

DEMETRA INVESTMENTS

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

for the period 1 January 2024 to 30 June 2024

| | Six months ended 30 June | |
|--|--------------------------|------------|
| | 2024 | 2023 |
| | € | € |
| Income | | |
| Income from dividends | 685.924 | 647.453 |
| Income from interest | 108.274 | 105.847 |
| Income from rents | 544.417 | 503.997 |
| Profit from financial assets | 350.860 | 2.728.272 |
| | 1.689.475 | 3.985.569 |
| Operating expenses | (746.032) | (657.562) |
| Finance costs | (253.329) | (216.021) |
| Provision for share in loss from affiliates | (1.962.907) | (444.402) |
| Share in profit from affiliates | 40.323.512 | 34.176.632 |
| Profit before taxation | 39.050.719 | 36.844.216 |
| Taxation | (13.034) | (12.114) |
| Net profit for the period | 39.037.685 | 36.832.102 |
| Other comprehensive income | | |
| <i>Amounts to be reclassified in the consolidated profit or loss account in future periods</i> | | |
| Share in loss from affiliates | (74.442) | (36.260) |
| <i>Amounts not to be reclassified in the consolidated profit or loss account in future periods</i> | | |
| Share in loss from affiliates | (39.460) | (63.137) |
| Total income for the period | 38.923.783 | 36.732.705 |
| Net profit attributable to: | | |
| Shareholders of the Company | 39.037.685 | 36.832.102 |
| Basic and fully diluted profit per share - cents | 19.52 | 18.42 |
| Total income attributable to: | | |
| Shareholders of the Company | 38.923.783 | 36.732.705 |
| Total income per share - cents | 19.46 | 18.37 |

DEMETRA INVESTMENTS

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION as at 30 June 2024

| | 30 June 2024 € | 31 December 2023 € |
|--|----------------------|--------------------------|
| ASSETS | | |
| Non-current assets | | |
| Intangible fixed assets | 1.467.294 | 1.499.138 |
| Immovable property for investment | 31.325.602 | 31.302.305 |
| Investments in affiliates | 333.970.209 | 293.760.599 |
| Receivables from affiliates | 12.513.255 | 12.406.269 |
| Deferred taxation | 73.336 | 73.336 |
| Total non-current assets | 379.349.696 | 339.041.647 |
| Current assets | | |
| Inventories of property | 10.811.786 | 10.798.841 |
| Other receivables | 858.754 | 207.988 |
| Financial assets at fair value through profit and loss | 28.336.819 | 27.986.146 |
| Bank deposits | 8.000 | 8.000 |
| Cash and cash equivalents | 1.418.173 | 834.943 |
| Current tax claims | 16.729 | 15.648 |
| Total current assets | 41.450.261 | 39.851.566 |
| Total assets | 420.799.957 | 378.893.213 |
| NET POSITION AND LIABILITIES | | |
| Equity | | |
| Share capital | 140.000.000 | 140.000.000 |
| Reserves | 266.641.961 | 227.718.178 |
| Total equity | 406.641.961 | 367.718.178 |
| Long-term liabilities | | |
| Long-term loans | 7.929.881 | 2.993.816 |
| Total long-term liabilities | 7.929.881 | 2.993.816 |
| Current liabilities | | |
| Bank overdrafts | - | 1.185.380 |
| Current instalments of long-term loans | 60.883 | 2.640.273 |
| Provision for losses of affiliates | 5.295.863 | 3.332.956 |
| Trade and other creditors | 871.369 | 1.022.610 |
| Total current liabilities | 6.228.115 | 8.181.219 |
| Total equity and liabilities | 420.799.957 | 378.893.213 |
| Net asset per share - cents | 203.32 | 183.86 |

DEMETRA INVESTMENTS**INTERIM CONDENSED CONSOLIDATED STATEMENT OF CASH FLOWS
for the period 1 January 2024 to 30 June 2024**

| | Six months ended 30 June | |
|--|--------------------------|--------------------|
| | 2024 | 2023 |
| | € | € |
| Cash flow from operating activities | | |
| Profit before taxation | 39.050.719 | 36.844.216 |
| Adjustment for: | | |
| Depreciation of intangible fixed assets | 32.789 | 33.112 |
| Profit from disposal and revaluation of financial assets at fair price through profit and loss | (350.860) | (2.728.282) |
| Provision for share in loss from affiliates | 1.962.907 | 444.402 |
| Share in profit from affiliates | (40.323.512) | (34.176.632) |
| Interest of loans payable | 162.784 | 178.392 |
| Net cash flow before changes in working capital | 534.827 | 595.218 |
| Increase in property inventories | (12.945) | (4.967) |
| Increase in other receivables | (650.766) | (578.199) |
| Net purchases and sales of financial assets at fair value through profit and loss | 187 | 47 |
| Increase in receivables from affiliates | (106.986) | (104.568) |
| Decrease in trade and other creditors | (151.241) | (13.906) |
| Purchase of immovable property for investment | (23.297) | (161) |
| Cash for operating activities | (410.221) | (106.536) |
| Tax received / (paid) | (14.115) | 8.210 |
| Net cash for operating activities | (424.336) | (98.326) |
| Cash flow from investing activities | | |
| Purchase of intangible fixed assets | (945) | (5.328) |
| Net cash for investing activities | (945) | (5.328) |
| Cash flow from financing activities | | |
| Proceeds from new loans | 4.984.336 | - |
| Repayment of loans | (2.790.445) | (1.691.267) |
| Net cash from / (for) financing activities | 2.193.891 | (1.691.267) |
| Net increase/(decrease) in cash and cash equivalents | 1.768.610 | (1.794.921) |
| Cash and cash equivalents at beginning of period | (350.437) | 761.303 |
| Cash and cash equivalents at end of period | 1.418.173 | (1.033.618) |

DEMETRA INVESTMENTS

INTERIM CONDENSED CONSOLIDATED STATEMENT OF CHANGES IN EQUITY for the period 1 January 2024 to 30 June 2024

| | Share capital | Exchange difference reserve | Negative goodwill reserve | Land and immovable property revaluation reserve | Accumulated Profits | Total equity |
|--|--------------------|-----------------------------------|---------------------------------|---|------------------------|--------------------|
| | € | € | € | € | € | € |
| Balance as at 1 January 2023 | 140.000.000 | 319.437 | 121.998.035 | - | 16.735.951 | 279.053.423 |
| Net profit for the period after taxation | - | - | - | - | 36.832.102 | 36.832.102 |
| Other total income for the period | - | - | - | - | (99.397) | (99.397) |
| Other transactions with shareholders | - | - | - | - | - | - |
| Balance as at 30 June 2023 | 140.000.000 | 319.437 | 121.998.035 | - | 53.468.656 | 315.786.128 |
| Balance as at 1 January 2024 | 140.000.000 | 319.437 | 121.998.035 | 48.396 | 105.352.310 | 367.718.178 |
| Net profit for the period after taxation | - | - | - | - | 39.037.685 | 39.037.685 |
| Other total income for the period | - | - | - | - | (113.902) | (113.902) |
| Other transactions with shareholders | - | - | - | - | - | - |
| Balance as at 30 June 2024 | 140.000.000 | 319.437 | 121.998.035 | 48.396 | 144.276.093 | 406.641.961 |