

DEMETRA INVESTMENTS**INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT AND LOSS AND OTHER
COMPREHENSIVE INCOME****for the period 1 January 2021 to 31 March 2021**

	Quarter ended 31 March	
	2021	2020
	€	€
Income		
Income from interest	50.222	50.603
Income from rents	315.778	308.251
Other income	11.119	-
Profit from financial assets	57.372	-
	434.491	358.854
Operating expenses	(356.809)	(624.946)
Loss from financial assets	-	(2.714.903)
Reversal of expected credit losses	33	8.035
Finance costs	(78.756)	(90.945)
(Provision) / Reversal of provision for share in loss from affiliates	2.651	(27.508)
Share in profit / (loss) from affiliates	2.710.290	(462.220)
Profit/ (loss) before taxation	2.711.900	(3.553.633)
Taxation	(7.477)	(7.357)
Net profit /(net loss) for the period	2.704.423	(3.560.990)
Other comprehensive expenses		
<i>Amounts to be classified in the consolidated profit or loss account in future periods</i>		
Share in loss from affiliates	(293.930)	(777.370)
<i>Amounts not to be reclassified in the consolidated profit or loss account in future periods</i>		
Share in profit from affiliates	8.194	-
Total income /(cost) for the period	2.418.687	(4.338.360)
Net profit/(net loss) attributable to:		
Shareholders of the Company	2.704.423	(3.560.990)
Prof/(loss) per share - cents	1.35	(1.78)
Total profit / (cost) attributable to:		
Shareholders of the Company	2.418.687	(4.338.360)
Total income /(cost) per share - cents	1.21	(2.17)

DEMETRA INVESTMENTS**INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION
as at 31 March 2021**

	31 March 2021	31 December 2020
	€	€
ASSETS		
Non-current assets		
Intangible fixed assets	1.484.487	1.500.019
Investments to affiliates	212.593.887	209.833.173
Immovable property for investment	31.805.221	31.782.076
Receivables from affiliates	11.444.697	11.394.475
Deferred taxation	394.890	394.890
Total non-current assets	257.723.182	254.904.633
Current assets		
Inventories of immovable property	7.058.619	6.998.619
Other receivables	156.478	181.631
Financial assets at fair value through profit and loss	16.419.671	16.362.299
Bank deposits	8.000	8.000
Cash and cash equivalents	582.351	962.572
Current tax claims	25.197	26.739
Total current assets	24.250.316	24.539.860
Total assets	281.973.498	279.444.493
NET POSITION AND LIABILITIES		
Equity		
Share capital	140.000.000	140.000.000
Reserves	129.714.493	126.959.646
Total equity	269.714.493	266.959.646
Long-term liabilities		
Long-term loans	5.297.442	7.316.612
Total long-term liabilities	5.297.442	7.316.612
Current liabilities		
Bank overdrafts	1.652.180	-
Current instalments of long-term loans	1.998.178	1.841.226
Provision for losses of affiliates	2.494.714	2.487.365
Trade and other creditors	815.491	829.644
Total current liabilities	6.961.563	5.168.235
Total equity and liabilities	281.973.498	279.444.493
Net asset per share - cents	134.86	133.48

DEMETRA INVESTMENTS**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
for the period 1 January 2021 to 31 March 2021**

	Quarter ended 31 March	
	2021	2020
	€	€
Cash flow from operating activities		
Profit /(loss) before taxation	2.711.900	(3.553.633)
Adjustment for:		
Depreciation of intangible fixed assets	16.250	20.062
Loss/(profit) from disposal and revaluation of financial assets at fair price through profit and loss	(57.372)	2.714.903
Loss from sale of fixed assets	-	2.101
Provision / (reversal of provision) for share in loss from affiliates	(2.651)	27.508
(Share in profit) / loss from affiliates	(2.710.290)	462.220
Reversal of expected credit losses	-	(7.934)
Interest of loans payable	73.774	87.295
Net cash flow before changes in working capital	31.611	(247.478)
Increase in inventories	(60.000)	(20.041)
Decrease in other receivables	25.153	1.769
Increase in receivables from affiliates	(50.222)	(49.904)
Decrease in trade and other creditors	(13.153)	(49.397)
Purchase of immovable property for investment	(23.145)	(91.799)
Cash for operating activities	(89.756)	(456.850)
Tax paid	(5.935)	(6.887)
Net cash for operating activities	(95.691)	(463.737)
Cash flow from investing activities		
Purchase of intangible fixed assets	(718)	(4.909)
Net cash for investing activities	(718)	(4.909)
Cash flow from financing activities		
Repayment of loans	(1.935.992)	(561.568)
Net cash for financing activities	(1.935.992)	(561.568)
Net decrease in cash and cash equivalents	(2.032.401)	(1.030.214)
Cash and cash equivalents at beginning of period	962.572	2.537.297
Cash and cash equivalents at end of period	(1.069.829)	1.507.083

DEMETRA INVESTMENTS

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY for the period 1 January 2021 to 31 March 2021

	Share capital €	Exchange difference reserve €	Negative goodwill reserve €	(Accumulated Loss) / Accumulated profits €	Total equity €
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 total cost 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
Balance as at 1 January 2021	140.000.000	319.767	119.850.066	6.790.1473	266.959.646
Profit for the period	-	-	-	2.704.423	2.704.423
Other total cost for the period	-	-	-	(285.736)	(285.736)
Other transactions with shareholders	-	-	-	336.160	336.160
Balance as at 31 March 2021	140.000.000	319.437	119.850.066	9.544.990	269.714.493