

DEMETRA INVESTMENTS

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT AND LOSS AND OTHER COMPREHENSIVE INCOME

for the period from 1 January 2019 to 31 March 2019

	Quarter ended 31 March	
	2019	2018
	€	€
Income		
Income from interest	60.205	92.164
Profit from sale, revaluation and exploitation of land and property	257.383	284.732
Profit/ (loss) from financial assets	5.490.701	(1.003.456)
	5.808.289	(626.560)
Operating expenses	(688.274)	(399.772)
Reversal of anticipated credit losses	279.100	-
Finance costs	(32.394)	(5.276)
Provision reversal for share in loss from affiliates	27.125	34.454
Profit / (loss) before taxation	5.393.846	(997.154)
Taxation	(12.246)	(33.410)
Net profit / (net loss) for the period	5.381.600	(1.030.564)
Other comprehensive expenses		
<i>Items not to be reclassified to the consolidated statement of profit or loss in subsequent periods</i>		
Profit from revaluation of investments at fair value through other comprehensive income	-	5.441
Total income / (expenses) for the period	5.381.600	(1.025.123)
Net profit / (net loss) attributable to:		
Company shareholders	5.381.600	(1.030.564)
Profit / (loss) per share – cents	2.69	(0.52)
Total income / (expenses) attributable to:		
Company shareholders	5.381.600	(1.025.123)
Comprehensive income / (expenses) per share – cents	2.69	(0.51)

DEMETRA INVESTMENTS

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION as at 31 March 2019

	31 March 2019 €	31 December 2018 €
ASSETS		
Non-current assets		
Intangible fixed assets	1.495.872	1.515.815
Investment property	31.729.560	31.715.017
Receivables from affiliates	11.096.180	11.047.673
Deferred taxation	1.025.973	1.025.973
Total non-current assets	45.347.585	45.304.478
Current assets		
Inventories	7.536.324	7.526.324
Other receivables	144.245	179.172
Financial assets at fair value through profit and loss	76.275.330	31.399.803
Bank deposits	323.276	11.357.697
Cash and cash equivalents	2.546.402	30.989.211
Current tax liabilities	63.435	74.747
Total current assets	86.889.012	81.526.954
Total assets	132.236.597	126.831.432
NET POSITION AND LIABILITIES		
Equity		
Share capital	140.000.000	140.000.000
Reserves	(10.849.919)	(16.231.519)
Total equity	129.150.081	123.768.481
Current liabilities		
Provision for losses of affiliates	2.387.826	2.414.951
Trade and other creditors	698.690	648.000
Total current liabilities	3.086.516	3.062.951
Total equity and liabilities	132.236.597	126.831.432
Net asset value per share – cents	64.58	61.88

DEMETRA INVESTMENTS**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
for the period 1 January 2019 to 31 March 2019**

	Quarter ended 31 March 2019 €	2018 €
Cash flow from operating activities		
Profit / (loss) before taxation	5.393.846	(997.154)
Adjustments for:		
Depreciation of intangible fixed assets	21.252	22.770
(Profit) / Loss from disposal and revaluation of financial assets at fair value through profit and loss	(5.490.701)	1.003.456
Provision reversal provision for share in loss from affiliates	(27.125)	(34.454)
Reversal of anticipated credit losses	(275.993)	-
Net cash flow before changes in working capital	(378.721)	(5.382)
Increase in inventories	(10.000)	-
Decrease in other receivables	34.927	74.824
Net purchases and sales of financial assets at fair value through profit and loss	(39.384.826)	2.867.500
Increase in receivables from affiliates	(48.507)	(56.022)
Decrease / (increase) in bank deposits	11.310.414	(3.510.894)
Increase / (decrease) in trade and other creditors	50.690	(66.398)
Purchase of investment property	(14.543)	(125.807)
Cash for operating activities	(28.440.566)	(822.179)
Tax (paid) / received	(934)	86.408
Net cash for operating activities	(28.441.500)	(735.771)
Cash flow from investing activities		
Purchase of intangible fixed assets	(1.309)	(2.737)
Net cash for investing activities	(1.309)	(2.737)
Net decrease in cash and cash equivalents	(28.442.809)	(738.508)
Cash and cash equivalents at beginning of period	30.989.211	1.222.815
Cash and cash equivalents at end of period	2.546.402	484.307

DEMETRA INVESTMENTS

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY for the period from 1 January 2019 to 31 March 2019

	Share capital	Exchange difference reserve	Investments reserve	Accumulated Losses	Total equity
	€	€	€	€	€
Balance as at 1 January 2018	140.000.000	319.437	(8.531)	(21.937.912)	118.372.994
Impact from the application of IFRS 9	-	-	-	(571.505)	(571.505)
Adjusted balance as at 1 January 2018	140.000.000	319.437	(8.531)	(22.509.417)	117.801.489
Loss for the period	-	-	-	(1.030.564)	(1.030.564)
Other total income for the period	-	-	5.441	-	5.441
Balance as at 31 March 2018	140.000.000	319.437	(3.090)	(23.539.981)	116.776.366
Balance as at 1 January 2019	140.000.000	319.437	-	(16.550.956)	123.768.481
Profit for the period	-	-	-	5.381.600	5.381.600
Balance as at 31 March 2019	140.000.000	319.437	-	(11.169.356)	129.150.081