THE MALL OF CYPRUS (MC) PLC

UNAUDITED CONDENSED INTERIM
FINANCIAL STATEMENTS
FOR THE PERIOD FROM 1 JANUARY 2021 TO 30
JUNE 2021

THE MALL OF CYPRUS (MC) PLC

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS
For the period from 1 January 2021 to 30 June 2021

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THE MALL OF CYPRUS (MC) PLC

BOARD OF DIRECTORS AND OTHER OFFICERS

Board of Directors:	Martin Olivier George Mouskides Takis Christodoulou John George Mavrokordatos
Company Secretary:	Montrago Services Limited
Legal Advisers:	Tassos Papadopoulos & Associates LLC Panayiotis Demetriou & Associates LLC Elias Neocleous & Co LLC Ioannides Demetriou LLC Nicos M. Elia LLC
Registered office:	3 Verginas Street The Mall of Cyprus Strovolos 2025, Nicosia Cyprus
Bankers:	Bank of Cyprus Public Company Ltd Eurobank Cyprus Ltd
Registration number:	HE 3941

THE MALL OF CYPRUS (MC) PLC

MANAGEMENT REPORT

The Board of Directors of The Mall of Cyprus (MC) Plc (the "Company") presents its Management Report together with the unaudited condensed interim financial statements of the Company for the period from 1 January 2021 to 30 June 2021.

Principal activities and nature of operations of the Company
The principal activity of the Company, which is unchanged from the last period, is the leasing/granting of rights of use of space of its property, the Shacolas Emporium Park which includes a Shopping Mall, an IKEA store and other building developments for retail/commercial purposes.

Review of current position, and performance of the Company's business

The Company's revenue for the period from 1 January 2021 to 30 June 2021 was €7.460.600 compared to €6.655.472 for the corresponding period ended 30 June 2020. The operating profit of the Company for the period ended 30 June 2021 was €5.729.889 (operating loss for the period ended 30 June 2020: €9.078.550).

The profit after tax of the Company for the period ended 30 June 2021 amounted to €4.386.230 (2020: loss €9.983.200).

On 30 June 2021 the total assets of the Company were €210.480.017 (2020: €210.629.021) and the net assets of the Company were €94.089.908 (2020: €89.703.678). Under the circumstances, the Company's performance and position are considered satisfactory.

Principal risks and uncertainties
The principal risks and uncertainties faced by the Company are disclosed in note 1 of the financial statements.

Future developments of the Company
The Board of Directors does not expect any significant changes or developments in the operations, financial position and performance of the Company in the foreseeable future.

Existence of branches
The Company does not maintain any branches.

Use of financial instruments by the Company
The Company is primarily exposed to interest rate risk, credit risk, liquidity risk and capital risk.

Risk management is carried out by Management and approved by the Board of Directors. Management identifies and, evaluates financial risks in close co-operation with the Company's operating units. The Board provides written principles and / or oral for overall risk management, as well as written and / or oral policies covering specific areas, such as interest rate risk, credit risk, and investment of excess liquidity.

Interest rate risk
The Company's interest rate risk arises from long-term borrowings. Borrowings issued at variable rates expose the Company to cash flow interest rate risk. Borrowings at fixed rates expose the Company to fair value interest rate risk. All borrowings as at 30 June 2021 are at variable rates.

As at 30 June 2021, the Company's liabilities which bore variable interest rates amounted to €92.036.552 of bank loans (€100.000 due to parent is interest free). The Company's management monitors the interest rate fluctuations on a continuous basis and acts accordingly. The Company does not apply hedge accounting for cash flow interest rate risk.

Credit risk
Credit risk arises from cash and cash equivalents, deposits with banks and financial institutions, contractual cashflows of debt instruments carried at amortised cost, as well as credit exposures to tenants, including outstanding receivables and committed transactions.

Credit risk is managed on a group basis. For banks and financial institutions, only those that are highly rated by the Board of Directors are accepted as counterparties. If lessees / users are independently rated, these ratings are used. Otherwise, if there is no independent rating, management assesses the credit quality of the lessees / users, taking Into account its financial position, past experience and other factors. Individual credit limits and credit terms are set based on the credit quality of the lessee / user in accordance with limits set by the Board. The utilisation of credit limits is regularly monitored. No credit limits were exceeded during the reporting period, and management does not expect any losses from non-performance by these counterparties. Sales to lessees / users are settled in cash or using major credit cards.Individual credit limits and credit terms are set based on the credit quality of the customer in accordance with limits set by the Board of Directors. The utilisation of credit limits is regularly monitored. Sales to retail customers are settled in cash or using major credit cards.

As at 30 June 2021 the Company's credit risk arises from trade and other receivables after expected credit losses, amounting to €2.690.251 and bank balances amounting to €7.853.136 (excluding petty cash).

Liquidity risk
Management monitors the current liquidity position of the Company based on expected cash flows and expected revenue receipts. On a long-term basis, liquidity risk is defined based on the expected future cash flows at the time of entering into new credit facilities or loans and based on budgeted forecasts. Management believes that it is successful in managing the Company's liquidity risk.

Capital risk management
The Company's objectives in managing capital are to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders or issue new shares.

The Company monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings minus cash and cash equivalents. Total capital is calculated as "equity" as shown in the statement of financial position plus net debt. As at 30 June 2021 the Company's net debt amounted to €84.283.116 (31 December 2020: €87.419.876) and total equity of €94.089.908 (31 December 2020: €89.703.678) leading to a gearing ratio of 47,25% (2020: 49,35%).

Results
The Company's results for the period are set out on page 6.

Dividends
The Board of Directors does not recommend the payment of a dividend and the net profit for the period is retained.

Share capital
There were no changes in the share capital of the Company during the period under review.

Operating environment of the Company and going concern assessment
With the recent and rapid development of the Coronavirus disease (COVID-19) pandemic the world economy entered a period of unprecedented health care crisis that has caused considerable global disruption in business activities and everyday life. The Cypriot economy, while showing steady growth between 2015-2019 experienced recessionary pressures during 2020, as the emergence of the pandemic led to the implementation of extraordinary measures for its containment, such as high public spending, leading to a heightened fiscal deficit for the State. The 2021 recovery is expected to be only partial and will most likely not be sufficient to reinstate the country to pre-COVID-19 conditions. Restrictive measures to tackle the pandemic, the resulting loss of income and employment despite government support measures, also have a negative impact on the consumer spending. The operating environment has a significant impact on the Company's operations and financial position. Management is taking necessary measures to ensure sustainability of the Company's operations. However, the future effects of the current economic situation are difficult to predict and management's current expectations and estimates could differ from actual results, particularly due to the recent outbreak and rapid development of COVID-19. Further details are presented in Note 1.

Board of Directors
The members of the Company's Board of Directors as at 30 June 2021 and at the date of this report are presented on page 1. All of them were members of the Board of Directors throughout the period from 1 January 2021 to 30 June 2021.

MANAGEMENT REPORT

Main shareholders and related party transactions

	30 June 2021 Percentage of shareholding %	27 September 2021 Percentage of shareholding %
Direct shareholder:		
Atterbury Cyprus Limited	99,67	99,67
Indirect shareholders (through their indirect holdings in Atterbury Cyprus Limited):		
RMB Property Holdco 2 (Pty) Ltd (South Africa)	36,43	36,43
Business Venture Investments No 1360 (Pty) Ltd (South Africa)	24,30	24,30
Brightbridge Real Estate Ltd	36,43	36,43

Events after the reporting period

Any significant events that occurred after the end of the reporting period are decribed in note 27 to the financial statements.

By order of the Board of Directors,

Montrago Services Limited
Secretary

Nicosia, 27 September 2021

MONTRAGO SERVICES LIMITED

DECLARATION OF THE MEMBERS OF THE BOARD OF DIRECTORS AND THE COMPANY OFFICIALS RESPONSIBLE FOR THE PREPARATION OF THE FINANCIAL STATEMENTS

In accordance with Article 10 sections (3c) and (7) of the Transparency Requirements (Traded Securities in Regulated Markets) Law 2007 (N 190 (I)/2007) ("the Law") we, the members of the Board of Directors and the Company official responsible for the financial statements of the Mall of Cyprus (MC) Plc (the "Company") for the period ended 30 June 2021, on the basis of our knowledge, declare that:

(a) The financial statements of the Company which are presented on pages 6 to 26:

(i) have been prepared in accordance with the applicable International Financial Reporting Standards as adopted by the European Union and the provisions of Article 10, section (4) of the law, and

(ii) provide a true and fair view of the particulars of assets and liabilities, the financial position and profit or loss of the Company included in the financial statements as a whole and

b) The Management Report provides a fair view of the developments and the performance as well as the financial position of the Company as a whole, together with a description of the main risks and uncertainties which it faces.

Members of the Board of Directors:

Martin Olivier - Director ....

George Mouskides - Director ....

Takis Christodoulou - Director ....

John George Mavrokordatos - Director ....

Responsible for the preparation of the financial statements

Antonia Constantinou (Financial Controller) ....

Nicosia, 27 September 2021

THE MALL OF CYPRUS (MC) PLC

CONDENSED INTERIM STATEMENT OF COMPREHENSIVE INCOME
For the period from 1 January 2021 to 30 June 2021

	Note	**Six months ended 30 June 2021** €	Six months ended 30 June 2020 €
Rights for use of space and other revenue	5	**7.460.600**	6.655.472
Other income	6	**464.705**	91.734
Fair value loss on investment property	7	**(1.152.746)**	(12.273.566)
Impairment reversal / (charge) on trade receivables	15	**1.349.604**	(789.590)
Administration and other operating expenses	8	**(2.392.274)**	(2.762.600)
Operating profit/(loss)		**5.729.889**	(9.078.550)
Finance income	9	**9.024**	5.219
Finance costs	9	**(1.388.042)**	(2.198.813)
Gains on modification of financial liabilities		**-**	233.761
Profit/(loss) before tax		**4.350.871**	(11.038.383)
Income tax credit	10	**35.359**	1.055.183
Profit/(loss) for the period		**4.386.230**	(9.983.200)
Other comprehensive income		**-**	-
Total comprehensive income/(loss) for the period		**4.386.230**	(9.983.200)
Earnings/(Loss) per share attributable to the equity holders (cent)	**11**	**4,39**	(0,10)

The notes on pages 10 to 26 form an integral part of these condensed interim financial statements.

THE MALL OF CYPRUS (MC) PLC

CONDENSED INTERIM STATEMENT OF FINANCIAL POSITION
AT 30 JUNE 2021

	Note	30 June 2021 €	31 December 2020 (audited) €
ASSETS			
Non-current assets			
Property and equipment	12	**381.796**	418.684
Investment properties	13	**196.387.254**	197.540.000
Prepayments and other assets	16	**1.427.460**	730.307
		198.196.510	198.688.991
Current assets			
Trade and other receivables	15	**2.690.251**	2.387.183
Loans receivable	14	**531.482**	372.458
Prepayments and other assets	16	**1.067.348**	918.616
Refundable taxes	23	**140.990**	140.990
Cash at bank and in hand	17	**7.853.436**	8.120.783
		12.283.507	11.940.030
TOTAL ASSETS		**210.480.017**	210.629.021
EQUITY AND LIABILITIES			
Equity			
Share capital	18	**50.000.000**	50.000.000
Retained earnings		**44.089.908**	39.703.678
Total equity		**94.089.908**	89.703.678
Non-current liabilities			
Borrowings	19	**82.257.783**	89.161.195
Trade and other payables	22	**3.140.996**	2.008.133
Deferred tax liabilities	20	**18.310.231**	18.354.879
		103.709.010	109.524.207
Current liabilities			
Trade and other payables	22	**2.775.690**	2.392.432
Borrowings	19	**9.878.769**	6.379.464
Provisions for other liabilities and charges	21	**26.640**	2.629.240
		12.681.099	11.401.136
Total liabilities		**116.390.109**	120.925.343
TOTAL EQUITY AND LIABILITIES		**210.480.017**	210.629.021

On 27 September 2021 the Board of Directors of The Mall of Cyprus (MC) Plc authorised these financial statements for issue.

John George Mavrokordatos
Director

George Mouskides
Director

The notes on pages 10 to 26 form an integral part of these condensed interim financial statements.

CONDENSED INTERIM STATEMENT OF CHANGES IN EQUITY

For the period from 1 January 2021 to 30 June 2021

	Share capital €	Retained earnings €	Total €
Balance at 1 January 2020	**50.000.000**	**43.306.499**	**93.306.499**
Comprehensive income			
Net loss for the period	-	(9.983.200)	(9.983.200)
Balance at 30 June 2020	**50.000.000**	**33.323.299**	**83.323.299**
Balance at 30 June 2020/ 1 January 2021	**50.000.000**	**39.703.678**	**89.703.678**
Net profit for the period	-	4.386.230	4.386.230
Balance at 30 June 2021	**50.000.000**	**44.089.908**	**94.089.908**

Companies which do not distribute 70% of their profits after tax, as defined by the relevant tax law, within two years after the end of the relevant tax year, will be deemed to have distributed as dividends 70% of these profits. Special contribution for defence at the rate of 17% will be payable on such deemed dividend to the extent that the shareholders for deemed dividend distribution purposes at the end of the period of two years from the end of the year of assessment to which the profits refer, are Cyprus tax residents and domiciled. From 1 March 2019, the deemed dividend distribution is subject to a 1,70% contribution to the General Healthcare System, increased to 2,65% from 1 March 2020, with the exception of April 2020 until June 2020 when the 1,70% rate was applicable. The amount of deemed distribution is reduced by any actual dividends paid out of the profits of the relevant year at any time. This special contribution for defence is payable by the Company for the account of the shareholders.

CONDENSED INTERIM STATEMENT OF CASH FLOWS
For the period from 1 January 2021 to 30 June 2021

	Note	**Six months ended 30 June 2021 €**	Six months ended 30 June 2020 €
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit/(loss) before tax		**4.350.871**	(11.038.383)
Adjustments for:			
Depreciation of property and equipment	12	**46.140**	42.417
Fair value losses on investment property	13	**1.152.746**	12.273.566
(Reversal)/charge for impairment on trade and other receivables	15	**(1.349.604)**	789.590
Movement in provisions for other liabilities	21	**(102.600)**	904.428
Interest income	9	**(9.024)**	(5.219)
Interest expense and adjustments on modification of financial liabilities	9	**1.388.042**	2.198.813
		5.476.571	5.165.212
Changes in working capital:			
Changes in working capital		**(692.311)**	(1.447.615)
Cash generated from operations		**4.784.260**	3.717.597
CASH FLOWS FROM INVESTING ACTIVITIES			
Payment for purchase of property, plant and equipment	12	**(9.252)**	-
Loans granted		**(250.000)**	-
Loans repayments received		**100.000**	-
Purchases of property and equipment		-	(27.717)
Additions to investment property		-	(33.017)
Net cash used in investing activities		**(159.252)**	(60.734)
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayments of borrowings		**(3.156.147)**	(1.377.884)
Repayment of loans from related companies		-	(3.000.000)
Interest paid (including capitalised interest paid)		**(1.733.238)**	(980.249)
Defence tax paid on deemed distribution		**(2.970)**	(2.804)
Net cash used in financing activities		**(4.892.355)**	(5.360.937)
Net decrease in cash and cash equivalents		**(267.347)**	(1.704.074)
Cash and cash equivalents at beginning of the period		**8.120.783**	13.103.550
Cash and cash equivalents at end of the period	**17**	**7.853.436**	11.399.476

The notes on pages 10 to 26 form an integral part of these condensed interim financial statements.

1. Incorporation and principal activities

General

The unaudited condensed interim financial statements consist of the financial statements of The Mall of Cyprus (MC) Plc. The condensed interim financial statements should be read in conjunction with the audited financial statements for the year ended 31 December 2020.

Unaudited financial statements

The financial statements for the six months ended on 30 June 2021, have not been audited by the external auditors of the Company.

Operating Environment of the Company and going concern assessment

The operating environment of the Company is susceptible to events caused by COVID-19. During the 6-month period ended 30 June 2021, there had been short-duration lockdowns which affected the operations of the Mall of Cyprus at different time periods.

The impacts of COVID-19 are reflected in the recognition and measurement of the assets and liabilities in the financial statements as at 31 December 2020. The Company's management has made an overall assessment of the financial reporting impact of the above events, but in particular:

(1) whether any impairment allowances are deemed necessary for the Company's financial assets, lease receivables and financial guarantee contracts, by considering the economic situation and outlook at the end of the reporting period.

(2) the inputs and metrics applied in measuring the fair value of the Company's most significant asset, i.e. its investment property

The financial effect of the current crisis on the global economy and overall business activities cannot be estimated with reasonable certainty though, due to the pace at which the outbreak expands and the high level of uncertainties arising from the inability to reliably predict the outcome. Management's current expectations and estimates could differ from actual results.

Management is of the opinion that the Company's going concern status and outlook is not compromised. Principal factors in support of this conclusion include, but are not limited to:

- the successful deliberations with financial institutions in obtaining, during 2020, a period of debt repayment postponement and in addition, an extension of final debt settlement
- the implementation of an all-round plan of managing relationships with tenants (involving a concession scheme and special credit granting arrangements)
- containment of operational costs

The potential scenarios which could lead to the Company not being a going concern, along with Management's evaluation, are considered to be:

- Not having sufficient cash to meet liabilities as they fall due or meet financing obligations.

With respect to this scenario, the Company maintains a positive cash and net working capital position (excluding short-term loan obligations to related entities) and based on its cashflow forecasts extended to year 2022 such are expected to remain. In the event however of any temporary shortfall, Group financial support may be available by delaying/deferring settlements of amounts due to other Atterbury group companies, for easing cash flow pressures.

- A non-remedied breach of the financial covenants within the Company's bank facilities

These covenants are applicable to the Company, its fellow subsidiary the Mall of Engomi (ME) Plc and the parent entity Atterbury Cyprus Limited, and are as follows:

- Debt Service Cover Ratio: no less than or equal to 1.1 times
- Debt to Equity Ratio: shall not exceed 1.4 times
- Loan to Value Ratio: shall not exceed 60%

The Company is currently in full compliance with such covenants and expects to remain so. The Company also expects that there should not be any issue concerning the Company's cross guarantee position in favour of its fellow subsidiary, as the latter's position and performance is expected to be sufficient to avoid any unfavourable developments that may burden the entity. Based on the Company's assessment, the main covenants are the debt service cover ratio and the loan to value ratio requirements. Based on the forecasts by Management, there is significant headroom before being at risk of any such breach.

- Interruption of operations and worsening of the financial position of customers

Management acknowledges the possibility that tenants, who have already suffered financial losses and reduced performance, may in future continue to face such risks. This is an issue that is being appropriately managed with continuous monitoring of the tenants' ongoing situation, and by considering options such as special repayment terms and temporary concessions.

2. Adoption of new or revised standards and interpretations

During the current period the Company adopted all the new and revised International Financial Reporting Standards (IFRS) that are relevant to its operations and are effective for accounting periods beginning on 1 January 2021. This adoption did not have a material effect on the accounting policies of the Company.

3. Significant accounting policies

The principal accounting policies applied in the preparation of these condensed interim financial statements are consistent to those used in the audited financial statements for the period ended 31 December 2020, unless otherwise stated in relation to the application of the new IFRSs as from 1 January 2021.

The condensed interim financial statements of the Company have been prepared in accordance with th International Financial Reporting Standards (IFRS), as adopted by the European Union (EU), including International Accounting Standards (IAS) 34 "Interim Financial Reporting" and the requirements of the Cyprus Companies Law, Cap.113 and the Cyprus Stock Exchange Laws and Regulations.

4. New accounting pronouncements

Standards issued but not yet effective

Up to the date of approval of the financial statements, certain new standards, interpretations and amendments to existing standards have been published that are not yet effective for the current reporting period and which the Company has not early adopted, as follows:

(i) Issued by the IASB and adopted by the European Union

Amendments

- *Amendments to IFRS 3 Business Combinations; IAS 16 Property, Plant and Equipment; IAS 37 Provisions, Contingent Liabilities and Contingent Assets; Annual Improvements 2018-2020 (All issued 14 May 2020) (effective for annual periods beginning on or after 1 January 2022).*

4. New accounting pronouncements (continued)

(ii) Issued by the IASB but not yet adopted by the European Union

Amendments

- *Amendments to IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current (issued on 23 January 2020 and 15 July 2020 respectively) (effective for annual periods beginning on or after 1 January 2023).*
- *Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: Disclosure of Accounting policies (issued on 12 February 2021) (effective for annual periods beginning on or after 1 January 2023).*
- *Amendments to IAS 8 Accounting policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates (issued on 12 February 2021) (effective for annual periods beginning on or after 1 January 2023).*
- *Amendments to IAS 12 - "Income Taxes": Deferred Tax related to Assets and Liabilities arising from a Single Transaction (issued on 7 May 2021) (effective for annual periods beginning on or after 1 January 2023).*
- *Amendments to IFRS 16 Leases - Covid 19-Related Rent Concessions beyond 30 June 2021 (issued on 31 March 2021) (effective for annual periods beginning on or after 1 April 2021).*
- *Amendments to IFRS 17 "Insurance Contracts" (effective for annual periods beginning on or after 1 January 2023).*

The above are expected to have no significant impact on the Company's financial statements when they become effective.

5. Rights for use of space and other revenue

	Six months ended 30 June 2021	Six months ended 30 June 2020
	€	€
Rights for use of space - Minimum licence fees	**5.960.105**	6.116.319
Rights for use of space - Additional licence fees	**98.285**	23.757
Lease income from advertising space	**49.470**	64.141
Lease related income from tenant contributions	**100.552**	110.111
Lease related expenses from relocation incentives granted	**(128.734)**	(128.734)
Lease related expenses from discounts granted	**(559.828)**	(1.283.744)
Lease income from land lease	**337.037**	354.716
Total lease income	**5.856.887**	5.256.566
Revenue from service charge, utilities and other recoveries	**1.603.713**	1.398.906
Total revenue from contracts with tenants	**7.460.600**	6.655.472

Income from "Rights of use of space" relates to tenancy agreements that were in effect during the period to 30 June 2021. Income that is derived based on the financial performance of tenants is separately presented under "Additional licence fees" and is determined as a percentage of the tenants' revenue; as stipulated in their license/lease agreements.

"Lease related income from tenant contributions" refers to the amortised portion of capital expenditure incurred by the Company on behalf of, and billed to certain tenants, in transforming/enhancing the space occupied in the Mall of Cyprus with individualised features and improvements. The capital improvement is released/amortised to profit or loss over the lease terms of the applicable tenants, arriving at reported income.

"Relocation incentives" refer to incentives the Company has granted to tenants, as a result of the recent expansion project in the Mall of Cyprus. The incentives are released/amortised to profit or loss over the lease terms of the applicable tenants, arriving at reported revenue (essentially treated as "discounts"). Income from the leasing of land relates solely to the rental income earned by the Company from IKEA for the period.

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS
For the period from 1 January 2021 to 30 June 2021

5. Rights for use of space and other revenue (continued)

Lease related expenses from "Discounts granted" relate to the discounts given to tenants by the Company. The discounts were given as a result of the global pandemic COVID-19 and the "strict" lockdown period in Cyprus when all malls and retail centres were closed. For the tenants to have qualified for this discount it had to comply with certain set conditions. The discounts are amortised to profit or loss over the remaining lease term of tenants' contracts from the date the discount was given in accordance with IFRS 16 (i.e. treated as a lease modification). The unamortised amount is presented as a lease receivable in the financial statements.

6. Other income

	Six months ended 30 June 2021	Six months ended 30 June 2020
	€	€
Other lease related income	**-**	23.185
Government subsidies (Covid-19)	**300.000**	-
Release of provision of other liabilities (note 21)	**102.600**	-
Promotional and other income	**62.105**	68.549
	464.705	91.734

7. Fair value loss on investment property

	Six months ended 30 June 2021	Six months ended 30 June 2020
	€	€
Revaluation loss (Note 13)	**(1.152.746)**	(12.273.566)
	(1.152.746)	(12.273.566)

8. Administration and other operating expenses

	Six months ended 30 June 2021	Six months ended 30 June 2020
	€	€
Common expenses	**204.482**	191.943
Insurance	**1.007**	1.552
Auditor's remuneration	**13.500**	13.250
Directors' fees	**1.250**	1.250
Other professional fees	**490.088**	189.960
Write off of receivables	**8.207**	10.690
Other expenses	**19.402**	6.561
Provision for arbitration award penalty interest	**-**	790.557
Provision for arbitration fees	**-**	113.871
Bank charges	**4.485**	1.643
Property management, maintenance and utility costs	**1.603.713**	1.398.906
Depreciation	**46.140**	42.417
	2.392.274	2.762.600

9. Finance income

	Six months ended 30 June 2021 €	Six months ended 30 June 2020 €
Finance income		
Bank interest	**9.024**	5.219
	9.024	5.219
Interest expense		
Bank borrowings	**(1.388.042)**	(2.198.813)
	(1.388.042)	(2.198.813)
Net finance costs	**(1.379.018)**	(2.193.594)

10. Income tax credit/(charge)

	Six months ended 30 June 2021 €	Six months ended 30 June 2020 €
Corporation tax	**-**	(212.582)
Defence contribution	**(9.289)**	(7.981)
Deferred tax - credit (Note 20)	**44.648**	1.275.746
Credit for the period	**35.359**	1.055.183

The Company is subject to corporation tax on taxable profits at the rate of 12,5%. In addition, 75% of the gross rents receivable are subject to defence contribution at the rate of 3%.

Under certain conditions interest income may be subject to defence contribution at the rate of 30%. In such cases this interest will be exempt from corporation tax. In certain cases, dividends received from abroad may be subject to defence contribution at the rate of 17%.

11. Earnings/(loss) per share attributable to equity holders

	Six months ended 30 June 2021	Six months ended 30 June 2020
Profit/(loss) attributable to shareholders (€)	**4.386.230**	(9.983.200)
Weighted average number of ordinary shares in issue during the period	**100.000.000**	100.000.000
Earnings/(loss) per share attributable to equity holders (cent)	**4,39**	(0,10)

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS
For the period from 1 January 2021 to 30 June 2021

12. Property and equipment

	Artworks	Leasehold property improvements	Plant and machinery	Signs	Furniture, fixtures and office equipment	Computer hardware	Total
	€	€	€	€	€	€	€
Cost							
Balance at 1 January 2020	140.490	58.500	1.286.735	414.458	642.482	149.832	2.692.497
Additions	-	-	59.364	-	7.091	5.819	72.274
Balance at 31 December 2020/ 1 January 2021	**140.490**	**58.500**	**1.346.099**	**414.458**	**649.573**	**155.651**	**2.764.771**
Additions	-	-	3.331	-	5.921	-	9.252
Balance at 30 June 2021	**140.490**	**58.500**	**1.349.430**	**414.458**	**655.494**	**155.651**	**2.774.023**
Depreciation							
Balance at 1 January 2020	-	58.500	1.192.367	347.670	583.548	78.049	2.260.134
Charge for the period	-	-	32.873	13.016	3.910	36.154	85.953
Balance at 31 December 2020/ 1 January 2021	**-**	**58.500**	**1.225.240**	**360.686**	**587.458**	**114.203**	**2.346.087**
Charge for the period	-	-	17.938	5.646	4.239	18.317	46.140
Balance at 30 June 2021	**-**	**58.500**	**1.243.178**	**366.332**	**591.697**	**132.520**	**2.392.227**
Net book amount							
Balance at 30 June 2021	**140.490**	**-**	**106.252**	**48.126**	**63.797**	**23.131**	**381.796**
Balance at 31 December 2020	**140.490**	**-**	**120.859**	**53.772**	**62.115**	**41.448**	**418.684**

13. Investment properties

	30 June 2021	31 December 2020
	€	€
Balance at 1 January	**197.540.000**	206.370.000
Additions	-	99.502
Adjustment to cost due to outcome of the legal case	-	150.549
Fair value adjustment (external valuation)	-	(8.170.051)
	197.540.000	198.450.000
Movement in adjustment for financial reporting purposes for lease incentives	**(1.152.746)**	(910.000)
Balance at 30 June/ 31 December	**196.387.254**	197.540.000

13. Investment properties (continued)

The investment properties are valued annually at fair value, comprising open market value based on valuations by an independent, professionally qualified valuer. Fair value is based on an active market process, adjusted if necessary, for any differences in the nature, location or condition of the specific asset. If the information is not available, the Company uses alternative valuation methods such as recent prices or less active markets or discounted cash flow projections. These valuations are typically prepared annually by independent valuers and reviewed and adopted by management. Changes in fair value are recorded in profit or loss and are included in "fair value (losses)/gains on investment property". The open market value is adjusted by Management for any significant impact of lease incentives (such as relocation incentives, conditional discounts to tenants qualifying as rent concessions and any deferred income associated with future benefits accruing to the Company in relation to tenant contributions to the value of investment property) in order to avoid double-counting in the Company's assets and liabilities.

The Company's investment property is measured at fair value. The Company holds one class of investment property being the Shacolas Emporium Park which includes a Shopping Mall, an IKEA store, Annex 3 and Annex 4.

Valuation processes of the Company

The Company's investment properties were most recently valued as at 31 December 2020, by independent and qualified valuers at Landtourist Valuations LLC, who possess a recognised relevant professional qualification and have recent experience in the locations and segments of the Investment properties valued. For all investment properties, their current use equates to the highest and best use. The Company's finance department reviews the valuation performed by the independent valuers for financial reporting purposes. Discussions of valuation processes and results are held between the CFO, Management, and the independent valuers at least once every year. At each financial year end the finance department:

- verifies all major inputs to the independent valuation report
- assesses property valuation movements when compared to the prior year valuation report; and
- holds discussions with the independent valuer

For the period ended 30 June 2021, Management has adjusted the latest valuation as of 31 December 2020, for the impact of unamortized lease incentives.

Bank borrowings are secured on the Company's investment property for €103.000.000 (31 December 2020: €103.000.000) (Note 19).

Fair value hierarchy

The following table analyses investment property carried at fair value, by valuation method. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The fair value measurement for all of the investment properties has been categorized as a Level 3 fair value based on the inputs to the valuation technique used at 31 December 2020.

13. Investment properties (continued)

Valuation technique and significant unobservable inputs

The following table shows the valuation technique used in measuring the fair value of investment property, as well as the significant unobservable inputs used, in the most recent external valuation:

Year end 31 December 2020:

Property	Valuation €	Valuation technique	Discount rate %	Terminal capitalisation rate %	Revenue in year 1 €
Cyprus	197.540.000	Income approach - Discounted cash flows with estimated costs to complete	4,25 - 9,75	4,25 - 8,00	13.576.511

Valuation techniques underlying management's estimation of fair value

The valuation was determined using discounted cash flow projections based on significant unobservable inputs. These inputs include:

Future rental cash inflows	Based on the actual location, type and quality of the properties and supported by the terms of any existing lease, other contracts or external evidence such as current market rents for similar properties;
Cash outflows of capital nature, in connection with the redevelopment	Reflecting the estimated costs to complete the property redevelopment exercise;
Discount rates	Reflecting current market assessments of the uncertainty in the amount and timing of cash flows;
Estimated vacancy rates	Based on current and expected future market conditions after expiry of any current lease
Capitalisation rates	Based on actual location, size and quality of the properties and taking into account market data at the valuation date;

Sensitivity analysis has been presented for discount rates, capitalisation rates and vacancy rates, which rank as the most significant on an impact basis.

For land and buildings the valuation was determined using discounted cash flow projections, as subsequently adjusted for financial reporting purposes. Properties valued using the discounted cash flows model take into account future rental values, vacant spaces and maintenance costs discounted to the present value using an estimated discount rate. These values are adjusted for differences in the market conditions such as demand and finance affecting market sales. The most significant input into this valuation approach is license fees and discount rates. The external valuer applies as a cross check to the DCF method, the Income Capitalisation approach, through which the maximum potential income of the properties is estimated and capitalised with the appropriate rate of return. Both the primary and the secondary methods yield similar outcomes.

14. Loans receivable

	30 June 2021	31 December 2020
	€	€
Loans to parent	**531.482**	372.458
	531.482	372.458
Less current portion	**(531.482)**	(372.458)
Non-current portion	**-**	-

The loans are repayable as follows:

	2021	2020
	€	€
Within one year	**531.482**	372.458

15. Trade and other receivables

	30 June 2021	31 December 2020
	€	€
Trade receivables	**2.800.659**	4.005.641
Other receivables	**244.305**	278.553
Less: credit loss on trade receivables	**(376.720)**	(1.928.627)
Trade and other receivables - net	**2.668.244**	2.355.567
Receivables from related companies (Note 24.3)	**22.007**	31.616
	2.690.251	2.387.183

Movement in provision for impairment of receivables:

	30 June 2021	31 December 2020
	€	€
Balance at 1 January	**1.928.627**	564.855
Impairment (reversal)/losses recognised on receivables	**(1.349.604)**	1.363.772
Write offs against gross trade receivables	**(202.303)**	-
Balance at 30 June	**376.720**	1.928.627

NOTES TO THE CONDENSED INTERIM FINANCIAL STATEMENTS
For the period from 1 January 2021 to 30 June 2021

16. Prepayments and other assets

	30 June 2021	31 December 2020
	€	€
Balance at 1 January	**1.648.923**	1.090.150
Additions	**845.885**	558.773
Balance at 30 June	**2.494.808**	1.648.923
Less non-current portion	**(1.427.460)**	(730.307)
Current portion	**1.067.348**	918.616

	30 June 2021	31 December 2020
	€	€
Prepayments	**184.737**	379.682
Other assets - relocation incentives granted to tenants	**395.489**	412.151
Other assets - unamortised discounts granted to tenants	**1.914.582**	857.090
Balance at 30 June	**2.494.808**	1.648.923
Less non-current portion	**(1.427.460)**	(730.307)
Current portion	**1.067.348**	918.616

17. Cash at bank and in hand

Cash balances are analysed as follows:

	30 June 2021	31 December 2020
	€	€
Cash in current accounts and in hand	**7.224**	177.655
Notice accounts	**7.846.212**	7.943.128
	7.853.436	8.120.783

Management considers the deposits to fully meet the definitions of "cash equivalents", based on the agreed terms with Bank of Cyprus. Bank of Cyprus is the sole credit institution with which cash is held by the Company. Interest on short-term bank deposits accrues at the annual rate between 0% and 2,90%.

18. Share capital

	2021 Number of shares	2021 €	2020 Number of shares	2020 €
Authorised				
Ordinary shares of €0,50 each	**171.000.000**	**85.500.000**	171.000.000	85.500.000
Issued and fully paid				
Balance at 1 January	**100.000.000**	**50.000.000**	100.000.000	50.000.000
Balance at 30 June	**100.000.000**	**50.000.000**	100.000.000	50.000.000

19. Borrowings

	30 June 2021	31 December 2020
	€	€
Current borrowings		
Bank loans	**9.778.769**	6.379.464
Loan from parent company (Note 24.5)	**100.000**	-
	9.878.769	6.379.464
Non-current borrowings		
Bank loans	**82.257.783**	89.161.195
Total	**92.136.552**	95.540.659

(a) Bank loans

On 22 July 2019, as subsequently revised and amended on 27 July 2020, the Company together with its parent and its fellow subsidiary, entered into a new loan agreement with Bank of Cyprus Public Company Limited for the purposes of refinancing existing banking facilities available to the Group at that time. The agreement comprises four distinct facilities as shown in the table below:

Facility	Commitment	Interest rate per initial agreement	Interest rate per amendment agreement	Maturity
Facility A	€20.000.000	3m Euribor + 4,00%	3m Euribor + 3,40%	15/06/2027
Facility B	€90.000.000	3m Euribor + 3,71%	3m Euribor + 3,40%	16/10/2033
Facility C	€18.900.000	3m Euribor + 3,65%	3m Euribor + 3,40%	15/05/2031
Ancillary Facility	€3.000.000	3m Euribor + 4,20%	3m Euribor + 4,20%	N/A

The ancillary facility represents the aggregated amount of overdrafts of the Company and its fellow subsidiary, amounting to €2.000.000 and €1.000.000 respectively.

On 10 October 2019, the Bank of Cyprus Public Company Limited syndicated a portion of Facility B (a principal amount of €27 million) to Eurobank Cyprus Ltd, as permitted by the agreement, on the same terms and conditions as set out in the facility agreement.

The bank has imposed the following covenants, in respect of the Group (defined as the Company, its parent and fellow subsidiary) on the agreement:

- Debt Service Cover Ratio: no less than or equal to 1.1 times
- Debt to Equity Ratio: shall not exceed 1.4 times
- Loan to Value Ratio: shall not exceed 60%

The bank loans are secured as follows:

a) Atterbury Cyprus Limited guaranteed the loans of the Company for the amount of €134.400.000.

b) The Mall of Engomi (ME) Plc guaranteed the loans of the Company for the amount of €134.400.000.

c) By floating charge of €86.000.000 on the assets of the Mall of Cyprus (MC) Plc.

d) By the assignment of €86.000.000 from the rights of use of space in the Shacolas Emporium Park.

19. Borrowings (continued)

b) Loans due to parent company

The outstanding amount is interest free. The balance at period end, of €100.000, corresponds to the repayment - by the parent - of the payable in relation to the "Loizos" case (refer to note 22).

Maturity of non-current borrowings:

	2021	2020
	€	€
Between one to two years	**20.757.538**	6.600.428
Between two and five years	**28.136.353**	21.200.712
After five years	**33.363.892**	61.360.055
	82.257.783	89.161.195

The weighted average effective interest rates at the reporting date were as follows:

	2021	2020
	%	%
Bank loans	**3,40%**	3,63%

The carrying amount of borrowings approximate their fair value.

20. Deferred tax

Deferred tax is calculated in full on all temporary differences under the liability method using the applicable tax rates (Note 10). The applicable corporation tax rate in the case of tax losses is 12,5%.

Deferred tax liability

	30 June 2021	31 December 2020
	€	€
Balance at 1 January	**18.354.879**	18.705.794
Movement in profit or loss due to:		
Fair value gains on investment property	**(595.361)**	(979.157)
Difference between depreciation and wear & tear allowances	**418.526**	521.107
Accelerated Tax benefit - discounts granted to tenants	**132.187**	107.135
Balance at 30 June	**18.310.231**	18.354.879

Deferred taxation liability arises as follows:

	30 June 2021	31 December 2020
	€	€
Accelerated tax depreciation	**239.323**	107.135
Fair value gains on investment property	**10.904.861**	11.500.222
Difference between depreciation and wear & tear allowances	**7.166.047**	6.747.522
	18.310.231	18.354.879

20. Deferred tax (continued)

The Company recognises deferred tax attributed to the following:

• Differences between wear & tear allowances and depreciation: The Company recognises deferred tax liabilities at each reporting period end between the assessed disposal value of eligible assets used in the business (property and equipment and buildings under investment property) and their tax written down values, taking into account the result of balancing additions that would arise for income tax purposes. The applicable rate is 12.5%.

• Differences on revaluation of investment property: Land and Buildings classified as investment property, upon disposal would be taxed under the capital gains regime, at the rate of 20%.

21. Provisions for other liabilities and charges

	Financial guarantee contracts €	Legal claims €	Total €
Balance at 1 January 2020	-	1.500.000	1.500.000
Adjustment to cost of investment property (note 13)	-	150.549	150.549
Charged to profit or loss (note 8)	26.640	952.051	978.691
Balance at 31 December 2020/ 1 January 2021	**26.640**	**2.602.600**	**2.629.240**
Transfer to "trade and other payables"	-	(2.500.000)	(2.500.000)
Transfer to profit or loss as "other income"	-	(102.600)	(102.600)
Balance at 30 June 2021	**26.640**	**-**	**26.640**

Provision for legal claims at 31 December 2020, represented Management's best estimate of obligations that might arise from the crystallisation of claims, including legal actions made against it, by the primary constructor of the Mall of Cyprus. On 31 August 2020, an arbitration ruling was issued, based on which the counterparty had been awarded €1.650.549 plus delayed payment interest, with the total amount burdening the Company as of the date of the decision, including interest (up to 31 December 2020) as well as associated arbitration fees, amounting to €2.602.600.

The former owner of the Company contractually indemnified Atterbury Cyprus Limited at the time of becoming a shareholder of the Company, of any losses that might crystalise in connection with the above deliberations.

During 2021, the Company entered into a settlement agreement, which revised the final obligation to €2,5 million. As such, €102.600 has been released in profit or loss as "other income", with the remainder reclassified to trade and other payables.

22. Trade and other payables

	30 June 2021	31 December 2020
	€	€
Trade payables	**2.817.622**	609.041
Retentions for construction work on investment property	**83.432**	164.839
Cash guarantee	**150.390**	124.470
VAT and other payables	**502.539**	831.842
Accruals	**228.949**	420.293
Deposits by tenants	**1.864.653**	1.870.871
Deferred income	**247.325**	357.433
Payables to other related parties (Note 24.4)	**21.776**	21.776
	5.916.686	4.400.565
Less non-current payables	**(3.140.996)**	(2.008.133)
Current portion	**2.775.690**	2.392.432

"Deposits by tenants" relate to security deposits made by tenants upon the inception of their license/lease agreements. These security deposits will be refunded by the Company to the tenants upon the termination of their lease terms, if all set requirements are met. The Company accounts for these security deposits as a financial liability at amortised cost. Where some license/lease agreements do not stipulate any interest accruing to the tenants' security deposits, the Company applies a market related effective interest rate to account for the finance income and expense element, if evaluated as significant.

"Deferred income" relates to capital expenditure incurred by the Company on behalf of certain tenants, in transforming/enhancing the space occupied in the Mall of Cyprus with individualised features and improvements, and which have resulted in enhancements in the fair value of the investment property. For the Company to recognise any deferred income, enhancements should be contractually provisioned to remain within the Company's ownership. Hence the tenant not occupying any claims for any contributions made. Amounts recognised in profit or loss under "Revenue", are based on the duration of each individual corresponding license/lease contract (note 5).

"Retentions for construction works on investment property" concern amounts payable to the primary suppliers of construction services for the recent expansion project of the Mall of Cyprus, which are temporarily withheld on the basis of a predetermined period after conclusion of the works.

The fair values of trade and other payables (excluding accruals and deferred income) due within one yearapproximate to their carrying amounts as presented above.

Retentions for construction works on investment property concern amounts payable to the primary suppliers of construction services for the recent expansion project of the Mall of Cyprus, which are temporarily withheld on the basis of a predetermined period after conclusion of the works.

The fair values of trade and other payables (excluding accruals and deferred income) due within one year approximate to their carrying amounts as presented above.

23. Refundable taxes

	30 June 2021	31 December 2020
	€	€
Corporation tax	**(140.990)**	(140.990)
	(140.990)	(140.990)

24. Main shareholders and related party transactions

In accordance with IAS 24 "Related Party Disclosures", parties are considered to be related if one party has the ability to control the other party, is under common control, or exercise significant influence over the other party in making financial and operational decisions. Related Parties also include members of the Board and key members of the management. In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form. Related parties may enter into transactions which unrelated parties might not, and transactions between related parties may not be effected on the same terms, conditions and amounts as transactions between unrelated parties.

The Company is controlled by Atterbury Cyprus Limited, incorporated in Cyprus, which owns 99,67% of the Company's shares at the reporting date and at the date of approval of these financial statements.

Atterbury Cyprus Limited is controlled by Atterbury Europe B.V., incorporated in Netherlands, which owns 97,50% of the former.

The main shareholders of the Company as at 30 June 2021 and 31 December 2020 are (i) Brightbridge Real Estate Limited (Cyprus) through its indirect 36,43% shareholding in Atterbury Cyprus Limited (the parent company), (ii) RMB Holdings Limited (South Africa) through its indirect 36,43% shareholding in Atterbury Cyprus Limited and (iii) Business Venture Investments No 1360 (Pty) Ltd (South Africa) through its indirect 24,30% shareholding in Atterbury Cyprus Limited.

The following transactions were carried out with related parties.

24.1 Directors' remuneration

The remuneration of Directors was as follows:

	Six months ended 30 June 2021	Six months ended 30 June 2020
	€	€
Directors' fees	**1.250**	1.250
	1.250	1.250

24.2 Purchases of services / finance charges

	Six months ended 30 June 2021	Six months ended 30 June 2020
Name and relationship	**€**	€
Atterbury Cyprus Limited - parent entity	**36.600**	36.600
Other related entities	**431.232**	338.612
	467.832	375.212

Management fees, commissions, and corporate service charges are recognised in "Administration and other operating expenses". An agreed portion of these fees is rechargeable to tenants as an agreed property management fee and classified under "service charges, common use expenses and property management fees".

24.3 Receivables from related parties (Note 15)

		2021	2020
Name	Nature of transactions	**€**	€
The Mall of Engomi (ME) Plc	Current account	**22.007**	31.616
		22.007	31.616

24. Main shareholders and related party transactions (continued)

24.4 Payables to related parties (Note 22)

Name and relationship	Nature of transactions	**2021** €	2020 €
Atterbury Cyprus Limited - parent entity	Current account	**21.776**	21.776
		21.776	21.776

The current account balances with related parties do not bear any interest and have no specified repayment terms.

24.5 Loans from related parties (Note 19)

Name and relationship	**2021** €	2020 €
Atterbury Cyprus Limited - parent entity	**100.000**	-
	100.000	-

The loan from the parent was provided interest free, and there was no specified repayment date.

24.6 Loans to related parties (Note 22)

Name and relationship	**2021** €	2020 €
Atterbury Cyprus Limited - parent entity	**531.482**	372.458
	531.482	372.458

During the period, the parent company made repayments of amount €100.000 to the Company and received additions of €250.000 from the Company in relation to the loan described in note 14. The loan was provided with an interest rate of 4,50%, and has no specified repayment date.

24.7 Guarantees

The following guarantees were provided to the Company by its parent company and other related entities as security for its bank borrowings:

a)Atterbury Cyprus Limited guaranteed the loans of the Company for the amount of €134.400.000.

b)The Mall of Engomi (ME) Plc guaranteed the loans of the Company for the amount of €134.400.000

25. Contingent liabilities

The Company acts as a guarantor to the bank loan of fellow subsidiary The Mall of Engomi (ME) Plc for the amount of €23.200.000 and €15.600.000. It is not expected that any loss will result from such guarantees provided by the Company, since the property of the borrower is also pledged as security.

26. Commitments

License fee/Operating lease commitments - where the Company is the lessor

License fee

The Company's license fee/operating lease income is derived from Income from rights for use of space.

Rental income on land assets

The Company entered Into an agreement to lease out part of the land owned by it. The lessee constructed on this land a retail outlet (IKEA). The lease term signed is for a period of 14 years and 10 months. At the end of the lease period the lessee has the right to extend the lease term for another 14 years and 10 months and at the end of the first extension the lessee has the right for a second extension of 14 years and 10 months.

Operating leases, in which the Group is the lessor, relate to investment property owned by the Group with varying duration lease terms. Where applicable, operating lease contracts contain market review clauses in the event that the lessee is given an option to renew. Lessees do not have an option to purchase the property at the expiry of the lease period.

The Company is exposed to changes in the residual value of investment property at the end of current lease agreements. The residual value risk born by the Company is mitigated by active management of its property with the objective of optimising and improving tenant mix in order to:

- achieve the longest weighted average lease term possible;

- minimise vacancy rates across all properties; and

- minimise the turnover of tenants of high credit rating and business prospects.

The Company also grants lease incentives to encourage key tenants to remain in the Mall for longer lease terms. In the case of anchor tenants, this also attracts other tenants to the property thereby contributing to overall occupancy levels. Lease agreements generally include a clause requiring the tenant to reinstate the leased space to its original state when the lease expires the tenant decides not to renew the lease agreement. This contributes to the maintenance of the property and allows for the space to be re-let on a timely basis, once a tenant has departed.

In addition, the Company has a regular capitalised expenditure plan thoroughly considered by the Asset Management function of the Atterbury Group, to keep properties in line with market standards and trends.

27. Events after the reporting period

There were no material events after the reporting period, which have a bearing on the understanding of the financial statements.