

DEMETRA HOLDINGS PLC

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

for the period 1 January 2023 to 31 March 2023

	Quarter ended 31 March	
	2023	2022
	€	€
Income		
Income from interest	52.631	52.241
Income from rents	250.724	228.700
Profit from financial assets	1.225.186	2.082.788
	1.528.541	2.363.729
Operating expenses	(373.733)	(334.237)
Finance costs	(100.454)	(65.780)
Provision / (reversal of provision) for share in loss from affiliates	(262.249)	89.411
Share in profit from affiliates	14.867.010	5.276.020
Profit before taxation	15.659.115	7.329.143
Taxation	(6.028)	(984)
Net profit for the period	15.653.087	7.328.159
Other comprehensive income		
<i>Amounts that may be reclassified in the consolidated profit and loss account in future periods</i>		
Share in profit / (loss) from affiliates	7.892	(586.458)
<i>Amounts not to be reclassified in the consolidated profit and loss account in future periods</i>		
Share in profit from affiliates	124.141	30.269
Total income for the period	15.785.120	6.771.970
Net profit attributable to:		
Company Shareholders	15.653.087	7.328.159
Basic and fully diluted earnings per share – cents	7.83	3.66
Total income attributable to:		
Company shareholders	15.785.120	6.771.970
Total income per share - cents	7.89	3.39

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INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION as at 31 March 2023

	31 March 2023 €	31 December 2022 €
ASSETS		
Non-current assets		
Intangible fixed assets	1.436.504	1.451.388
Investment property	30.233.082	30.232.921
Investments in affiliates	226.459.330	211.460.287
Receivables from affiliates	12.046.680	11.994.685
Deferred taxation	261.751	261.751
Total non-current assets	270.437.347	255.401.032
Current assets		
Immovable property inventories	11.638.020	11.638.020
Other receivables	156.185	232.570
Financial assets at fair value through profit and loss	20.708.104	19.482.918
Bank deposits	8.000	8.000
Cash and cash equivalents	939.725	761.303
Current tax claims	15.628	37.032
Total current assets	33.465.662	32.159.843
Total assets	303.903.009	287.560.875
NET POSITION AND LIABILITIES		
Equity		
Share capital	140.000.000	140.000.000
Reserves	152.872.770	137.087.650
Total equity	292.872.770	277.087.650
Long-term liabilities		
Long-term loans	3.591.939	5.111.753
Total long-term liabilities	3.591.939	5.111.753
Current liabilities		
Bank overdrafts	1.850.923	-
Current portion of long-term loans	1.837.612	1.840.528
Provision for losses of affiliates	2.882.969	2.620.720
Trade and other creditors	866.796	900.224
Total current liabilities	7.438.300	5.361.472
Total equity and liabilities	303.903.009	282.560.875
Net assets per share - cents	146,44	138.54

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INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS for the period 1 January 2023 to 31 March 2023

	Quarter ended 31 March	
	2023	2022
	€	€
Cash flow from operating activities		
Profit before taxation	15.659.115	7.329.143
Adjustments for:		
Depreciation of intangible fixed assets	16.598	16.268
Gain on disposal and revaluation of financial assets at fair value through profit and loss	(1.225.186)	(2.082.788)
Loss on sale of fixed assets	-	1.702
Provision / (reversal of provision) for share in loss from affiliates	262.249	(89.411)
Share in profit from affiliates	(14.867.010)	(5.276.020)
Interest of loans payable	91.964	61.877
Net cash flow before changes in working capital	(62.270)	(39.229)
Increase in immovable property inventories	-	-
Decrease in other receivables	76.385	23.090
Net purchases and sales of financial assets at fair value through profit and loss	-	3.374.400
Increase in receivables from affiliates	(51.995)	(51.101)
Decrease in trade and other creditors	(33.428)	(138.394)
Purchase of investment property	(161)	(84.872)
Cash (for) / from operating activities	(71.469)	3.083.894
Tax received / (paid)	15.376	(179)
Net cash (for) / from operating activities	(56.093)	(3.083.715)
Cash flow from investing activities		
Purchase of intangible fixed assets	(1.714)	(850)
Net cash for investing activities	(1.714)	(850)
Cash flow from financing activities		
Repayment of loans	(1.614.694)	(2.238.570)
Net cash for financing activities	(1.614.694)	(2.238.570)
Net (decrease) / increase in cash and cash equivalents	(1.672.501)	844.295
Cash and cash equivalents at beginning of period	761.303	613.728
Cash and cash equivalents at end of period	(911.198)	1.458.023

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INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY
for the period 1 January 2023 to 31 March 2023

	Share capital €	Exchange difference reserve €	Negative goodwill reserve €	Accumulated profits €	Total equity €
Balance as at 1 January 2022	140.000.000	319.437	119.850.066	9.895.453	270.064.956
Net profit for the period after taxation	-	-	-	7.328.159	7.328.159
Other total expenses for the period	-	-	-	(556.189)	(556.189)
Other transactions with shareholders	-	-	-	-	-
Balance as at 31 March 2022	140.000.000	319.437	119.850.066	16.667.423	276.836.926
Balance as at 1 January 2023	140.000.000	319.437	121.998.035	14.770.178	277.087.650
Net profit for the period after taxation	-	-	-	15.653.087	15.653.087
Other total income for the period	-	-	-	132.033	132.033
Other transactions with shareholders	-	-	-	-	-
Balance as at 31 March 2023	140.000.000	319.437	121.998.035	30.555.298	292.872.770