribution plans, the Group pays contributions to public social security funds on a mandatory basis. The Group has no obligation other than paying its contributions. Contributions are recognised as personnel costs when the debt arises. Prepaid contributions are recognised as an asset if there is a cash refund possibility or offsetting against future debts.

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

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

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

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

(c) Employment termination benefits

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

2.21 Provisions

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

2.22 Recognition of revenues

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

Revenues from operating leases are recognised in the income statement using the straight line method over the duration of the lease period. When the Group provides incentives to its clients, the cost of these incentives is recognised through the lease period with the straight line method deductively of the income from the lease.

Variable leases, such as rents based on lessees' sales turnover, are recorded in revenue in the periods incurred and on the basis of the lease agreement with the respective lessee.

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

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

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

2.23 Distribution of dividends

The distribution of dividends to the shareholders of the parent company is recognised as a liability on the date on which the distribution is approved by the General Meeting of shareholders.

2.24 Trade and other payables

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

2.25 Borrowing costs

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

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

All other borrowing costs are recognised in the income statement.

2.26 Interest Income and Expenses

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

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

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

3 Financial risk management

3.1 Financial risk factors

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

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

(a) Market risk

i) Currency risk

Given that the Group actively operates abroad (Romania), it is exposed to currency risk that the local currency-euro rate involves.

Transactions are made in local currency. If as of 31 December 2021 and 31 December 2020, the New Romanian Lev (RON) had risen or fallen by five percent (5%) in relation to the euro, all other variables being equal, earnings before taxes for the Group for 2021 would be increased or decreased by EUR 1,916 and EUR 1,735 respectively. For 2020, the pre-tax losses of the Group for 2021 would have risen or fallen by €2,579 and €2,335, due to the foreign exchange losses or gains during conversion of receivables, liabilities and cash and cash equivalents in companies established in Romania, from RON to euros.

31/12/2020

Financial assets	Amounts in RON	*Exchange Rate* **31-Dec-20**	Amounts in €	-5%	+5%	Difference in € -5%	Difference in € +5%
Receivables	345,406	4.87	70,950	74,684	67,572	3,734	(3,379)
Cash and cash equivalents	44,891	4.87	9,221	9,706	8,782	485	(439)
Total	**390,298**		**80,171**	**84,391**	**76,354**	**4,220**	**(3,818)**
Financial liabilities							
Loans	-	4.87	-	-	-	-	-
Suppliers / Other liabilities	151,649	4.87	31,149	32,790	29,667	1,640	(1,482)
Total	**151,649**		**31,149**	**32,790**	**29,667**	**1,640**	**(1,482)**

31/12/2021

Financial assets	Amounts in RON	*Exchange Rate* **31-Dec-21**	Amounts in €	-5%	+5%	Difference in € -5%	Difference in € +5%
Receivables	238,749	4.95	48,251	50,790	45,953	2,540	(2,298)
Cash and cash equivalents	11,614	4.95	2,347	2,471	2,235	124	(112)
Total	**250,363**		**50,598**	**53,261**	**48,188**	**2,663**	**(2,409)**
Financial liabilities							
Loans	-	4.95	-	-	-	-	-
Suppliers / Other liabilities	70,165	4.95	14,179	14,927	13,505	747	(674)
Total	**70,165**		**14,179**	**14,927**	**13,505**	**747**	**(674)**

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

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

(amounts in euro)

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

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

Interest Rate Sensitivity Analysis of Group Borrowings

A reasonable potential change in interest rates by twenty five base points would lead to an increase/decrease in losses before taxes for fiscal year 2021, all other variables being equal, of EUR 50 thousand. (2020: increase/decrease in losses by EUR 52 thousand). The calculation does not include the bank loan of YIALOU SA, for which the risk is hedged through an interest rate swap contract. It is noted that the aforementioned change in results before taxes is calculated on the loan balances at the end of the year and does not include the positive effect of interest income from cash deposits and cash equivalents.

(b) Credit risk

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

Potential credit risk exists in both cash and cash equivalents, committed deposits and investments. In such cases, the risk may arise from counterparty failure to fulfil their obligations towards the Group. Credit risk of these categories is considered limited, as the Group chooses to deal with systemic credit institutions that have a higher credit rating.

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

	31-Dec-21	**31-Dec-20**
Receivables from rents	1,093,945	1,271,220
Other Receivables	2,255,927	1,924,898
Cash and cash equivalents/Committed deposits	10,643,531	8,201,831

(c) Liquidity risk

To manage the liquidity risk, the Group budgets and monitors its cash flows and acts accordingly so as to have adequate cash available and bank credit lines in place. Group possesses significant non utilised credit lines in order to fulfill its needs for cash in hand that may arise. The Group's liquidity is monitored on a regular basis by the Management.

The following table presents an analysis of Group debt maturities as of 31 December 2021 and 2020 respectively.

31-Dec-20

(amounts in euro)

MATURITY OF FINANCIAL LIABILITIES

	Nithin 1 year	Between 1 and 2 years	Between 2 and 5 years	ver 5 years	Total
Trade and other payables	2,096,171	19,093478,737		574,366	**3,168,367**
Borrowings (capital)	3,182,889	4,671,58914,276,349		14,685,588	**36,816,415**
Borrowings (interest)	1,345,462	1,214,6052,514,446		1,022,500	**6,097,013**
Financial derivatives	-		-833,979	125,469	**959,448**
Lease liabilities	-	51,94476,577		-	**128,521**

31-Dec-21

MATURITY OF FINANCIAL LIABILITIES

	Nithin 1 year	Between 1 and 2 years	Between 2 and 5 years	ver 5 years	Total
Trade and other payables	5,449,076	19,810496,728		595,951	**6,561,565**
Borrowings (capital)	5,671,589	3,253,21414,880,589		9,849,896	**33,655,288**
Borrowings (interest)	1,191,876	978,7571,969,898		536,431	4,676,962
Financial derivatives	-		-485,436	-26,107	**459,329**
Lease liabilities	-	55,38339,900		-	**95,284**

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

3.2 Fair value determination

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

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

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

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

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

- Financial assets measured at fair value through other comprehensive income (note 11) and
- the derivative financial product.

	Level 1	Level 2	Level 3	Total
Financial derivatives	-	459,329	-	459,329

(amounts in euro)

Financial assets measured at fair value through other comprehensive income	-	-	1,166,612	1,166,612
Total	**-**	**459,329**	**1,166,612**	**1,625,941**

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

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

3.3 Fund management

The Group's goals in relation to capital management is to ensure smooth operations for the Group in the future, with an aim of providing satisfactory returns to shareholders and other stakeholders, and maintain optimum capital allocation, thus reducing the cost of capital.

Net borrowing for the Group as of 31.12.2021 compared to 31.12.2020, is analysed in the table below:

	GROUP		COMPANY	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Short-term borrowing	5,671,588	3,192,889	5,137,500	3,000,001
Long-term borrowing	27,983,700	33,623,527	-	2,137,500
Total borrowings	33,655,288	36,816,415	5,137,500	5,137,501
Less: Non recourse debt	-	-	-	-
Total non-recourse debt	33,655,288	36,816,415	5,137,500	5,137,500
Less: Committed deposits	9,683,445	6,539,990	3,588,489	-
Less: Cash and cash equivalents	960,086	1,661,841	96,146	481,135
Net Borrowing	**23,011,757**	**28,614,585**	**1,452,864**	**4,656,365**
Total Equity	**94,897,078**	**93,793,806**	**37,475,448**	**41,002,845**
Total Capital	**117,908,835**	**122,408,391**	**38,928,312**	**45,659,210**
Gearing Ratio	**19.5%**	**23.4%**	**3.7%**	**10.2%**

The gearing ratio as of 31.12.2021 for the Group is calculated at 19.5% (31.12.2020: 23.4%), respectively, the gearing ratio as of 31.12.2021 for the company is calculated at 3.7% (31.12.2020 : 10.2%). This ratio is defined as the quotient of net corporate debt (i.e. total long and short-term bank borrowings) less cash and cash equivalents to total capital (i.e. total equity plus net debt).

Compliance with financial covenants of loan agreements

REDS SA is obliged to meet the financial compliance conditions of the loan agreement of 29.04.2014 with EUROBANK ERGASIAS SA (as Paying Agent and Bondholders' Representative) and the Bond Lenders, which concerns a common bond loan of €10.4 million and subsidiary YIALOU EMPORIKI SINGLE-PERSON SA, respectively, is obliged to meet the financial compliance conditions of the loan agreement of 01.05.2020 with the NATIONAL BANK OF

GREECE (as Paying Agent and Bondholders' Representative) and the Bond Lenders, which concerns a common bond loan of €41.5 million. As of December 31, 2021 and December 31, 2020, the Company and the Group were in full compliance with the aforementioned financial terms.

4 Critical accounting estimates and judgments of the management

Estimates and judgments are continuously evaluated and are based on historic data and expectations for future events, as considered reasonable under the circumstances.

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

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

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

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

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

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

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

(amounts in euro)

(b) Income tax

Estimates are required in determining the provision for income taxes. There are many transactions and calculations for which determination of taxes ultimately remains uncertain. If the final outcome of the tax audit is different from that initially recognised, the difference will affect income tax and the provision for deferred taxes for the fiscal year. Further disclosures are included in Notes 27 and 32.

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

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

(d) Provisions for legal disputes and other litigation

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

5 Information by segment

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

Results per geographic region for 2021 were as follows:

Consolidated information by segment for the period 01/01-31/12/2021	**Greece**	**Romania**	**Total**
Total gross sales	7,449,010	-	7,449,010

(amounts in euro)

Net sales	**7,449,010**	**-**	**7,449,010**
Gross earnings/ (losses) per segment	5,125,827	-	5,125,827
Administrative expenses	(2,975,200)	(70,677)	(3,045,877)
Impairment	(388,509)	1,092,494	703,985
Other operating income/(expenses)- net	417,689	-	417,689
Operating profits	**2,179,807**	**1,021,817**	**3,201,624**
Income from participating interests	135,326	-	135,326
Financial income	1,040	-	1,040
Finance (expenses)	(2,001,730)	1,785	(1,999,945)
Profit/(Loss) before taxes	**314,443**	**1,023,602**	**1,338,044**
Income tax	(285,507)	-	(285,507)
Net earnings/ (losses)	**28,935**	**1,023,602**	**1,052,537**

(amounts in euro)

Total assets and liabilities geographically allocated for the year to 31 December 2021 are as follows:

	Greece	Romania	Total
Total Assets	128,108,807	11,011,951	**139,120,758**
Total Liabilities	44,209,500	14,180	**44,223,680**

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

Consolidated information by segment for the period 01/01-31/12/2020 *	**Greece**	**Romania**	**Total**
Total gross sales	6,501,090	-	6,501,090
Intra-group sales	-	-	-
Net sales	**6,501,090**	**-**	**6,501,090**
Gross earnings/ (losses) per segment	4,005,529	-	4,005,529
Administrative expenses	(2,346,716)	(76,369)	(2,423,084)
Impairment	-	-	-
Other operating income/(expenses)- net	676,899	-	676,899
Operating profits	**2,335,713**	**(76,369)**	**2,259,344**
Income from participating interests	338,372	-	338,372
Financial income	29,736	-	29,736
Finance (expenses)	(1,905,710)	(1,212)	(1,906,922)
Profit/(Loss) before taxes	**798,110**	**(77,581)**	**720,530**
Income tax	(609,533)	-	(609,533)
Net earnings/ (losses)	**188,577**	**(77,581)**	**110,996**

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

	Greece	Romania	Total
Total Assets	127,880,523	10,026,651	**137,907,174**
Total liabilities	44,007,218	106,150	**44,113,368**

6 Investments in real estate property

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

- Shopping center "Smart Park" on the property of the subsidiary company 'YIALOU EMPORIKI & TOURISTIKI SINGLE-PERSON SA' in Spata Attica
- Kamba Estate in Kantza, Attica.
- Plot of land - Office building in Akadimia Platonos, Athens.
- Plot of land - Mixed-use building complex in the Splaiul Unirii area of Bucharest.
- Plot of land - Mixed-use building complex in the Straoulesti-Baneasa area, Bucharest.

	CONSOLIDATED DATA	COMPANY FIGURES
Cost		
1 January 2020	**137,922,242**	**9,007,982**
Foreign exchange differences	(322,444)	-
Additions	1,033,517	-
Impairment	-	-
Reversal of impairment	-	-
31 December 2020	**138,633,316**	**9,007,982**
1 January 2021	**138,633,316**	**9,007,982**
Foreign exchange differences	(306,984)	-
Additions	-	-
Impairment (*)	(2,898,356)	(2,857,857)
Reversal of impairment	3,602,341	-
31 December 2021	**139,030,317**	**6,150,125**
Accumulated depreciation		
1 January 2020	**(12,069,042)**	**(252,369)**
Depreciation for the period	(1,641,578)	(15,500)
31 December 2020	**(13,710,620)**	**(267,869)**
1 January 2021	**(13,710,620)**	**(267,869)**
Depreciation for the period	(1,633,876)	(15,500)
31 December 2021	**(15,344,496)**	**(283,369)**
Net book value as of 31 December 2020	**124,922,696**	**8,740,113**
Unamortised value at 31 December 2021	**123,685,821**	**5,866,756**

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

- The properties of the Group REDS SA are not burdened by liens, with the exception of real estate property of the subsidiary company “YIALOU EMPORIKI & TOURISTIKI SINGLE-PERSON SA ”, namely on the blocks and OTE71 and OTE72 located at Yialou in Spata, Attica, where mortgage No 8947/17.06.2020 was registered in the amount of EUR 49.8 million, as collateral for the Bond Loan Agreement of 14/05/2020 and of subsidiary “KANTZA EMPORIKI SINGLE-PERSON SA”, and, in particular, on the company’s properties on the “Kamba” Estate, amounting to a total of approximately EUR 14.6 million, to secure the Bond Loan Agreement of 29/4/2014, amounting to EUR 10.4 million.

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

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

GROUP DETAILS

S/N	**Country**	**Sector**	**Property category**	**Sensitivity analysis - Min** (In EUR thousands)	**'air value** (in EUR thousands)	**Sensitivity analysis - Max** (In EUR thousands)	**Valuation method**	**Value determination and price range** (in EUR)
1	Greece	Real estate development	Plots	4,556	5,361	6,165	Comparative method	Plots: 700 - 1300 EUR per m^2
2	Greece	Real estate development	Plots of land with buildings	972	1,143	1,315	›arative method / Residual value method	Plots: 300 - 450 EUR per m^2 Residential property: 2600 - 3000 EUR per m^2
3	Greece	Real estate development	Plots	26,076	39,801	53,561	Residual value under income capitalisation method - cash flow discount technique	Plots: 300 - 350 EUR per m^2 Offices: 15 - 20 EUR per m^2, per month Stores: 15- 30 EUR per m^2, per month Supermarkets: 12-15 EUR per m^2, per month Discount rate: 9.8% Capitalisation interest rate: 7.5%
4	Greece	Real estate development	Agricultural parcels	1,409	1,657	1,905	Comparative method	Agricultural parcels: 20 - 50 EUR per m^2
5	Greece	Real estate development	Shopping mall	80,000	92,629	120,000	Income Capitalisation Method - Cash flow discount technique	ores: 10- 70 EUR per m2, per month Discount rate 9.5% Capitalisation interest rate 7.5%
6	Greece	Real estate development	Plot	160	188	216	Comparative method	Plots: 110 - 180 EUR per m^2
7	Romania	Real estate development	Plot with building	9,400	10,200	11,100	Comparative method	Plots: 950 - 1400 EUR per m^2
8	Romania	Real estate development	Plot	4,900	5,100	5,300	›arative method / Residual value method	Plots: 350 - 500 EUR per m^2 Residential property: 2,000 - 2,400 EUR per m^2
				127,473	**156,079**	**199,562**		

COMPANY FIGURES

S/N	Country	Sector	Property category	Sensitivity analysis - Min (In EUR thousands)	Fair value (In EUR thousands)	Sensitivity analysis - Max (In EUR thousands)	Valuation method	Value determination and price range (in EUR)
1	Greece	Real estate development	Plots	4,556	5,361	6,165	Comparative method	Plots: 700 - 1300 EUR per m^2
2	Greece	Real estate development	Plots of land with buildings	972	1,143	1,315	Comparative method / Residual value method	Plots: 300 - 450 EUR per m^2 Residential property: 2600 - 3000 EUR per m^2
3	Greece	Real estate development	Plots	571	872	1,174	Residual value under income capitalisation method - cash flow discount technique	Plots: 300 - 350 EUR per m^2 Offices: 15 - 20 EUR per m^2, per month Stores: 15 - 30 EUR per m^2, per month Supermarkets: 12-15 EUR per m^2, per month Discount rate: 9.8% Capitalisation interest rate: 7.5%
4	Greece	Real estate development	Agricultural parcels	246	290	333	Comparative method	Agricultural parcels: 20 - 50 EUR per m^2
				6,345	**7,666**	**8,987**		

At the valuation date, a restart of the real estate market is recorded with a sufficient number of transactions on which the appraisal company relied in terms of the estimated value of the real estate. However, the continuation of the pandemic and the Russo-Ukrainian conflict restore the possibility of significant changes in market prices. This is the reason for price sensitivity analysis.

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

A reasonably possible change of 250 basis points (+/-) in the discount rate for the existing development of the Smart Park Retail Park would result in an increase/decrease in its fair value for 2021 of approximately EUR 3 million.

(amounts in euro)

7 Property, Plant and Equipment

CONSOLIDATED DATA

	Transportation means	Mechanical Equipment	Furniture and fittings	Total
Cost				
1 January 2020	**22,336**	**70,303**	**757,283**	**849,923**
Additions/ purchases	-	-	98,729	**98,729**
Foreign exchange differences	-	-	(845)	**(845)**
31 December 2020	**22,336**	**70,303**	**855,167**	**947,806**
1 January 2021	22,336	70,303	855,167	**947,806**
Additions/ purchases	-	-	-	-
Foreign exchange differences	-	-	-	**-**
31 December 2021	**22,336**	**70,303**	**855,167**	**947,806**
Accumulated depreciation				
1 January 2020	**(16,362)**	**(55,512)**	**(552,273)**	**(624,147)**
Depreciation for the year	(1,571)	(6,562)	(44,937)	**(53,070)**
Foreign exchange differences	-	-	837	**837**
31 December 2020	**(17,933)**	**(62,074)**	**(596,373)**	**(676,379)**
1 January 2021	**(17,933)**	**(62,074)**	**(596,373)**	**(676,379)**
Depreciation for the year	(1,571)	(6,562)	(62,091)	**(70,223)**
Foreign exchange differences	-	-	-	**-**
31 December 2021	**(19,503)**	**(68,635)**	**(658,464)**	**(746,603)**
Net book value as of 31 December 2020	**4,403**	**8,230**	**258,794**	**271,426**
Net book value as of 31 December 2021	**2,832**	**1,668**	**196,703**	**201,203**

(amounts in euro)

COMPANY FIGURES

	nsportation equipment	Mechanical equipment	Furniture & other equipment	Total
Cost				
1 January 2020	**11,465**	**103**	**456,824**	**468,392**
Additions/ purchases	-	-	-	**-**
31 December 2020	**11,465**	**103**	**456,824**	**468,392**
1 January 2021	11,465	103	456,824	**468,392**
Additions/ purchases	-	-	-	**-**
Foreign exchange differences	-	-	-	**-**
31 December 2021	**11,465**	**103**	**456,824**	**468,392**
Accumulated depreciation				
1 January 2020	**(11,464)**	**(103)**	**(456,824)**	**(468,391)**
Depreciation for the year	-	-	-	**-**
31 December 2020	**(11,464)**	**(103)**	**(456,824)**	**(468,391)**
1 January 2021	**(11,464)**	**(103)**	**(456,824)**	**(468,391)**
Depreciation for the year	-	-	-	**-**
31 December 2021	**(11,464)**	**(103)**	**(456,824)**	**(468,391)**
Net book value as of 31 December 2020	**-**	**-**	**-**	**-**
Unamortised value at 31 December 2021	**-**	**-**	**-**	**-**

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

(amounts in euro)

8 Intangible assets

	CONSOLIDATED FIGURES	COMPANY FIGURES
	Software	Software
Cost		
1 January 2020	**141,403**	**90,504**
Additions	21,778	-
Foreign exchange differences	(194)	-
31 December 2020	**162,986**	**90,504**
1 January 2021	**162,986**	**90,504**
Additions	-	-
Foreign exchange differences	-	-
31 December 2021	**162,986**	**90,504**
Accumulated depreciation		
1 January 2020	**(108,409)**	**(90,504)**
Depreciation for the year	(11,266)	-
Foreign exchange differences	194	-
31 December 2020	**(119,481)**	**(90,504)**
1 January 2021	**(119,481)**	**(90,504)**
Depreciation for the year	(16,513)	-
Foreign exchange differences	-	-
31 December 2021	**(135,994)**	**(90,504)**
Net book value as of 31 December 2020	**43,504**	**-**
Unamortised value at 31 December 2021	**26,991**	**-**

(amounts in euro)

9 Right of use assets – IFRS 16 Leases

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

For the Group in 2021, the amount of €10.8 thousand was recorded in financial lease expenses and the amount of €58.2 thousand in depreciation of right to use assets, while the Company recorded an amount of €1.9 thousand in financial lease expenses, and the amount of €23.5 thousand in depreciation of right to use assets. The lease liabilities of the Company and the Group exclusively concern cars.

Right of use assets

	CONSOLIDATED FIGURES	COMPANY FIGURES
Cost		
1 January 2020	**227,479**	**96,866**
Additions for the period	-	-
31 December 2020	**227,479**	**96,866**
1 January 2021	**227,479**	**96,866**
Additions for the period	-	-
31 December 2021	**227,479**	**96,866**
Accumulated depreciation		
1 January 2020	**(57,882)**	**(23,741)**
Depreciation for the period	(64,607)	(25,850)
31 December 2020	**(122,490)**	**(49,591)**
1 January 2021	**(122,490)**	**(49,591)**
Depreciation for the period	(58,260)	(23,495)
31 December 2021	**(180,750)**	**(73,086)**
Net book value as of 31 December 2020	**104,989**	**47,275**
Unamortised value at 31 December 2021	**46,729**	**23,780**

(amounts in euro)

	CONSOLIDATED FIGURES	**COMPANY FIGURES**
Liabilities from leases as at 1 January 2020	**180,084**	**76,448**
Debit interest	7,291	2,642
Rent payments	(58,855)	(22,090)
Derecognition of leases	-	-
Additions during fiscal year	-	-
Liabilities from leases as at 31 December 2020	**128,520**	**57,000**
Lease liabilities as at 1 January 2021	**128,520**	**57,000**
Debit interest	10,821	1,900
Rent payments	(44,058)	(15,112)
Derecognition of leases	-	-
Additions during fiscal year	-	-
Liabilities from leases as at 31 December 2021	**95,283**	**43,789**
Short-term liabilities	55,383	23,713
Non-current liabilities	39,900	20,076
Total	**95,283**	**43,789**

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

(amounts in euro)

10 Investments in subsidiaries

The companies of the Group consolidated with the full consolidation method are:

COMPANY	% participation	Participation value 31.12.2021	Participation value 31.12.2020	Registered office	Unaudited fiscal years
KANTZA COMMERCIAL SA	100%	13,209,499	13,170,023	GREECE	2012-2014 (*),2015-2021
YIALOU EMPORIKI & TOURISTIKI S.A.	100%	12,653,110	12,653,110	GREECE	2012-2021 (*)
PMS PROPERTY MANAGEMENT S.A.	100%	244,296	244,296	GREECE	2012-2013 (*), 2014-2021
CLH ESTATE Srl	100%	4,295,920	4,295,920	ROMANIA	2006-2021
PROFIT CONSTRUCT Srl	100%	6,004,901	6,004,901	ROMANIA	2006-2021
Total		**36,407,726**	**36,368,250**		

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

The Extraordinary General Meeting of the company "KANTZA EMPORIKI SINGLE-PERSON S.A." held of 30 December 2021 decided to increase its share capital by an amount of €39,475.

11 Financial assets at fair value through other comprehensive income

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

	CONSOLIDATED FIGURES	COMPANY FIGURES
1 January 2020	1,166,612	1,166,612
31 December 2020	**1,166,612**	**1,166,612**
1 January 2021	1,166,612	1,166,612
31 December 2021	**1,166,612**	**1,166,612**

ATHENS METROPOLITAN EXPO SA, by virtue of a decision of its Ordinary General Meeting dated 31 May 2021, distributed dividends totalling an amount of EUR 135,326 for fiscal year 2020. The above title is not negotiable in a regulated market.

(amounts in euro)

12 Trade and other receivables

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

	CONSOLIDATED DATA		COMPANY FIGURES	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Customers	1,154,137	1,316,830	45,510	45,510
Customers – Related parties	138,642	964,087	780,428	713,173
	1,292,778	**2,280,917**	**825,938**	**758,683**
Receivables from the Greek State	151,949	36,870		-
Other Receivables	1,905,144	675,285	767,634	590,171
Dividends received	-	203,046	-	203,046
Total	**3,349,872**	**3,196,118**	**1,593,572**	**1,551,900**
Long-term receivables	6,700	6,700	3,100	3,100
Short-term receivables	3,343,171	3,189,418	1,590,472	1,548,799
Total	**3,349,872**	**3,196,118**	**1,593,572**	**1,551,900**

The account “Other receivables” is analysed as follows:

CONSOLIDATED DATA			**COMPANY FIGURES**	
Other receivables	31-Dec-21	31-Dec-20	31-Dec-21	31-Dec-20
Greek State: withheld and pre-payable taxes	746,251	6,294	7	1,605
Greek State: Debit VAT	108,999	125,383	146,348	82,196
Withheld tax on dividend	6,966	6,966	6,966	6,966
Advance payments & credits management account	-	4,475	89	793
Prepaid expenses	99,259	61,666	-	11,789
Sundry debtors (*)	920,761	408,827	603,605	479,950
Total	**1,905,144**	**675,285**	**767,634**	**590,171**

(amounts in euro)

(*) The line “Other debtors” includes the sum of €401,850 which concerns a claim by the Municipality of Pallini, due to a legal dispute pending court hearing which, according to the Municipality, amounts to the sum of
EUR 750 thousand, for which a relevant provision has been made.

The maturity analysis of balances as of 31 December 2021 and 31 December 2020 is as follows:

CONSOLIDATED DATA			**COMPANY FIGURES**	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
0-3 months	1,083,896	1,950,139	35,650	-
3-6 months	23,202	153,258	-	-
6 months – 1 year	42,742	24,979	31,605	-
1-2 years	7,331	3,775	2,976	2,976
2-3 years	979	-	-	-
Over 3 years	806,719	820,859	1,427,799	1,427,799
	1,964,870	2,953,009	1,498,030	1,430,775
Less: Provision for impairment	(672,092)	(672,092)	(672,092)	(672,092)
Net trade receivables	**1,292,778**	**2,280,917**	**825,937**	**758,683**

Group trade and other receivables as of 31.12.2021 stood at €3,196,118 of which €48,251 were denominated in Romanian RON. In the previous year, as of 31.12.2020, out of the amount of €3,196,118, the amount of €70,950 was denominated in Romanian RON.

13 Cash and cash equivalents

CONSOLIDATED DATA			**COMPANY FIGURES**	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Cash in hand	1,076	8,659	424	385
Sight deposits	959,010	1,653,182	95,722	480,750
Total	**960,086**	**1,661,841**	**96,146**	**481,135**

(amounts in euro)

The following table shows the percentage deposits per credit rating class according to Standard & Poor's (S&P) as of 31.12.2021 and 31.12.2020, respectively.

Financial Institution Rating (S&P)	Sight and time deposits in % as of 31.12.2021	Sight and time deposits in % as of 31.12.2020
B	1.0%	92.9%
B-	0.0%	6.7%
B+	99.0%	0.4%
TOTAL	**100.00%**	**100.00%**

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

CONSOLIDATED DATA			**COMPANY FIGURES**	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
EURO	957,739	1,652,620	96,146	481,135
ROMANIA NEW LEU (RON)	2,347	9,221	-	-
Total	**960,086**	**1,661,841**	**96,146**	**481,135**

14 Committed deposits

The Group's committed deposits stood at EUR 9,683,445 on 31.12.2021 and EUR 6,539,990 thousand on 31.12.2020 respectively. The amount of EUR 6,094,956 comes from the subsidiary company YIALOU EMPORIKI & TOURISTIKI SA and the balance of EUR 3,588,489 from the Company.

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

The committed amount of the company concerns a collateral for the issuance of a letter of guarantee.

15 Share capital and premium reserve

The share capital of the Company amounts to EUR 75,239,698 and is divided into 57,434,884 common registered shares, with a nominal value of EUR 1.31 each. All the Company's shares are listed on the Athens Stock Exchange. As of 31/12/2021, the Company held no treasury shares.

(amounts in euro)

	Number of Shares	Face value of shares	Share capital	Premium reserve	Total
1 January 2020	57,434,884	1.31	75,239,698	1,434,519	76,674,217
31 December 2020	57,434,884	1.31	75,239,698	1,434,519	76,674,217
1 January 2021	57,434,884	1.31	75,239,698	1,434,519	76,674,217
31 December 2021	57,434,884	1.31	75,239,698	1,434,519	76,674,217

16 Other reserves

	CONSOLIDATED FIGURES							
	Statutory reserve	Special & extraordinary reserves	Tax-exempt reserves	Other reserves	FX differences reserves	Cash flow hedging reserve	Actuarial profit/(loss) reserves	Total
Balance as at 1 January 2020	**1,639,723**	**3,380,223**	**453,540**	**361,759**	**(2,720,148)**	**(696,537)**	**(42,441)**	**2,376,119**
Decision of the IFRS Interpretations Committee – Way of measuring the provision of post-retirement benefits (see Note 35)	-	-	-	-	-	-	42,441	**42,441**
Balance as at 01/01/2020 (restated)	**1,639,723**	**3,380,223**	**453,540**	**361,759**	**(2,720,148)**	**(696,537)**	**-**	**2,418,560**
Other comprehensive income	-	-	-	-	(325,568)	48,141	(5,570)	**(282,997)**
Balance as at 31 December 2020	**1,639,723**	**3,380,223**	**453,540**	**361,759**	**(3,045,716)**	**(648,396)**	**(5,571)**	**2,135,564**
Change of tax rate	-	-	-	-	-	-	(147)	(147)
Other comprehensive income	-	-	-	-	(310,536)	360,587	831	50,882
Statutory reserve formation	65,565	-	-	-	-	-	-	65,565
Balance as at 31 December 2021	**1,705,288**	**3,380,223**	**453,540**	**361,759**	**(3,356,252)**	**(287,809)**	**(4,886)**	**2,251,864**

(amounts in euro)

COMPANY FIGURES

	Statutory reserve	Special & extraordinary reserves	Tax-exempt reserves	Other reserves	Actuarial profit/(loss) reserve	Total
Balance as of 1 January 2020	**1,240,002**	**3,387,277**	**453,540**	**359,600**	**(36,904)**	**5,403,515**
Decision of the IFRS Interpretations Committee – Way of measuring the provision of post-retirement benefits (see Note 35)	-	-	-	-	36,904	**36,904**
Balance 01/01/2020 (restated)	**1,240,002**	**3,387,277**	**453,540**	**359,600**	**-**	**5,440,419**
Other comprehensive income	-	-	-	-	(1,987)	**(1,987)**
Balance as of 31 December 2020	**1,240,002**	**3,387,277**	**453,540**	**359,600**	**(1,987)**	**5,438,432**
Change of tax rate	**-**	**-**	**-**	**-**	(52)	(52)
Other comprehensive income	-	-	-	-	203	203
Balance as of 31 December 2021	**1,240,002**	**3,387,277**	**453,540**	**359,600**	**(1,837)**	**5,438,582**

(a) Statutory reserve

The provisions of Articles 158-160 of Law 4548/2018 regulate the manner in which statutory reserves are formed and used, as follows: At least 5% of each year's actual (book) net earnings must be withheld to form a statutory reserve, until the statutory reserve's accumulated amount equals at least 1/3 of the share capital. Upon decision of the Ordinary General Meeting of Shareholders, the statutory reserve may be used to cover losses, and therefore may not be used for any other purpose.

(b) Extraordinary reserves

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

(c) Tax-free reserves

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

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

(amounts in euro)

(d) Actuarial profit/(losses) reserves

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

(e) Cash flow hedging reserve

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

(f) Foreign exchange reserve

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

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

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

CONSOLIDATED DATA			COMPANY FIGURES	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Other long term provisions	750,000	750,000	750,000	750,000
	750,000	750,000	750,000	750,000

(amounts in euro)

18 Trade and other payables

CONSOLIDATED DATA			COMPANY FIGURES	
	31-Dec-21	31-Dec-20	31-Dec-21	31-Dec-20
Suppliers	1,162,451	697,361	408,555	8,836
Accrued interest	3,014	3,741	-	414
Accrued expenses	327,164	87,964	64,000	13,600
Insurance organisations and other taxes/duties	614,759	564,967	119,011	85,391
Real estate guarantees received	1,251,486	1,206,159	-	-
Other liabilities	680,853	250,665	263,985	148,709
Payables to related parties	3,223,597	922,475	4,472,796	1,106,043
Total	**7,263,323**	**3,733,334**	**5,328,346**	**1,362,994**
Non-current liabilities	1,251,486	1,206,159	-	-
Short-term liabilities	6,011,838	2,527,175	5,328,346	1,362,994
Total	**7,263,324**	**3,733,334**	**5,328,346**	**1,362,994**

Payables to related parties as at 31 December 2021 include an advance received from the related party Aktor Concessions SA amounting to €2.5 million based on a contract concerning the participation of Aktor Concessions in the project in Gournes, Heraklion-Crete.

The "Other liabilities" account can be broken down as follows:

CONSOLIDATED DATA			COMPANY FIGURES	
Other liabilities	31-Dec-21	31-Dec-20	31-Dec-21	31-Dec-20
Advance payments from customers	28,427	24,525	-	-
Fees to beneficiaries payable for services rendered	157,440	96,505	147,317	36,928
Amounts due to subcontractors	66,128	74,123	60,883	68,520
Beneficiaries of financial guarantees	-	11,804	-	-
Other creditors	428,858	43,708	55,784	43,261
Total	**680,853**	**250,665**	**263,985**	**148,709**

Company and Group liabilities from trade activities are interest free.

Group suppliers and other receivables as of 31.12.2021 stood at €7,263,324 of which €14,180 was in Romanian RON. In the corresponding fiscal year, as of 31.12.2020 total liabilities amounted to EUR 3,733,334 of which 31,149 was in Romanian RON. The book value of liabilities does not differ significantly from their fair value.

(amounts in euro)

19 Loans

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

CONSOLIDATED DATA			COMPANY FIGURES	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Long-term borrowing				
Bond loan	27,983,700	33,623,527	-	2,137,500
From affiliated parties	-	-	-	-
Total long-term loans	**27,983,700**	**33,623,527**	**-**	**2,137,500**
Short-term loans				
Bond loan	5,661,589	3,182,889	3,137,500	1,000,000
From affiliated parties	10,000	10,000	2,000,000	2,000,000
Total short-term loans	**5,671,589**	**3,192,889**	**5,137,500**	**3,000,000**
Total borrowings	**33,655,289**	**36,816,416**	**5,137,500**	**5,137,500**

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

On 22 April 2015 the Company proceeded with the issue of a bond loan to subsidiary company YIALOU EMPORIKI & TOURISTIKI SINGLE-PERSON SA and the related entity YIALOU ANAPTYXIAKI SINGLE-PERSON SA, for a maximum amount of EUR 2 million. On 31 December 2021, the due amount of the loan to the subsidiary YIALOU EMPORIKI & TOURISTIKI SINGLE-PERSON SA amounted to the sum of EUR 1,990,000, and the outstanding balance to the related entity YIALOU ANAPTYXIAKI SINGLE-PERSON SA amounted to the sum of EUR 10,000.

On 29 April 2014, the company proceeded to the conclusion of a bond loan with “EUROBANK ERGASIAS S.A.” (as a Power of Attorney and Representative of the Bondholders) and the Bond Lenders, which concerns a common bond loan of EUR 10.4 million. The amount due on 31 December 2021 was €3,137,500. The company made a request on 16 November 2021 to the bank for a three-month extension of the payment of a bond loan installment of EUR 1 million ending on 31 December 2021, which was accepted by the bank on 24 February 2022 by offering to it a two-month extension, i.e. for 28 February 2022. The amount was normally paid by the company until the agreed date, i.e.28 February 2022.

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

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

CONSOLIDATED DATA			**COMPANY FIGURES**	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Between 1 and 2 years	3,253,215	4,661,589	-	2,137,500
Between 2 and 5 years	14,880,589	14,276,349	-	-
More than 5 years	9,849,896	14,685,589	-	-
	27,983,700	**33,623,527**	**-**	**2,137,500**

The fair value of loans is calculated by discounting expected future cash flows using discount rates that reflect current banking market conditions, and is categorised as Level 2 in the fair value hierarchy.

The book value of long term and short-term borrowings approximates their fair value. Due to the fluctuating nature of the loans, lending rates, which are redetermined at regular intervals, are equivalent to discount rates as per market data.
All Group and Company loans are expressed in euros.

Changes in liabilities from financing activities are as follows:

	CONSOLIDATED FIGURES	**COMPANY FIGURES**
	Borrowings	**Borrowings**
Balance as at 1 January 2020	**35,585,121**	**7,137,500**
Cash flows	1,196,459	(2,000,000)
Capitalised interest	3,074	-
Other non-cash changes	31,761	-
Balance as at 31 December 2020	**36,816,416**	**5,137,500**
	Borrowings	**Borrowings**
Balance as at 1 January 2021	**36,816,416**	**5,137,500**
Cash flows	(3,222,637)	-
Other non-cash changes	61,511	-
Balance as at 31 December 2021	**33,655,290**	**5,137,500**

(amounts in euro)

20 Financial derivatives

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

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

The nominal value of interest rate swaps on 31.12.2021 amounts to the sums of EUR 11,329,510 and EUR 4,859,628 with corresponding fixed interest rates of 1.73% and 0.407%.

	GROUP		GROUP	
	31-Dec-21		31-Dec-20	
Amounts in €	**Receivables**	**Liabilities**	**Receivables**	**Liabilities**
Cash flow hedging (IRS) derivatives	-	459,329	-	959,448
Total	**-**	**459,329**	**-**	**959,448**
Non-current	-	459,329	-	959,448
Total	**-**	**459,329**	**-**	**959,448**

	CONSOLIDATED DATA		COMPANY FIGURES	
Amounts in €	**31-Dec-21**	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Cash flow hedging (IRS) Valuation 31/12/2020	959,448	1,039,313	-	-
Valuation (profit)/loss charged to the Statement of Other Comprehensive Income	(484,167)	(63,344)	-	-
Total (credit)/debit to results	(15,952)	(16,521)	-	-
Closing balance	**459,329**	**959,448**	**-**	**-**

(amounts in euro)

21 Deferred taxation

	CONSOLIDATED DATA		COMPANY FIGURES	
	31-Dec-21	**31-Dec-20***	**31-Dec-21**	**31-Dec-20***
Deferred tax liabilities:	(2,071,247)	(1,883,820)	-	-
Deferred tax receivables:	155,077	313,251	2,256	14,194
Total	**(1,916,168)**	**(1,570,569)**	**2,256**	**14,194**

The balances of the deferred tax Liabilities/Receivables shown in the table above are set off in the balance sheet at company level.

Total change in deferred income tax is presented below.

	CONSOLIDATED DATA		COMPANY FIGURES	
	31/12/2021	**31/12/2020***	**31/12/2021**	**31/12/2020***
Opening balance	**1,570,569**	**1,262,216**	**(14,194)**	**(11,724)**
Debit/ (credit) through profit and loss Change of tax rate	(150,198)	-	1,131	-
Debit/ (credit) through profit and loss	371,837	294,910	10,698	(1,842)
Debit/(credit) in the statement of comprehensive income Change of tax rate	19,336	-	52	-
Debit/(credit) in the statement of comprehensive income	104,626	13,443	57	(628)
Closing balance	**1,916,168**	**1,570,569**	**(2,256)**	**(14,194)**

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

(amounts in euro)

Deferred tax liabilities:

	CONSOLIDATED DATA			COMPANY FIGURES	
	Various tax depreciation	Other	Total	Other	Total
1 January 2020 (restated)	1,597,744	-	1,597,744	-	-
Debit/(credit) in the income statement	286,076	-	286,076	-	-
Debit/(credit) in equity	-	-	-	-	-
31 January 2020 (restated)	**1,883,820**	**-**	**1,883,820**	**-**	**-**
1 January 2021	1,883,820	-	1,883,820	-	-
Debit/(credit) in the income statement Change of tax rate	(156,985)	-	(156,985)	-	-
Debit/(credit) in the income statement	344,411	-	344,411	-	-
31 December 2021	**2,071,247**	**-**	**2,071,247**	**-**	**-**

Deferred tax receivables:

CONSOLIDATED DATA

	Different tax depreciation	Cash flow hedging reserve	Actuarial profit/(loss) reserve	Other	Total
1 January 2020 (restated)	70,127	249,435	-	15,966	**335,528**
Debit/(credit) in the income statement	(7,563)	(3,965)	-	2,694	**(8,834)**
(Debit)/credit to equity	-	(15,202)	1,759	-	**(13,443)**
31 December 2020 (restated)	**62,564**	**230,267**	**1,759**	**18,660**	**313,251**
1 January 2021	**62,564**	**230,267**	**1,759**	**18,660**	**313,251**
Debit/(credit) in the income statement Change of tax rate	(5,232)	-	-	(1,555)	**(6,787)**
Debit/(credit) in the income statement	(6,451)	(5,635)	-	(15,340)	**(27,426)**
(Debit)/credit to equity	-	(19,189)	(147)	**-**	**(19,336)**
Change of tax rate (Debit)/credit to equity	-	(104,391)	(234)	**-**	**(104,626)**
31 December 2021	**50,882**	**101,052**	**1,378**	**1,765**	**155,077**

(amounts in euro)

COMPANY FIGURES

	Actuarial profit/(loss) reserve	Other	Total
1 January 2020 (restated)	-	11,724	11,724
Income statement debit/(credit)	-	1,842	1,842
(Debit)/credit to equity	628	-	628
31 December 2020	**628**	**13,566**	**14,194**
1 January 2021	628	13,566	14,194
Income statement debit/(credit)	-	(10,698)	(10,698)
Debit/(credit) in the income statement Change of tax rate	-	(1,131)	(1,131)
(Debit)/credit to equity	(57)	-	(57)
(Debit)/credit to equity Change of tax rate	(52)	-	(52)
31 December 2021	**518**	**1,738**	**2,256**

The following are also noted:

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

22 Employee Benefit Liabilities

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

CONSOLIDATED DATA			**COMPANY FIGURES**	
	31-Dec-21	**31-Dec-20***	**31-Dec-21**	**31-Dec-20***
Retirement benefits	14,287	85,081	10,255	59,140
Total	**14,287**	**85,081**	**10,255**	**59,140**

The amounts recognised in the Income Statement are the following:

(amounts in euro)

CONSOLIDATED DATA			COMPANY FIGURES	
	31-Dec-21	31-Dec-20*	31-Dec-21	31-Dec-20*
Retirement benefits	(69,729)	(11,226)	(48,625)	(7,674)
Total	**(69,729)**	**(11,226)**	**(48,625)**	**(7,674)**

The amounts entered in the income statement are the following:

CONSOLIDATED DATA			COMPANY FIGURES	
	31-Dec-21	31-Dec-20*	31-Dec-21	31-Dec-20*
Current service cost	11,809	10,694	7,667	7,283
Financial cost	255	532	177	391
Absorption / (Movement) of Personnel	(23,217)	-	3<771	-
Cost of past service	1,666	-	-	-
Losses from staff cut-backs	89,888	-	89,888	-
Compensation paid	(150,129)	-	(150,129)	-
Total	**(69,729)**	**11,226**	**(48,625)**	**7,674**

Change to liabilities as presented in the Balance Sheet is as follows:

CONSOLIDATED DATA			COMPANY FIGURES	
	31-Dec-21	31-Dec-20*	31-Dec-21	31-Dec-20*
Opening balance	**85,081**	**66,525**	**59,140**	**48,851**
Indemnities paid	(150,129)	-	(150,129)	-
Actuarial profit/(loss) (remeasurements) recognised in the Statement of Other Comprehensive Income	(1,066)	7,329	(260)	2,615
Total expense charged in the income statement	80,400	11,226	101,503	7,674
Closing balance	**14,287**	**85,081**	**10,255**	**59,140**

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

(amounts in euro)

Effect on retirement benefits

	Change in the assumption according to	Increase in the assumption	Decrease in the assumption
Discount rate	0.50%	(4.70%)	4.70%
Payroll change rate	0.50%	4.90%	(4.90%)

The main actuarial assumptions used for accounting purposes are:

	31-Dec-21	31-Dec-20
Discount rate	1.00%	0.30%
Future salary raises	1.70%	1.70%
Average annualised long-term rise of inflation	1.70%	1.70%

The average weighted duration of retirement benefits is 11.45 years.

Analysis of expected maturity of non-discounted pension benefits:

CONSOLIDATED DATA			**COMPANY FIGURES**	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Under one year	-	-	-	-
More than 5 years	15,754	87,229	11,390	60,704
Total	**15,754**	**87,229**	**11,390**	**60,704**

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

CONSOLIDATED DATA			**COMPANY FIGURES**	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
(Profit)/loss from the change in financial assumptions	(1,010)	3,441	(781)	2,504
Net (profit)/ loss	(56)	3,888	520	111
Other	-	-	-	-
Total	**(1,066)**	**7,329**	**(260)**	**2,615**

(amounts in euro)

23 Rental income from real estate investments

The rental income of real estate investments for the Group in the fiscal year 2021 is 7.5 million euros, while for fiscal year 2020 the respective amount reached 6.5 million euros.

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

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

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

CONSOLIDATED DATA

	31-Dec-21	31-Dec-20
Up to 1 year	7,985,380	6,288,340
Year 2	7,214,124	5,908,074
Year 3	5,586,046	5,220,117
Year 4	4,603,308	3,735,394
Year 5	3,948,199	2,980,508
More than 5 years	10,565,946	11,379,557
Total	**39,903,003**	**35,511,990**

(amounts in euro)

24 Financial income / (expenses)

	CONSOLIDATED DATA 31-Dec-21	CONSOLIDATED DATA 31-Dec-20	COMPANY FIGURES 31-Dec-21	COMPANY FIGURES 31-Dec-20
Interest expenses				
- Loans with banks & other liabilities	(1,696,697)	(1,800,481)	(272,976)	(366,556)
- Interest expenses related to financial leases	(10,821)	(7,291)	(1,900)	(2,642)
	(1,707,518)	**(1,807,772)**	**(274,876)**	**(369,198)**
Income from interest/ securities	1,040	29,736	46	234
Net interest (expenses)/ income	**(1,706,479)**	**(1,778,037)**	**(274,830)**	**(368,964)**
Other financial expenses				
- Guarantee letter commissions	(194,398)	(58,470)	(179,398)	(43,470)
- Various bank expenses	(99,814)	(42,504)	(56,088)	(10,731)
	(294,211)	**(100,974)**	**(235,486)**	**(54,201)**
Net foreign exchange differences profit/ (loss) from borrowings	1,784	1,824	-	-
Total	**(1,998,906)**	**(1,877,186)**	**(510,316)**	**(423,165)**

25 Expenses by category

CONSOLIDATED DATA

		31-Dec-21 Exploitation expenses	31-Dec-21 Operating expenses	31-Dec-21 Total	31-Dec-20* Exploitation expenses	31-Dec-20* Operating expenses	31-Dec-20* Total
Employee benefits	27	-	1,058,856	1,058,856	-	947,669	947,669
Depreciation of rights of use for fixed assets	9	-	58,260	58,260	-	57,882	57,882
Depreciation of tangible assets	7	70,223	-	70,223	53,070	6,726	59,795
Amortisation of intangible assets	9	16,513	-	16,513	11,266	-	11,266
Depreciation of investment properties	6	1,502,870	131,007	1,633,877	1,510,572	131,007	1,641,578
Rental fees & expenses under long-term operating leases		32	12,446	12,478	-	8,018	8,018
Other third party benefits		60,498	27,674	88,172	63,344	118,448	181,792
Third party fees and expenses		-	402,373	402,373	63,497	481,809	545,306
Technicians' fees and expenses		61,049	878,782	939,831	-	255,438	255,438
Subcontractor fees		-	527	527	-	5,656	5,656
Advertising & promotion costs		220,747	287,913	508,659	-	-	-
Taxes - Duties		389,172	112,044	501,216	393,943	112,309	506,252
Perishable supplies and communal property services charges		2,080	10,072	12,152	398,581	118,655	517,236
Other expenses		-	65,924	65,924	1,289	179,468	180,757
Total		**2,323,183**	**3,045,879**	**5,369,062**	**2,495,561**	**2,423,084**	**4,918,645**

(amounts in euro)

COMPANY FIGURES

		31-Dec-21			31-Dec-20*		
		Exploitation expenses	**Operating expenses**	**Total**	**Exploitation expenses**	**Operating expenses**	**Total**
Employee benefits		-	892,702	892,702	-	630,801	630,801
Inventories used	27	-	-	-	-	-	-
Depreciation of rights of use assets		-	23,495	23,495	-	25,850	25,850
Depreciation of investment properties	9	-	15,500	15,500	-	15,500	15,500
Rental fees & expenses under long-term operating leases	6	-	9,673	9,673	-	4,796	4,796
Other third party benefits		-	16,873	16,873	-	36,132	36,132
Third party fees and expenses		-	255,162	255,162	-	114,823	114,823
Technicians' fees and expenses		-	140,374	140,374	-	79,378	79,378
Subcontractor fees		-	-	-	-	400	400
Advertising & promotion costs		-	286,725	286,725	-	-	-
Taxes - Duties		-	29,354	29,354	-	30,394	30,394
Perishable supplies and communal property services charges		-	8,768	8,768	-	12,944	12,944
Other expenses		-	29,334	29,334	-	33,538	33,538
Total		**-**	**1,707,960**	**1,707,960**	**-**	**984,556**	**984,556**

(*) 'Exploitation expenses' of the Group pertain to the parent company and YIALOU EMPORIKI KAI TOURISTIKI SINGLE-PERSON S.A.

26 Employee benefits

CONSOLIDATED DATA			**COMPANY FIGURES**	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Wages and salaries	859,015	773,131	713,852	532,397
Payment of social insurance contributions	84,630	137,423	54,945	85,375
Cost of defined benefit plans	80,400	11,227	101,503	7,674
Other employee benefits	34,811	25,889	22,402	5,354
Total	**1,058,856**	**947,669**	**892,702**	**630,801**

27 Income tax

Pursuant to Article 22 of Law 4646/2019, the income tax rate for legal entities in Greece was fixed at 22% for the year 2021 (2020: 24%).

CONSOLIDATED DATA			**COMPANY FIGURES**	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Tax for the year	63,869	314,623	-	-
Extraordinary levy	-	-	-	-
Deferred tax	221,6 2	94,910	11,828	(1,842)

Total	**285,508**	**609,533**	**11,828**	**(1,842)**

(amounts in euro)

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

As of 31.12.2021 and 31.12.2020, a provision of EUR 70 thousand has been made for unaudited fiscal years at a consolidated level.
The tax rate for subsidiary companies in Romania is 16%.

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

CONSOLIDATED DATA			**COMPANY FIGURES**	
	31-Dec-21	**31-Dec-20**	**31-Dec-21**	**31-Dec-20**
Accounting profit / (losses) before tax	1,338,044	720,530	(3,515,719)	684,025
Tax calculated on profits under current tax rates applied in the respective countries	294,370	172,927	(773,458)	164,166
Adjustments				
Untaxed income	(248,312)	383,647	(386,657)	-
Expenses not deductible for tax purposes	40,764	154,089	14,053	2,399
Use of tax losses from prior financial years	-	(168,407)	-	(168,407)
Fiscal year tax losses for which no deferred tax was recognised	348,902	67,277	1,159,021	-
Impact of change in tax rate to 22%	(150,216)	-	(1,131)	-
Taxes	**285,508**	**609,534**	**11,828**	**(1,842)**

(amounts in euro)

28 Income from dividends

ATHENS METROPOLITAN EXPO SA, in accordance with the decision of the Ordinary General Meeting of 31 May 2021 with regard to fiscal year 2020, duly distributed dividends of EUR 135,326.

YIALOU EMPORIKI & TOURISTIKI SINGLE-PERSPN SA, by decision of the Extraordinary General Meeting of 18 May 2021 and 13 September 2021, returned previous fiscal year profits amounting to EUR 965,000 to its parent company REDS SA.

29 Other income/operating expenses

	CONSOLIDATED DATA		COMPANY FIGURES	
	31-Dec-21	31-Dec-20	31-Dec-21	31-Dec-20
Impairment of investment properties	(2,898,356)	-	(2,857,857)	-
Reversal of impairments	3,602,341	-	-	-
Impairment of investment properties	**703,985**	**-**	**(2,857,857)**	**-**
Income from provision of services	364,150	794,367	431,877	183,963
Shared costs of investment properties	(102,276)	(78,024)	-	-
Extraordinary and non-operating income	131,303	-	-	-
Other operating income	24,512	-	28,211	-
Other operating expenses	-	(39,444)	-	(30,589)
Other exploitation income/ (expenses)	**417,689**	**676,899**	**460,088**	**153,374**

30 Profit / (loss) per share

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

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

	CONSOLIDATED DATA		COMPANY FIGURES	
	31-Dec-21	31-Dec-20	31-Dec-21	31-Dec-20
Earnings/ (losses) attributable to parent equity holders (amounts in €)	1,052,537	110,997	(3,527,547)	685,866
Weighted average of ordinary shares	57,434,884	57,434,884	57,434,884	57,434,884
Profit/ (loss) after taxes per share - basic (in €)	**0.0183**	**0.0019**	**(0.0614)**	**0.0119**

31 Dividends per share

The company will not distribute dividends for 2021 due to losses.

32 Contingent liabilities

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

With regard to the financial years 2011 through 2015, Greek Sociétés Anonyme whose financial statements must be audited by statutory auditors, were required to be audited by the same Statutory Auditor or audit firm that reviewed their annual financial statements, and obtain a “Tax Compliance Report”, as laid down in Article 82(5) of Law 2238/1994 and Article 65A of Law 4174/2013. With regard to fiscal years from 2016 onwards, the tax audit and the issue of a “Tax Compliance Report” are optional. The Group has chosen to continue having tax audits performed by statutory auditors, now optional, for its most important subsidiaries. It is noted that in accordance with relevant fiscal provisions applicable as of 31 December 2021, fiscal years up to 2015 inclusive are considered time-barred.

Note 10 presents detailed tables for the unaudited fiscal years of all consolidated companies and the fiscal years for which Group companies subject to audits by audit firms have received a certificate of tax compliance. The Group’s tax liabilities for these years have not been finalised; therefore, it is possible that additional charges are imposed when the relevant audits are performed by the tax authorities. The provision formed by the Group with regard to unaudited fiscal years amounts to EUR 70 thousand. The parent company has been audited for tax purposes in accordance with Law 2238/1994 for fiscal years 2011, 2012, and 2013, and in accordance with Law 4174/2013 for fiscal years 2015 to 2020, and has received a tax compliance certificate from PricewaterhouseCoopers SA without qualification. The audit for fiscal year 2021 is underway, without expecting any findings that will affect the amounts shown in the financial statements.

(amounts in euro)

33 Transactions with related parties

Sales/ Purchases of goods and services	CONSOLIDATED DATA		COMPANY FIGURES	
	31-Dec-21	31-Dec-20	31-Dec-21	31-Dec-20
Sales of goods & services to parent	-	-	4,750	-
Sales of goods & services to subsidiaries	-	-	299,562	116,963
Sales of goods & services to other related parties	375,602	787,000	163,565	67,000
Purchases of goods & services from the parent company	131,604	58,453	71,808	8,039
Purchases of goods & services from subsidiaries	-	-	120,525	121,390
Purchases of goods & services from other related parties	406,550	715,886	87,271	9,183
Income from dividends	135,326	-	965,000	1,600,000

	CONSOLIDATED DATA		COMPANY FIGURES	
Related party receivables/ liabilities	31-Dec-21	31-Dec-20	31-Dec-21	31-Dec-20
Receivables from parent	6,692	21,823	5,890	-
Receivables from subsidiaries	-	-	792,786	716,786
Receivables from affiliates	131,950	964,087	132,751	71,387
Obligations to parent	110,680	92,392	110,680	92,392
Payables to subsidiaries	-	-	1,549,248	680,140
Loans with subsidiaries	-	-	1,990,000	1,990,000
Loans with other related parties	10,000	10,000	10,000	10,000
Payables to other related parties	3,102,917	830,083	2,812,969	333,511

Transactions & fees of directors & managers	CONSOLIDATED DATA		COMPANY FIGURES	
	31-Dec-21	31-Dec-20	31-Dec-21	31-Dec-20
Transactions & fees of directors & managers	423,781	444,721	423,781	329,984

At Group level, liabilities to and purchases from other related parties show a significant increase mainly due to the undertaking of the project of expansion of the ‘Smart Park’ shopping center, by “TOMI SA” and “AKTOR FM”, Ellaktor group companies, as well as the receipt of an advance payment of EUR 2.5 million from Aktor Concessions under a contract concerning its participation in the project of Gournes, Heraklion-Crete.

(amounts in euro)

34 Other information

- As of 31 December 2021, 22 administrative/clerical personnel were employed by the Group, and 7 administrative/clerical personnel were employed by the Company. Respectively, as of 31.12.2020, 23 persons were employed as administrative/clerical personnel by the Group, and 7 persons were employed in administrative/clerical capacities by the Company.

- The total fees payable to the Group's statutory auditors for the mandatory audit on the annual financial statements for FY 2021 stand at EUR 100.570 thousand (2020: EUR 92,570).

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

	CONSOLIDATED DATA		**COMPANY FIGURES**	
	1/1-31/12/2021	**1/1-31/12/2020**	**1/1-31/12/2021**	**1/1-31/12/2020**
Fees for auditing services	57,000	57,000	42,000	42,000
Fees payable for Annual Tax Certificate	32,000	32,000	22,000	22,000
Other authorised non-audit services	11,570	3,570	11,000	3,000
Total	**100,570**	**92,570**	**75,000**	**67,000**

35 Adjustments due to amendment of IAS 19

Recast following a decision of the IFRS Interpretations Committee ("EU")

Decision of the International Financial Reporting Standards Interpretation Committee (IFRIC) on the distribution of staff benefits over periods of service under a defined benefit plan, in accordance with International Accounting Standard (IAS) 19 "Employee Benefits"

The IFRS Interpretations Committee issued in May 2021 the final decision on the agenda entitled "Distribution of benefits in periods of service in accordance with International Accounting Standard (IAS) 19", which includes explanatory material on how to distribute benefits in periods of service on a specific defined benefit plan similar to that set out in Article 8 of Law 3198/1955 regarding the provision of compensation due to retirement (the "Defined Benefit Plan under Labor Law").

Based on the above Decision, the way in which the basic principles of IAS 19 in this regard were applied in

Greece in the past, and consequently, according to what is set out in the "IASB Due Process Handbook (par. 8.6)", the entities that prepare their financial statements in accordance with the IFRS are required to amend their accounting policy in this regard.

Until the issuance of the decision on the agenda, the Company applied IAS 19 distributing the benefits set out in Article 8 of Law 3198/1955, Law 2112/1920, and its amendment by Law 4093/2012 in the period from the date of hiring to the date of retirement of the employees.

The application of this final Decision in the attached financial statements has now resulted in the distribution of benefits in the last 16 years until the date of retirement of employees following the scale of Law 4093/2012.

Based on the above, the implementation of the above final decision has been treated as a change in accounting policy, applying the change retroactively from the beginning of the first comparative period, i.e. 1.1.2020 - 31.12.2020, in accordance with paragraphs 19-22 of IAS 8.

The effect on the financial statements of the previous fiscal years is presented in the following tables.

(amounts in euro)

Statement of Financial Position for fiscal year 2020

CONSOLIDATED DATA	Note.	31/12/2020-Published figures	Adjustment as a result of amendment of IAS 19	31/12/2020-Adjusted figures	COMPANY FIGURES 31/12/2020-Published figures	Adjustment as a result of amendment of IAS 19	31/12/2020-Adjusted figures
ASSETS							
Deferred tax receivables	21	-	-	-	45,508	(31,314)	14,194
Total non-current assets		**129,354,406**	**-**	**129,354,406**	**46,370,859**	**(31,314)**	**46,339,545**
Total current assets		**8,552,768**	**-**	**8,552,768**	**2,029,934**	**-**	**2,029,934**
Total Assets		**137,907,174**	**-**	**137,907,174**	**48,400,793**	**(31,314)**	**48,369,479**
EQUITY AND LIABILITIES							
Other reserves	16	2,080,648	54,916	2,135,564	5,395,238	43,194	5,438,432
Profits carried forward		14,901,859	82,167	14,984,025	41,165,771	55,967	(41,109,804)
Total equity		**93,656,724**	**137,083**	**93,793,806**	**40,903,684**	**99,161**	**41,002,845**
Deferred tax liabilities	21	1,527,280	43,289	1,570,569	-	-	-
Provisions for staff compensation	22	265,452	(180,372)	85,080	189,615	(130,475)	59,140
Total long-term liabilities		**38,408,443**	**(137,083)**	**38,271,360**	**3,120,637**	**(130,475)**	**2,990,162**
Total short-term liabilities		**5,842,007**	**-**	**5,842,007**	**4,376,472**	**-**	**4,376,472**
Total liabilities		**44,250,450**	**(137,083)**	**44,113,368**	**7,497,109**	**(130,475)**	**7,366,634**
Total equity and liabilities		**137,907,174**	**-**	**137,907,174**	**48,400,793**	**(31,314)**	**48,369,479**

(amounts in euro)

Statement of Comprehensive Income for the 12-month period of 2020

CONSOLIDATED DATA					COMPANY FIGURES		
	Note	31/12/2020-Published figures	djustment as a result of ıendment of IAS 19	31/12/2020-Adjusted figures	31/12/2020-Published figures	djustment as a result of ıendment of IAS 19	31/12/2020-Adjusted figures
Actuarial profit/(loss)		(18,044)	12,474	(5,570)	(8,277)	6,290	(1,987)
Other comprehensive income / (Expenses) of the financial year		**(295,471)**	**12,474**	**(282,997)**	**(8,277)**	**6,290**	**(1,987)**
Total Comprehensive Income/ (Expenses)		**(180,149)**	**8,148**	**(172,001)**	**680,062**	**3,818**	**683,880**

Statement of Financial Position for fiscal year 2019

CONSOLIDATED DATA				COMPANY FIGURES		
	31/1/2019-Published figures	Adjustment as a result of amendment of IAS 19	31/1/2019-Adjusted figures	31/1/2019-Published figures	Adjustment as a result of amendment of IAS 19	31/1/2019-Adjusted figures
ASSETS						
Deferred tax assets	-	-	-	41,833	(30,108)	11,724
Total non-current assets	**128,641,887**	**-**	**128,641,887**	**47,766,563**	**(30,108)**	**47,736,455**
Total current assets	**10,586,333**	**-**	**10,586,333**	**1,702,098**	**-**	**1,702,098**
Total Assets	**139,228,221**	**-**	**139,228,221**	**49,468,662**	**(30,108)**	**49,438,553**
EQUITY AND LIABILITIES						
Other reserves	2,376,119	42,442	2,418,561	5,403,515	36,904	5,440,419
Profits carried forward	14,786,537	86,492	14,873,029	(41,854,110)	58,439	(41,795,671)
Total equity	**93,836,873**	**128,934**	**93,965,807**	**40,223,622**	**95,343**	**40,318,965**
Deferred tax liabilities	1,221,500	40,716	1,262,216	-	-	-
Provisions for staff compensation	236,175	(169,650)	66,525	174,303	(125,452)	48,851
Total long-term liabilities	**21,371,368**	**(128,934)**	**21,242,434**	**4,129,398**	**(125,452)**	**4,003,946**
Total short-term liabilities	**24,019,979**	**-**	**24,019,979**	**5,115,642**	**-**	**5,115,642**
Total liabilities	**45,391,347**	**(128,934)**	**45,262,413**	**9,245,040**	**(125,452)**	**9,119,588**
Total equity and liabilities	**139,228,221**	**-**	**139,228,220**	**49,468,662**	**(30,108)**	**49,438,554**

(amounts in euro)

Cash flow statement

	CONSOLIDATED DATA			COMPANY FIGURES		
	31/12/2020- Published figures	.djustment as a result of ıendment of IAS 19	31/12/2020- Adjusted figures	31/12/2020- Published figures	.djustment as a result of ıendment of IAS 19	31/12/2020- Adjusted figures
Profit/ (loss) before tax	726,221	5,691	720,530	687,278	(3,253)	684,025
Provisions	5,536	5,691	11,227	4,421	3,253	7,674

36 Post balance sheet events

Given that the pandemic is coming to an end, not in terms of its evolution, but mainly in terms of the restrictive measures imposed, a greater emphasis is placed on the energy crisis and the Russian-Ukrainian conflict, which are the new challenges for 2022. The impact on the appetite and psychology of consumers towards non-inflexible expenses may decrease and, if this happens, it will have an impact on the company's revenues that are expected to affect its results. The Company's exposure to changes in energy costs is limited so not much diversification is expected in this regard. Companies have frozen their investment decisions and are reconsidering their strategies and budgets, cutting costs, and reassessing their projected revenues. Synergies between the state and the banking system will play an important role in reinforcing the smooth operation of companies. A swift return to a new normalcy in the post-pandemic era demands measures and decisions regarding implementation of financial support methods for companies. The Company has adapted the way it operates in order to meet the needs and limit the impact.

Despite the difficult situation, the Company keeps on trying to lease its entire exploitation area of the "Smart Park" Shopping Centre and considers to exploit neighbouring areas owned by it and owned by third parties with combined uses that will improve and increase traffic and expansion of consumption, and therefore the revenues of the Shopping Centre.

The company made a request on 16 November 2021 to the bank EUROBANK ERGASIAS SA for a three-month extension of the payment of a bond loan installment of EUR 1 million, which was accepted by the bank on 24 February 2022 by offering to it a two-month extension, i.e. for 28 February 2022. The amount was normally paid by the company until the agreed date, i.e.28 February 2022.

The Company is also at a late stage of discussions with the National Bank for the possibility of refinancing its existing borrowing at lower costs and improved terms in order to strengthen its cash flow.

Kifisia, 3 May 2021

THE CHAIRMAN OF THE BoD	THE MANAGING DIRECTOR .	THE HEAD OF FINANCIAL SERVICES
CHRISTOS PANAGIOTOPOULOS ID CARD No AZ 126362	GEORGIOS KONSTANTINIDIS ID CARD No AK 101775	ANDREAS SKYRLAS OEE Lic. No. 119758

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

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