

**Woolworth (Cyprus) Properties Plc**  
**Consolidated Statement of Total Income**  
**for the year ended 31 December 2023**

	<b>2023</b> €	<b>2022</b> €
<b>Turnover</b>		
Rights of use of immovable property and other income	1.110.120	1.115.322
<b>Total turnover</b>	<u>1.110.120</u>	<u>1.115.322</u>
Other income	440.684	419.394
General expenses and administrative operating expenses	(2.035.097)	(1.265.551)
Other profits/(losses) – net	4.194	(98.650)
Change in anticipated credit losses for receivables from affiliated companies	(794.709)	336.467
Change in anticipated credit losses for corporate guarantees	861.707	284.315
Change in anticipated credit losses for contractual asset	868.930	63.965
Profit/(loss) on fair value of investment property	<u>392.000</u>	<u>(318.000)</u>
<b>Operating profit</b>	<b>847.829</b>	537.262
Financing costs	(1.487.652)	(1.222.349)
Financing income	684.758	1.097.512
Share in (loss)/gain of associated companies after tax	48.407	(423.387)
<b>Profit/(loss) before tax</b>	<b>93.342</b>	(10.962)
Tax	231.416	(32.199)
Deferred tax	(69.342)	(75.453)
<b>Taxation</b>	<b>162.074</b>	(107.652)
<b>(Net loss)/profit for the year attributable to the Company's shareholders</b>	<b>255.416</b>	<b>(118.614)</b>
<b>Comprehensive total (expenses)/income for the year attributable to the Company's shareholders</b>	<b>255.416</b>	<b>(118.614)</b>
<b>Basic and fully diluted profit/(losses) per share attributable to the Company's shareholders (cents per share)</b>	<b>0.12</b>	<b>(0.06)</b>

**Woolworth (Cyprus) Properties Plc**  
**Consolidated Balance Sheet as at 31 December 2023**

	2023 €	2022 €
<b>Assets</b>		
<b>Non-Current Assets</b>		
Property, plant and equipment	47.607	60.228
Investment property	17.377.106	16.985.111
Investment in associated company	9.919.600	9.871.193
Financial assets at fair value through profit and loss	1.763	1.763
Financial assets at amortised cost	18.062.289	20.268.780
Contractual assets	39.122.895	38.253.965
Blocked bank deposits	5.538.729	5.333.600
	<b>90.069.989</b>	90.774.640
<b>Current Assets</b>		
Other non-financial assets	425.220	161.610
Financial assets at amortised cost	63.036	124.549
Cash and cash equivalents	17.984	36.024
	<b>506.240</b>	322.183
<b>Total Assets</b>	<b>90.576.229</b>	91.096.823
<b>Equity and Liabilities</b>		
<b>Capital and reserves attributable to the Company's shareholders</b>		
Share capital	72.738.220	72.738.220
Difference from conversion of share capital into Euro	197.184	197.184
Share premium reserve	25.018.383	25.018.383
Equity	(154.437)	(154.437)
Capital reserve	23.000.000	23.000.000
Retained losses	(56.301.525)	(56.556.941)
<b>Total equity</b>	<b>64.497.825</b>	64.242.409
<b>Liabilities</b>		
<b>Non-current Liabilities</b>		
Borrowing	7.144.471	6.031.548
Deferred tax liabilities	1.227.697	1.158.352
	<b>8.372.168</b>	7.189.900
<b>Current Liabilities</b>		
Creditors and accruals	2.514.318	2.270.981
Current tax liabilities	248.414	318.046
Borrowing	13.840.432	15.110.708
Guarantees and credit commitments	1.103.072	1.964.779
	<b>17.706.236</b>	19.664.514
<b>Total Liabilities</b>	<b>26.078.404</b>	26.854.414
<b>Total Equity and Liabilities</b>	<b>90.576.229</b>	91.096.823

**Woolworth (Cyprus) Properties Plc**  
**Consolidated Statement of Changes in Equity**  
**for the year ended 31 December 2023**

	Share Capital €	Difference from conversion of capital into Euro €	Equity €	Share premium reserve €	Capital Reserve €	Retained losses €	Capital and reserves attributable to the Group's shareholders €
<b>Balance as at 1 January 2022</b>	<b>72.738.220</b>	<b>197.184</b>	<b>(154.437)</b>	<b>25.018.383</b>	<b>23.000.000</b>	<b>(56.438.327)</b>	<b>64.361.023</b>
<b>Comprehensive total income for the year</b>							
Loss for the year	-	-	-	-	-	(118.614)	(118.614)
<b>Comprehensive total income for the year</b>						(118.614)	(118.614)
<b>Balance as at 1 January 2023 / 31 December 2022</b>	<b>72.738.220</b>	<b>197.184</b>	<b>(154.437)</b>	<b>25.018.383</b>	<b>23.000.000</b>	<b>(56.556.941)</b>	<b>64.242.409</b>
<b>Comprehensive total expenses for the year</b>							
Loss for the year	-	-	-	-	-	255.416	255.416
<b>Comprehensive total expenses for the year</b>						255.416	255.416
<b>Balance as at 31 December 2023</b>	<b>72.738.220</b>	<b>197.184</b>	<b>(154.437)</b>	<b>25.018.383</b>	<b>23.000.000</b>	<b>(56.301.525)</b>	<b>64.497.825</b>

**Woolworth (Cyprus) Properties Plc**  
**Consolidated Statement of Cash Flows**  
**For the year ended 31 December 2023**

	2023 €	2022 €
<b>Cash flow from operations</b>		
Profit/(loss) for the year	255.416	(118.614)
Adjustments for:		
Amortisation of property, plant and equipment	20.877	20.890
Financing costs	1,487.652	1,222.349
Financing income	(684.758)	(1,097.512)
Share in (profit)/loss of associated companies	(48.407)	423.387
Loss on fair value of investment property	(392.000)	318.000
Dividends receivable	(5.396)	-
Change in anticipated credit losses for contractual asset	(869.930)	(63.965)
Change in anticipated credit losses for corporate guarantees	(861.707)	(284.315)
Change in anticipated credit losses for receivables from affiliated companies	794.709	(336.467)
Tax receivable	(162.074)	-
	<u>(464.618)</u>	83.753
Changes in working capital		
Other non-financial assets	(258.214)	(28.545)
Financial assets at amortised cost	23.714	198.240
Creditors and accruals	405.837	(613.675)
<b>Cash paid for operations</b>	<u>(293.281)</u>	(360.227)
Tax paid	(100.553)	(119.886)
<b>Net cash for operations</b>	<u>(393.834)</u>	(480.113)
<b>Cash flow from investing activities</b>		
Purchase of property, plant and equipment	(8.254)	(1.150)
Loans granted to affiliated parties	(32.583)	(344.394)
Proceeds from repayment of loans to affiliated parties	2,266.765	2,285.188
<b>Net cash from investing activities</b>	<u>2,225.928</u>	1,939.644
<b>Cash flow for financing activities</b>		
Proceeds of borrowing from affiliated parties	2,059.760	756.992
Repayment of bank loan	(1,256.067)	-
Repayments of borrowing from affiliated parties	(946.437)	(2,021.954)
Interest paid	(1,487.652)	(27.630)
<b>Net cash for financing activities</b>	<u>(1,630.396)</u>	(1,292.592)
<b>Net increase/(decrease) in cash and cash equivalents and bank overdrafts</b>	<u>201.698</u>	166.939
Amount transferred from cash and cash equivalents and bank overdrafts	(205.129)	(333.600)
<b>Cash and cash equivalents and bank overdrafts at beginning of year</b>	<u>(593.241)</u>	(426.580)
<b>Cash and cash equivalents and bank overdrafts at end of year</b>	<u>(596.672)</u>	(593.241)