

DEMETRA INVESTMENTS**INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT AND LOSS AND OTHER
COMPREHENSIVE INCOME****for the period from 1 January 2020 to 31 March 2020**

	Quarter ended 31 March	
	2020	2019
	€	€
Income		
Income from interest	50.603	60.205
Income from rent	308.251	257.383
Profit from financial assets	-	5.490.701
	358.854	5.808.289
Operating expenses	(624.946)	(688.274)
Loss from financial assets	(2.714.903)	-
Reversal of anticipated credit losses	8.035	279.100
Finance costs	(90.945)	(32.394)
(provision) / provision reversal for share in loss from affiliates	(27.508)	27.125
Share in loss from affiliates	(462.220)	-
(Loss) / profit before taxation	(3.553.633)	5.393.846
Taxation	(7.357)	(12.246)
(Net loss) / net profit for the period	(3.560.990)	5.381.600
Other comprehensive expenses		
<i>Items which may be reclassified to the consolidated statement of profit or loss in subsequent periods</i>		
Share in loss from affiliates	(777.370)	-
Total (expenses) / income for the period	(4.338.360)	5.381.600
(Net loss) / net profit attributable to:		
Company shareholders	(3.560.990)	5.381.600
(Loss) / earnings per share – cents	(1.78)	2.69
Total (expenses) / income attributable to:		
Company shareholders	(4.338.360)	5.381.600
Comprehensive (expenses) / income per share – cents	(2.17)	2.69

DEMETRA INVESTMENTS

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION as at 31 March 2020

	31 March 2020 €	31 December 2019 €
ASSETS		
Non-current assets		
Intangible fixed assets	1.573.311	1.590.565
Investments in affiliates	197.844.447	199.084.037
Investment property	32.738.395	32.646.596
Receivables from affiliates	11.280.153	11.230.249
Deferred taxation	300.708	300.708
Total non-current assets	243.737.014	244.852.155
Current assets		
Inventories	7.243.660	7.223.619
Other receivables	118.113	119.882
Financial assets at fair value through profit and loss	12.850.232	15.565.135
Bank deposits	849.966	842.032
Cash and cash equivalents	1.507.083	2.537.297
Current tax liabilities	26.269	26.739
Total current assets	22.595.323	26.314.704
Total assets	266.332.337	271.166.859
NET POSITION AND LIABILITIES		
Equity		
Share capital	140.000.000	140.000.000
Reserves	113.329.697	117.668.057
Total equity	253.329.697	257.668.057
Non-current liabilities		
Long-term loans	9.909.172	9.902.172
Total non-current liabilities	9.909.172	9.902.172
Current liabilities		
Current portion of long-term loans	9.137	483.410
Provision for losses of affiliates	2.450.763	2.423.255
Trade and other creditors	640.568	689.965
Total current liabilities	3.100.468	3.596.630
Total equity and liabilities	266.332.337	271.166.859
Net asset value per share – cents	126.66	128.83

DEMETRA INVESTMENTS**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
for the period 1 January 2020 to 31 March 2020**

	Quarter ended 31 March 2020 €	2019 €
Cash flow from operating activities		
(Loss) / profit before taxation	(3.553.633)	5.393.846
Adjustments for:		
Depreciation of intangible fixed assets	20.062	21.252
(Loss) / (gain) on disposal and revaluation of financial assets at fair value through profit and loss	2.714.903	(5.490.701)
Loss on sale of fixed assets	2.101	-
Provision / (provision reversal) for share in loss from affiliates	27.508	(27.125)
Share in loss from affiliates	462.220	-
Reversal of anticipated credit losses	(7.394)	(275.993)
Loan interest payable	87.295	-
Net cash flow before changes in working capital	(247.478)	(378.721)
Increase in inventories	(20.041)	(10.000)
Decrease in other receivables	1.769	34.927
Net purchases and sales of financial assets at fair value through profit and loss	-	(39.384.826)
Increase in receivables from affiliates	(49.904)	(48.507)
Decrease in bank deposits	-	11.310.414
(Decrease) / increase in trade and other creditors	(49.397)	50.690
Purchase of investment property	(91.799)	(14.543)
Cash for operating activities	(456.850)	(28.440.566)
Tax paid	(6.887)	(934)
Net cash for operating activities	(463.737)	(28.441.500)
Cash flow from investing activities		
Purchase of intangible fixed assets	(4.909)	(1.309)
Net cash for investing activities	(4.909)	(1.309)
Cash flow from financing activities		
Repayment of loans	(561.568)	-
Net cash for financing activities	(561.568)	-
Net decrease in cash and cash equivalents	(1.030.214)	(28.442.809)
Cash and cash equivalents at beginning of period	2.537.297	30.989.211
Cash and cash equivalents at end of period	1.507.083	2.546.402

DEMETRA INVESTMENTS

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
for the period from 1 January 2020 to 31 March 2020**

	Share capital	Exchange difference reserve	Negative goodwill reserve	Accumulated Losses	Total equity
	€	€	€	€	€
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
Balance as at 1 January 2020	140.000.000	319.437	119.850.066	(2.501.446)	257.668.057
Loss for the period	-	-	-	(3.560.990)	(3.560.990)
Other comprehensive expenses for the period	-	-	-	(777.370)	(777.370)
Balance as at 31 March 2020	140.000.000	319.437	119.850.066	(6.839.806)	253.329.697