

DEMETRA HOLDINGS PLC**CONSOLIDATED STATEMENT OF PROFIT AND LOSS ACCOUNT AND OTHER COMPREHENSIVE INCOME
for the year ended 31 December 2021**

	2021 €	2020 €
Income		
Income from dividends	609.275	380.797
Income from interest	203.697	201.636
Income from rents	1.015.674	1.484.301
Other income	17.984	33.472
Profit on the sale and revaluation of land and immovable property	3.601.007	-
Profit on financial assets at fair value through profit and loss	4.039.110	797.438
	9.486.747	2.897.644
Operating expenses	(1.338.963)	(2.066.054)
Loss on the sale and revaluation of land and immovable property	-	(1.869.495)
(Provision) / reversal of provision on anticipated credit losses	5.766	(25.968)
Finance costs	(374.333)	(378.432)
Writing-off of negative goodwill	43.205	-
(Provision) / reversal of provision for share of loss in loss from affiliated - Verendrya	30.981	(74.110)
Share in (loss)/ profit from affiliates – Hellenic Bank	(2.453.968)	10.604.798
	5.399.435	9.088.383
Profit before taxation	5.399.435	9.088.383
Taxation	(60.770)	58.868
Net profit for the year	5.338.665	9.147.251
Other comprehensive expenses		
<i>Items which may be reclassified to the consolidated statement of profit and loss account in subsequent periods</i>		
Share in losses from affiliates – Hellenic Bank	(1.066.468)	(673.161)
<i>Items not to be reclassified to the consolidated statement of profit and loss account in subsequent periods</i>		
Share in profit from affiliates – Hellenic Bank	341.203	1.171.938
Other total income / (expenses)	(725.265)	498.777
	4.613.400	<u>9.646.028</u>
Total income for the year	4.613.400	<u>9.646.028</u>
Net profit attributable to:		
Company shareholders	5.338.665	9.147.251
	2.67	4.57
Basic and fully diluted earnings per share – cents	2.67	4.57
Total income attributable to:		
Company shareholders	4.613.400	9.646.028
	2.31	4.82
Total earnings per share - cents	2.31	4.82

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION as at 31 December 2021

	31/12/2021 €	31/12/2020 €
ASSETS		
Non-current assets		
Intangible fixed assets	1.473.214	1.500.019
Investment property	30.350.533	31.782.076
Investments in affiliates	205.371.916	209.833.173
Receivables from affiliates	11.603.917	11.394.475
Deferred taxation	358.497	394.890
Total non-current assets	249.158.077	254.904.633
Current assets		
Inventories	12.070.636	6.998.619
Other receivables	147.753	181.631
Financial assets at fair value through profit and loss	20.299.176	16.362.299
Bank deposits	8.000	8.000
Cash and cash equivalents	917.223	962.572
Current tax liabilities	26.739	26.739
Total current assets	33.469.527	24.539.860
Total assets	282.627.604	279.444.493
EQUITY AND LIABILITIES		
Equity		
Share capital	140.000.000	140.000.000
Reserves	130.064.956	126.959.646
Total equity	270.064.956	266.959.646
Non-current liabilities		
Long-term loans	7.023.808	7.316.612
Total non-current liabilities	7.023.808	7.316.612
Current liabilities		
Current overdrafts	303.495	-
Current long-term loan instalments	1.838.302	1.841.226
Provision for losses of affiliates	2.594.747	2.497.365
Trade and other creditors	802.296	829.644
Total current liabilities	5.538.840	5.168.235
Total equity and liabilities	282.627.604	279.444.493
Net assets per share – cents	135.03	133.48

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CONSOLIDATED STATEMENT OF CASH FLOWS for the year ended 31 December 2021

	2021 €	2020 €
Cash flow from operating activities		
Profit for the year before taxation	5.399.435	9.088.383
Adjustments for:		
Depreciation of intangible fixed assets	64.043	87.262
Loss /(Profit) on the sale and revaluation of intangible fixed assets	(33.237)	31.508
Profit on the disposal and revaluation of financial assets at fair value through profit and loss	(4.039.110)	(797.438)
Loss on the sale and revaluation of investment property	1.333.370	1.549.358
Negative goodwill	(43.205)	-
(Reversal of provision) / Provision for share in loss from affiliates	(30.981)	74.110
Share in loss / (profit) from affiliates	2.453.968	(10.604.798)
Provision / (reversal of provision) for anticipated credit losses	(5.764)	26.125
Loan interest payable	320.135	366.736
Net cash flow before changes in working capital	5.418.654	(178.754)
(Increase) / decrease in immovable property inventories	(5.072.017)	225.000
(Increase) / decrease in other receivables	33.878	(61.749)
Increase in net receivables from affiliates	(203.678)	(200.714)
Net purchases and sales of financial assets at fair value through profit and loss	102.233	274
(Decrease) / increase in trade and other creditors	(27.348)	139.679
Decrease in bank deposits	-	844.395
Purchase of investment property	(37.753)	(690.781)
Adjustment of cost of investment property	5.926	5.943
Proceeds from sale of investment property	130.000	-
Cash from operating activities	349.895	83.293
Tax paid	(24.377)	(35.314)
Net cash from operating activities	325.518	47.979
Cash flow from investing activities		
Purchase of intangible fixed assets	(4.001)	(28.224)
Purchase of affiliates	(54.498)	-
Net cash for investing activities	(58.499)	(28.224)
Cash flow from financing activities		
Proceeds from new loan	2.982.090	-
Loan repayment	(3.597.953)	(1.594.480)
Net cash for financing activities	(615.863)	(1.594.480)
Net decrease in cash and cash equivalents	(348.844)	(1.574.725)
Cash and cash equivalents at beginning of year	962.572	2.537.297
Cash and cash equivalents at end of year	613.728	962.572

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CONSOLIDATED STATEMENT OF CHANGES IN EQUITY for the year ended 31 December 2021

	Share capital €	Exchange difference reserve €	Negative goodwill reserve €	(Accumulated Losses) accumulated profits €	Total equity €
Balance as at 1 January 2020	140.000.000	319.437	119.850.066	(2.501.446)	257.668.057
Net profit for the year after taxation	-	-	-	9.147.251	9.147.251
Other total expenses for the year after taxation	-	-	-	498.777	498.777
Other transactions with shareholders	-	-	-	(354.439)	(354.439)
Balance as at 31 December 2020 / 1 January 2021	140.000.000	319.437	119.850.066	6.790.143	266.959.646
Adjustments of previous years				(128.363)	(128.363)
Net profit for the year after taxation	-	-	-	5.338.665	5.338.665
Other total expenses for the year after taxation	-	-	-	(725.265)	(725.265)
Other transactions with shareholders	-	-	-	(1.379.727)	(1.379.727)
Balance as at 31 December 2021	140.000.000	319.437	119.850.066	9.895.453	270.064.956