SECURE PROPERTY
DEVELOPMENT & INVESTMENT

ANNUAL REPORT

2024

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SECURE PROPERTY DEVELOPMENT AND INVESTMENT PLC

KIRIAKOU MATSI 16, AG. OMOLOGITES,1082, NICOSIA,CYPRUS

SECURE PROPERTY DEVELOPMENT & INVESTMENT PLC

Key Figures	31 Dec 2024	31 Dec 2023	Change
Total Assets (€million):	28	28	-
Number of income producing commercial Properties:	1	1	-
Average occupancy rate of income producing assets:	82%	82%	-
Operational Gearing:	20%	21%	-5%
Average borrowing cost:	5,05%	4,70%	7%
Operating Income*(€million):	0,8	0,6	33%
EBITDA*(€million):	0,1	(0,8)	113%
Net Equity**(€million):	6,2	18,7	-67%
Issued Shares:	129.191.442	129.191.442	-
NAV per share (€):	0,05	0,14	-64%
Adjusted NAV per share*** (€):	0,14	0,14	-

** Excluding fair value and non-recurring related impact (Table 1).*
*** Attributable to the shareholders.*
**** Adjusted upwards with the amount due but not paid yet to shareholders following the share premium decrease, pursuant to the decision of the EGM dated 10 July 2024, which reflects more effectively shareholders value in the Company.*

This report may contain forward-looking statements about the Company. Such statements are predictive in nature and depend upon or refer to future events or conditions and may include such words as "expects", "plans", "anticipates", "believes", "estimates" or other similar expressions. In addition, any statement regarding future performances, strategies, prospects, actions or plans is also a forward-looking statement. Forward-looking statements are subject to known and unknown risks and uncertainties and other factors that may cause actual results, events, activities and achievements to differ materially from those expressed or implied by such statements. Such factors include general economic, political and market conditions, interest and foreign exchange rates, regulatory or judicial proceedings, technological change and catastrophic events. You should consider these and other factors carefully before making any investment decisions and before relying on forward-looking statements.

1. Letter to Shareholders

27 June 2025

2024 experienced continued market fluidity in South East Europe / East Mediterranean Region both with wars persisting and with markets being cautious, especially as the new USA administration seems to have changed strategy in the region. Politically, Romania experienced the annulment of the first round of the Presidential elections with new elections having been called for May 2025 (have taken place), putting the usual market growth in reverse gear. In this difficult environment, SPDI succeeded in closing the Arcona Property Fund (APF) transaction by contributing to APF the final Kiev property asset with an agreement having been signed in December 2024 and with the related APF shares having been received in February 2025, in a transaction that took an extremely long time to finalise for various different reasons. Following the APF transaction closing, SPDI's directors and Management are focused on monetizing the remaining property assets of the Company and reviewing its strategy for future growth, both of which we expect to show substantial progress within the first half of 2025.

Best regards,

Lambros G. Anagnostopoulos, Chief Executive Officer

2. Management Report

2.1 Corporate Overview & Financial Performance

Summary

SPDI's core property asset portfolio consists of South Eastern European prime commercial and industrial real estate, the majority of which is let to blue chip tenants on long leases. During H1 2024, management in line with the Company's strategy to maximise value for shareholders, worked towards closing the sale of the Ukrainian assets included in Stage 2 of the transaction with Arcona Property Fund N.V (Arcona) as part of the conditional implementation agreement for the sale of Company's property portfolio, excluding its Greek logistics property (which has now also separately been sold), in an all-share transaction to Arcona, an Amsterdam and Prague listed company that invests in commercial property in Central Europe. Arcona originally held high yielding real estate investments in Czech Republic, Poland and Slovakia, the combination of two complementary asset portfolios is expected to create a significant European property company, benefiting both the Company's and Arcona's respective shareholders.

Corporate developments

Following the completion of Stage 1 of the transaction in 2019, which involved the sale of two land plots in Ukraine and residential and land assets in Bulgaria, and the transfer of the EOS and Delenco assets in Bucharest, Romania in 2022 (as part of Stage 2) during 2024 the Company sold to Arcona the Kiyanovskiy land plot in Ukraine for a consideration of approximately $1,08 million plus 68.782 new ordinary shares in Arcona. On top of that, the Company also received 10.689 new ordinary shares in Arcona as deferred payment for the transactions of the Romanian assets in 2022.

Since Arcona did not proceed with the acquisition of Rozny, the other land plot in Ukraine, and any discussions for Stage 3 of the transaction have been put on hold due to the overall delay, the sale of Kiyanovskiy marked the completion of the overall transaction with Arcona, from which the Company ended, over and above any cash consideration, with 1.152.381 Arcona shares and 259.627 warrants over the Arcona shares, from which 115.543 are still exercisable upon meeting certain terms. Based on the last reported NAV per share of Arcona, the Company's share portfolio in Arcona is valued at €12,4 million.

Moreover, during 2024 and as part of the joint venture agreement with Myrian Nes Limited for converting €2,5 milion of a loan into equity for developing logistics properties in Romania, the parties have reached an agreement involving the development of two different properties for the same tenant in two regional Romanian cities. The agreements with the prospective tenant have been signed, the permitting process has been finalized and the properties are under development. During 2025 the two parties have initiated the process of contributing their assets into a joint vehicle in Cyprus, effectively materializing the joint venture plan.

Financial performance

Income from operations decreased by 10% during 2024 as a result of reduced energy prices which are re-charged to tenants. Net operating income from operations increased by 17%, as a result of the reduced asset operating expenses.

Table 1

Rental, Utilities, Management & Sale of electricity Income	1.280.106	155.444	**1.435.550**	1.430.588	156.016	**1.586.604**
Net gain/(loss) on disposal of investment property	-	-	**-**	-	-	**-**
Income from Operations	**1.280.106**	**155.444**	**1.435.550**	**1.430.588**	**156.016**	**1.586.604**
Asset operating expenses	-	(591.346)	**(591.346)**	-	(867.484)	**(867.484)**
Net Operating Income	**1.280.106**	**(435.902)**	**844.204**	**1.430.588**	**(711.468)**	**719.120**
Share of profit/(loss) and gains from associates	-	-	**-**	-	(245.316)	**(245.316)**
Dividends income	-	-	**-**	160.937	-	**160.937**
Net Operating Income from investments	**1.280.106**	**(435.902)**	**844.204**	**1.591.525**	**(956.784)**	**634.741**
Administration expenses	(666.241)	(62.172)	**(728.413)**	(1.208.698)	(201.344)	**(1.410.042)**
Operating Result (EBITDA)	**613.865**	**(498.074)**	**115.791**	**382.827**	**(1.158.128)**	**(775.301)**
Finance result, net	(86.967)	(273.979)	**(360.946)**	241.966	(604.360)	**(362.394)**
Income tax expense	(1.172)	(10.073)	**(11.245)**	(2.434)	(4.955)	**(7.389)**
Operating Result after Finance and Tax Expenses	**525.726**	**(782.126)**	**(256.400)**	**622.359**	**(1.767.443)**	**(1.145.084)**
Other income / (expenses), net	(156.933)	(1.732)	**(158.665)**	2.034.104	5.792	**2.039.896**
One off costs associated with Arcona transaction	(32.545)	-	**(32.545)**	(49.850)	-	**(49.850)**
Personnel incentives	(400.000)	-		(151.370)	-	
One off costs associated with new tax ruling	-	-	**-**	(70.000)	-	**(70.000)**
One off costs associated with other non-recurring tasks (BH case, disposals)	(20.476)	-	**(20.476)**	(152.364)	-	**(152.364)**
Fair value adjustments from Investment Properties	-	(703.641)	**(703.641)**	-	(223.730)	**(223.730)**
Result on disposal of subsidiaries	-	694.302	**694.302**	7.629.679	(946.792)	**6.682.887**
Fair Value adjustment on financial investments	97.442	-	**97.442**	(392.210)	-	**(392.210)**
Foreign exchange differences, net	(1.160)	(61.538)	**(62.698)**	(26.824)	(55.699)	**(82.523)**
Result for the year	**12.054**	**(854.735)**	**(842.681)**	**9.443.524**	**(2.987.872)**	**6.455.652**
Exchange difference on translation due to presentation currency	-	65.387	**65.387**	-	(931.988)	**(931.988)**
Total Comprehensive Income for the year	**12.054**	**(789.348)**	**(777.294)**	**9.443.524**	**(3.919.860)**	**5.523.664**

The administration costs decreased by 48%, and as a result the recurring EBITDA increased by 115% to €0,1m from -€0,78m in 2023.

Overall, operating losses after finance and tax for the year reduced to -€0,25m as compared to -€1,14m in 2023.

2.2 Property Holdings

Property Assets

The Company's portfolio at year-end, and as at the date of this report, consists of a commercial income producing property in Romania and land plots in Ukraine.

Commercial

Commercial Property	Location	Key Features	
Innovations Logistics Park			
	Bucharest, Romania	Gross Leaseable Area:	16.570 sqm
		Anchor Tenant:	Favorit Business Srl
		Occupancy Rate:	82%

Land

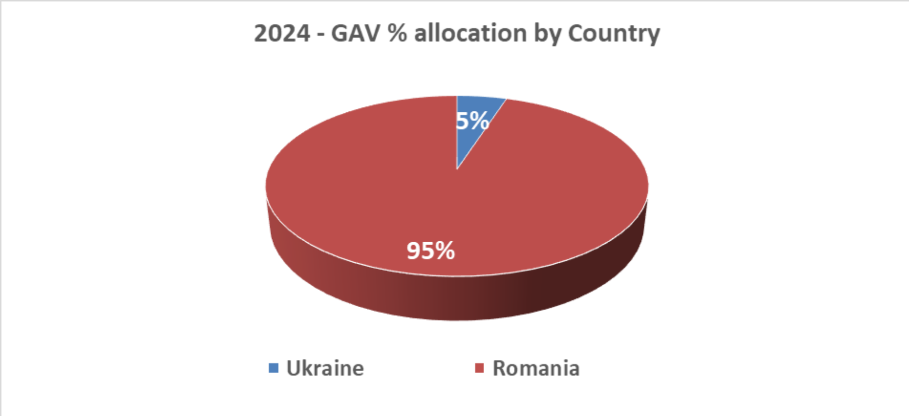
Land & Residential Assets	Location	Key Features	
Tsymlyanskiy Residence*	Kiev, Ukraine	Plot of land (~ th. sqm):	4
Rozny Lane	Kiev, Ukraine	Plot of land (~ th. sqm):	42

**As of November 2021, the Company had already submitted official request to the City of Kiev to extend the lease of the property for another 5 years, since it has first extension rights over any other interested party. The first step in the process whereby the presiding committee of the municipality, before the final approval by the City Council, did not place as many other cases had accumulated which had time priority over our case. During the following period, the committee did not convene at all due to the Russian invasion of Ukraine.*

Property Asset Valuations

In 2024, the Company's accredited valuers, namely CBRE Ukraine for the Ukrainian Asset, and NAI RealAct for the Romanian Asset, remained appointed. The valuations have been carried out by the appraisers on the basis of Market Value in accordance with the current Practice Statements contained within the Royal Institution of Chartered Surveyors ("RICS") Valuation – Global Standards (2017) (the "Red Book") and are also compliant with the International Valuation Standards (IVS).

Following disposals of previous periods, SPDI's portfolio, excluding the Arcona shares, has became more concentrated in terms of geography. At the end of the reporting period, Romania is the prime country of operations (95%) in terms of Gross Asset Value, excluding the Arcona shares, while in Ukraine (5%) the Company still has interests in land plots intended to be sold.



In respect of the Company's income generation capacity, for the last 5 years Romania is the single operating income source.

Asset Contribution Net Asset Value

The table below summarizes the main financial position of each of the Company's assets (representing the Company's participation in each asset) at the end of the reporting period.

Table 2

Property	Country	GAV*	€m Debt *	2024 NAV
Innovations Logistics Park	Rom	9,0	5,6	3,4
Land banking	Ukr	0,4	0	0,4
Total Value		**9,4**	**5,6**	**3,8**
Other balance sheet items, net **				+2,4
Net Asset Value total				**6,17**

* Reflects the Company's participation at each asset
**Among other items including Arcona shares and payable to shareholders. Refer to balance sheet and related notes of the financial statements.

Net Asset Value per share

The NAV per share as at 31 December 2024 stood at GBP 0,04 and the premium of the Market Value vis a vis the Company's NAV denominated in GBP stands at 1,26% at year-end.

It is noted that if we take into account the amount due but not paid yet to shareholders, pursuant to the decision of the EGM held on 10 July 2024, the adjusted NAV per share as at 31 December 2024 stood at GBP 0,12, reflecting the actual value of shareholders in the Company.

2.3 Financial and Risk Management

Leverage

The Group's overall bank debt exposure at the end of the reporting period was ~€5,6m being the balance of the financial lease of Innovations Logistics park.

Liquidity Management

Throughout 2024, the Company focused on managing and preserving liquidity through cash flow optimization. In this context, Management secured under extremely difficult conditions the closing of the transaction with Arcona related to Kiyanovskiy, the main asset held in Ukraine.

2.4 2025 and beyond

With main operations already being minimized, including the externalization of all HR and relevant costs, the Company during 2025 is aiming at repositioning all of its remaining assets, as well as distributing its Arcona shares to its shareholders. Management is working along the guidelines of the board for effectively maximizing the Company's value, by giving our shareholders the opportunity to gain direct exposure to an entity of considerably larger size, with a dividend distribution policy, and active in a more diversified and faster growing region (Central and South Eastern Europe) of the European property market.

3. Regional Economic Developments [1]

Romania

The Romanian economy experienced in 2024 a slower growth of 0,8% as compared to previous years, facing difficult challenges related to domestic and external factors. Such growth was based on strong private consumption, resulted from the increase in wages and pensions of both public and private sectors.

Unemployment rate is estimated marginally lower but still in low levels at 5,30% from 5,50% in 2023, keeping the labor market relatively tight and wage increases high. Inflation rate decreased to 5,50% at year end, marking a significant decline when compared to previous year, and NBR's monetary policy interest rate was gradually decreased during the year to 6,50%.

Macroeconomic data							
Romania	2018	2019	2020	2021	2022	2023	2024f
GDP (EUR bn)	203	223	218	241	280	285	287
Population (mn)	19,5	19,5	19,3	19,3	19,6	19,5	19,5
Real GDP (y-o-y %)	4,1	4,1	-3,7	5,9	4,6	2,1	0,8
CPI (average, y-o-y %)	4,6	3,3	2,3	4,1	13,8	9,7	5,5
Unemployment rate (%)	3,6	3,1	6,1	5,4	5,6	5,5	5,3

Ukraine

The Ukrainian economy recorded a 2,90% real GDP growth in 2024, a slowdown compared to the 5,50% growth in 2023. This growth occurred despite the ongoing war and Russia's attacks on infrastructure, with the fourth quarter even experiencing a slight contraction of 0,1%. Domestic demand, loose fiscal policy, and the National Bank of Ukraine's efforts to maintain financial stability supported the economy.

In 2024, the consumer price index (CPI) accelerated to 12% exceeding the forecasts made by country's National Bank. The increase came as a direct consequence of the war, and in particular as a result of increased food costs from the disruption of supply chains, as well as increased electricity costs from the disruption of infrastructure facilities.

[1] Sources: World Bank Group, Eurostat, EBRD, National Institute of Statistics- Romania, National Institute of Statistics – Ukraine, IMF, European Commission, CBRE.

4. Real Estate Market Developments[2]

4.1 Romania

General

Despite the political turbulence during 2024, Romania's investment volume increased by 47% y-o-y compared to 2023, reaching EUR 733 million. Investment in 2024 distributed evenly between Bucharest (47%) and other main regional markets (53%). Industrial and logistics segment attracted more investment capital, contributing 40% of the total investment volume. The retail segment ranked second, accounting for 32%, followed by the office sector (22%) and hotel sector (6%).

Foreign investors prevailed in the Romanian property market in 2024, accounting for 76% of total investment volume, while local investors contributed the remaining 24%. In 2024, prime yields compressed among all asset classes, with office and retail yields reaching 7,75% and industrial yields reaching 7,50%.

Logistics Market

With 690.000 new sq m delivered during 2024, the total modern industrial/ logistics stock reached 7,9 million sq m. Almost half, 47%, of the stock is in Bucharest area, being by far the largest sub-market in the country, followed by West/North with 23%, South with 16%, Central with 10% and East/North with 4%. At the end of 2024 the vacancy rate in Romania's industrial modern stock stood at ~4,0%, while the vacancy rate for Bucharest was ~5,0%. Headline rent in logistic parks recorded increased and stood at 4,75 €/sqm/month mainly as a result of the robust demand.

4.2 Ukraine

General

The real estate market in Ukraine has not functioned normally since the invasion of the country by Russia in February 2022. Given the ongoing conflict, any relevant activity during the period is almost impossible, the country is operating under martial law, there are no available statistics and/or publications, and therefore no meaningful statements and inferences can be made for the local real estate market.

5. Property Assets

5.1 Innovations Logistics Park, Romania

Property description

The park incorporates approximately 8.470 sqm of multipurpose warehousing space, 6.395 sqm of cold storage and 1.705 sqm of office space. It is located in the area of Clinceni, south west of Bucharest center, 200m from the city's ring road and 6km from Bucharest-Pitesti (A1)

[2] Sources : CBRE, Colliers International, Cushman & Wakefield, National Institute of Statistics- Romania, State Statistics Service- Ukraine, NAI Real Act

highway. Its construction was completed in 2008 and was tenant specific. It comprises four separate warehouses, two of which offer cold storage.

Current status

As at the year end the terminal was 82% leased. Anchor tenant with 46% is Favorit Business Srl, a large Romanian logistics operator, which accommodates in the terminal their new business line which involves as end user Carrefour. During 2023, the Company also signed a lease agreement with Baustoff + Metall for 3.000 sq m ambient storage space plus office space.

5.2 Land Assets

- **Tsymlyanskiy Residence – Kiev, Ukraine**

Property description

The 0,36 Ha plot is located in the historic and rapidly developing Podil District in Kiev. The Company owns 55% of the SPV which leases the plot, with a local co-investor owning the remaining 45%.

Current status

The extension of the lease, originally expected during 2021, was delayed and currently is on hold due to the invasion of Russia in Ukraine. The asset is planned to be sold upon effective extension of its lease.

- **Rozny Lane – Kiev Oblast, Kiev, Ukraine**

Property description

The 42 Ha land plot located in Kiev Oblast is destined to be developed as a residential complex. Following a protracted legal battle, it has been registered under the Company pursuant to a legal decision in July 2015.

Current status

The asset was part of Stage 2 of the Arcona transaction and relevant SPA for its disposal was signed in June 2021 while closing had been postponed due to the invasion of Russia in Ukraine. During the closing process of the Arcona transaction for the Ukrainian properties, Arcona refused to proceed with the asset, and as a result the Company has started looking in the market for alternative buyers.

SECURE PROPERTY
DEVELOPMENT & INVESTMENT

CONSOLIDATED FINANCIAL STATEMENTS

For the year ended 31 December 2024

CONSOLIDATED FINANCIAL STATEMENTS
For the year ended 31 December 2024

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Corporate Information

Board of Directors

Lambros Anagnostopoulos
Ian Domaille
Antonios Kaffas
Harin Thaker
Michael Petros Beys

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Baker Tilly Klitou and Partners Limited
Corner C. Hatzopoulou & 30 Griva Digheni Avenue
1066 Nicosia, Cyprus

Chairman's Statement

Despite the continuation of wars in the Middle East and, most importantly for the interests of the Company, in Ukraine, SPDI's board and management succeeded in closing the APF asset transaction by signing the transfer of the Kiyanovskyi Kiev Plot in late December 2024. Even though APF ultimately decided not to acquire the other Kiev plot in Rozhny, SPDI managed to identify another buyer and is in the process of selling both remaining Property assets of the Company within 2025. As such, the focus of the directors is now on reviewing the Company's strategy, including its geographical focus, currently consumed by war and political risk, so as to present to our shareholders a new, more attractive strategy for future growth, honoring the promise to our shareholders to generate further value.

Michael Beys
Chairman of the Board

DECLARATION BY THE MEMBERS OF THE BOARD OF DIRECTORS AND THE PERSON RESPONSIBLE FOR THE PREPARATION OF THE CONSOLIDATED FINANCIAL STATEMENTS OF THE COMPANY

We, the Members of the Board of Directors and the person responsible for the preparation of the consolidated financial statements of SECURE PROPERTY DEVELOPMENT & INVESTMENT PLC for the year ended 31 December 2024, based on our opinion, which is a result of diligent and scrupulous work, declare that the elements written in the consolidated financial statements are true and complete.

Board of Directors members:

Lambros Anagnostopoulos	
Michael Petros Beys	
Ian Domaille	
Antonios Kaffas	
Harin Thaker	

Person responsible for the preparation of the consolidated financial statements for the year ended 31 December 2024:

Theofanis Antoniou	

MANAGEMENT REPORT

The Board of Directors presents its report and the audited consolidated financial statements of SECURE PROPERTY DEVELOPMENT & INVESTMENT PLC ("SPDI" or the "Company") and its subsidiaries (the "Group") for the year ended 31 December 2024.

Principal activities

The principal activities of the Group are to invest directly or indirectly in and/or manage real estate properties, as well as real estate development projects in South East Europe (the "Region"). These include the acquisition, development, operation and selling of property assets in the Region.

Review of current position, future developments and significant risks

Following relevant decision in 2018, management has been proceeding since 2019, with the implementation of the agreement with Arcona Property Fund N.V. (Arcona), a property fund listed on Amsterdam and Prague Stock Exchanges. This agreement involves the effective exchange of Company's portfolio for new Arcona shares, effectively combining the two entities' complimentary portfolios, creating at the same time a significant European property company for the benefit of all shareholders.

The "new" company will have presence in Central and South East Europe and in particular in Czech Republic, Poland, Slovakia, Ukraine, Romania and Bulgaria, with a considerably increased portfolio size.

As part of the aforementioned agreement, in 2019 the Company completed Stage 1 of the transaction with Arcona, involving the sale of Bela and Balabino land plots in Ukraine, and the Boyana asset in Bulgaria, receiving from these sales a total of 593.534 Arcona shares and 144.084 warrants over shares in Arcona. Moreover, in June 2021, the Company signed with Arcona relevant SPAs for the transfer of assets included in Stage 2 of the transaction which includes two office properties in Bucharest, Romania (Delenco and EOS), as well as the Kiyanovskiy and Rozny assets in Ukraine. In March and June 2022, the parties signed the closing documents of the transaction regarding the Delenco and EOS assets in Romania in exchange for the issue to SPDI of 479.376 new shares in Arcona and 115.543 warrants over shares in Arcona.

As part of Stage 2 of the transaction, in December 2024 the Company sold also to Arcona the Kiyanovskiy land plot in Ukraine for a consideration of approximately $1,08 million plus 68.782 new ordinary shares in Arcona. On top of that, the Company also received 10.689 new ordinary shares in Arcona as deferred payment for the transactions of the Romanian assets in 2022.

Since Arcona did not proceed to the acquisition of Rozny, the other land plot in Ukraine, and any discussions for Stage 3 of the transaction has been put on hold due to the overall delay, the sale of Kiyanovskiy marked the completion of the overall transaction with Arcona, from which the Company ended, over and above any cash consideration, with 1.152.381 Arcona shares and 259.627 warrants over Arcona shares, from which 115.543 are still exercisable upon meeting certain terms. Based on the last reported NAV per share of Arcona, the Company's share portfolio in Arcona is currently valued at €12,4 million.

As a result, the Company is now focused on monetizing the remaining assets In Ukraine and Romania.

In general, the conflicts in the broader region, on top of the huge humanitarian and economic problems that they have brought, have also harmed confidence and economic sentiment in the whole region in which the Company operates. On top of that, Romania also experienced some political instability with the annulment of the first round of the Presidential elections and with new elections taken place finally in May 2025, a process which has affected negatively the growth trend of the local economy.

Results and Dividends

The Group's results for the year are set out on page 25. No dividends were declared during the year.

Share Capital

Authorised share capital

The authorized share capital of the Company as at the date of issuance of this report is as follows:

989.869.935 Ordinary Shares of €0,01 nominal value each,

Issued share capital

As at the end of 2024, the issued share capital of the Company was as follows:

129.191.442 Ordinary Shares of €0,01 nominal value each.

MANAGEMENT REPORT

Issued share capital (continued)

129.191.442 Ordinary shares of €0,01 nominal value each.

With a relevant decision of the Extraordinary General Meeting in 10 July 2024, the Company proceeded to the reduction in its share capital with the cancellation of 8.618.997 redeemable preference Class B shares of €0,01 each. The shares were issued in the names of BLUEHOUSE ACCESSION PROPERTY HOLDING III S.A.R.L. and the amount reduced was settled against payment that had already been made to BLUEHOUSE pursuant to a consensual order issued by the District Court of Nicosia in action no. 3362/2018.

Board of Directors

The members of the Company's Board of Directors as at 31 December 2024 and at the date of this report are presented on page 15.

All Directors were members of the Board throughout the year ended 31 December 2024.

There were no changes in the assignment of responsibilities of the Board of Directors.

Board Committees

The Board has constituted two committees, the audit committee and the remuneration committee.

The membership and the responsibilities of both committees remained unchanged during the reporting period:

- Audit Committee: Mr. Domaille (Chairman) and Mr. Kaffas
- Remuneration Committee: Mr. Domaille (Chairman) and Mr. Thaker

Advisory Council

An Advisory Council has been established to provide strategic advice and support to the Board. The Council comprises former directors of the Company, namely Kalypso Maria Nomikou, Alvaro Portela plus Emmanuel Blouin, the Company's in house investment banking advisor.

Remuneration Policy

The remuneration policy for the Board (non-executive members) of the Company which includes a monetary portion, as well as equity-linked instruments to further incentivize the recipients and further align their interests with those of the shareholders, remains unchanged. Such equity-linked instruments and the respective granting terms have been approved by the Annual General Meeting of 30th December 2013 and/or of 31st December 2014.

During 2019, 261.100 ordinary shares were issued to the Board members for their H1 2019 remuneration, 176.576 ordinary shares were issued to existing and previous Board members for their before H2 2016 fees, and 718.000 ordinary shares were issued to two members of the Board by means of settling existing Company's liabilities for services and incentives related to the closing of the Stage 1 of the transaction with Arcona Property Fund N.V.

As far as the Board's remuneration is concerned, this has been adjusted to be related to the growth of the Gross Asset Value of the Company as mandated by the relevant policy. It should be noted that the said policy relates to payments through shares which are locked up for the earlier of two years from the date of issue or the date following which the 30-day average traded value exceeds GBP 70.000. Since 1st of July 2016, the BoD has decided to forego any remuneration for the period 1/7/2016 - 31/12/2018. It has also been decided that any fees from H2 2019 onwards will be paid in cash. Until H1 2022 included, the annual fees for non-executive members of the Board had been set at GBP 129k. Relevant fees for the period H2 2022, and 2023 have been set at EUR 250k.

The remuneration of the senior management is described in Note 12 and Note 38.1.2. The incentives provided to management (€400k in 2024) refer to the successful implementation of Group’s plan pursuant to relevant Remuneration Committee proposal dated 7 May 2021 as approved by the board of directors on 01 June 2021.

Directors and Management Holdings in the Company

The table below presents Directors and Management direct shareholding in the Company as at the date of issuance of this report:

Name	Position	Amount of Shares held
Michael Petros Beys	Chairman	679.976
Ian Domaille *	Non-Executive Director	2.594.890
Antonios Kaffas	Non-Executive Director	343.832
Harin Thaker	Non-Executive Director	1.277.192
Lambros Anagnostopoulos	Executive Director and CEO	1.001.092
George Dopoulos	Management team	117.952

*includes a number of 83.196 shares as non-beneficial owner

Events after the end of the reporting period

The significant events that occurred after the end of the reporting period are described in Note 42 to the financial statements.

Independent auditors

The Independent Auditors, Baker Tilly Klitou and Partners Limited, have expressed their willingness to continue in office.

The Audit Committee will be proposing to the Board the appointment of the Independent Auditors for 2025, authorizing the CEO and the CFO to negotiate their remuneration so as to present a relevant proposal to the Annual General Meeting of the Shareholders of the Group.

The Board of Directors

bakertilly

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Independent Auditor's Report

To the Members of Secure Property Development & Investment Plc

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the consolidated financial statements of Secure Property Development & Investment Plc (the "Company") and its subsidiaries (the "Group"), which are presented in pages 25 to 81 and comprise the consolidated statement of financial position as at 31 December 2024, and the consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes to the consolidated financial statements, including a material accounting policy information.

In our opinion, the accompanying financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2024, and of its consolidated financial performance and its consolidated cash flows for the year then ended in accordance with IFRS Accounting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Consolidated Financial Statements" section of our report. We are independent of the Group in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the consolidated financial statements in Cyprus, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Material Uncertainty Related to Going Concern

We draw attention to Notes 2 and 9 to the consolidated financial statements which refer to Management's assessment of going concern and the transactions that the Group plans to complete in the foreseeable future. The Group's financial position and cash flows will be significantly affected in a manner which cannot be determined with certainty at this stage. These conditions indicate the existence of a material uncertainty which casts significant doubt as to the Group's ability to continue as a going concern. Our opinion is not modified in respect of this matter.

Key Audit Matters incorporating the most significant risks of material misstatements including assessed risk of material misstatement due to fraud

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	***How our audit addressed the key audit matter***
Value of investment properties presented within assets classified as held for sale	
Refer to Note 4 - Material accounting policy information, Note 9 – Discontinued operations and Note 18 - Investment Property. The Group holds investment properties which are presented within assets classified as held for sale. As at 31 December 2024 these are carried at a value of €9.423.526. We focused in this area as significant judgment and assumptions are made to result in the fair value of each property. The valuation of the Group's properties is inherently subjective due to unique nature, location and expected future prospects of each property. The methodology applied in determining the fair values is set out in Note 19 of the consolidated financial statements. Valuations, as disclosed in Note 4, are carried out by third-party valuers. The Valuers performed their work in accordance with the Royal Institution of Chartered Surveyors ("RICS") Valuation – Professional Standards and is also compliant with the International Valuation Standards (IVS), taking into account property specific information.	Our audit procedures included, amongst others, the below: - Assessment of the independence, qualifications and skills of the independent valuator which was used for the valuation of fair value of the investment property. - Review of the methodology used for the determination of fair value of the investment property, as per the acceptable methods for assessing investment property, with the assistance provided by the auditor's experts. - Assessment of the rationale of assumptions used by the independent valuator, with the assistance provided by the auditor's experts. - Assessment of adequacy of relevant dislcosures in the notes of the Financial Statements.

Other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the Annual Report, the Chairman's Statement and the Management Report, but does not include the consolidated financial statements and our auditor's report thereon.

Our opinion on the consolidated financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the consolidated financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors for the Consolidated Financial Statements

The Board of Directors is responsible for the preparation of consolidated financial statements that give a true and fair view in accordance with IFRS Accounting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113, and for such internal control as the Board of Directors determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the consolidated financial statements, the Board of Directors is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.
- Plan and perform the group audit to obtain sufficient appropriate audit evidence regarding the financial information of the entities or business units within the Group as a basis for forming an opinion on the consolidated financial statements. We are responsible for the direction, supervision and review of the audit work performed for the purposes of the group audit. We remain solely responsible for our audit opinion

We communicate with the Board of Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Board of Directors with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Board of Directors, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor’s report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal Requirements

Pursuant to the additional requirements of the Auditors Law of 2017, we report the following:

- In our opinion, the Management Report has been prepared in accordance with the requirements of the Cyprus Companies Law, Cap 113, and the information given is consistent with the consolidated financial statements.
- In our opinion, and in the light of the knowledge and understanding of the Group and its environment obtained in the course of the audit, we have not identified material misstatements in the Management Report.

Other Matters

This report, including the opinion, has been prepared for and only for the Group's members as a body in accordance with Section 69 of the Auditors Law of 2017 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whose knowledge this report may come to.

The engagement partner on the audit resulting in this independent auditor’s report is Andreas Pittakas.

Andreas Pittakas
Certified Public Accountant and Registered Auditor
for and on behalf of

Baker Tilly Klitou and Partners Ltd
Certified Public Accountants and Registered Auditors

Corner C. Hatzopoulou and 30 Griva Digheni Avenue
1066 Nicosia, Cyprus

Nicosia, 27 June 2025

CONSOLIDATED STATEMENT OF COMPREHENSIVE INCOME

For the year ended 31 December 2024

	Note	2024 €	2023 €
Continued Operations			
Income	10	1.280.106	1.430.588
Net Operating Income		**1.280.106**	**1.430.588**
Administration expenses	12	(1.119.262)	(1.632.282)
Gain on disposal of Investment	19.1.2	-	5.604.752
Gain on disposal of subsidiary/associate	19.1.1	-	2.024.927
Fair Value loss on Financial Assets at FV through P&L	24	97.442	(392.210)
Other operating income/(expenses), net	14	(156.933)	2.034.104
Operating profit / (loss)		**101.353**	**9.069.879**
Dividend income	24	-	160.937
Finance income	15	37.524	308.466
Finance costs	15	(124.491)	(66.500)
Profit / (Loss) before tax and foreign exchange differences		**14.386**	**9.472.782**
Foreign exchange loss, net	16	(1.160)	(26.824)
Profit/(Loss) before tax		**13.226**	**9.445.958**
Income tax expense	17	(1.172)	(2.434)
Profit/(Loss) for the year from continuing operations		**12.054**	**9.443.524**
Loss from discontinued operations	9b	(854.735)	(2.987.872)
Profit/ (Loss) for the year		**(842.681)**	**6.455.652**
Other comprehensive income			
Exchange difference on translation of foreign operations	27	65.387	(931.988)
Total comprehensive income for the year		**(777.294)**	**5.523.664**
Profit/ (Loss) for the year from continued operations attributable to:			
Owners of the parent		12.054	9.443.524
Non-controlling interests		-	-
		12.054	**9.443.524**
Profit/ (Loss) for the year from discontinued operations attributable to:			
Owners of the parent		(850.123)	(2.966.646)
Non-controlling interests		(4.612)	(21.226)
		(854.735)	**(2.987.872)**
Profit/ (Loss) for the year attributable to:			
Owners of the parent		(838.069)	6.476.878
Non-controlling interests		(4.612)	(21.226)
		(842.681)	**6.455.652**
Total comprehensive income attributable to:			
Owners of the parent		(777.723)	5.546.471
Non-controlling interests		429	(22.807)
		(777.294)	**5.523.664**
Earnings/(Losses) per share (Euro per share):			
Basic earnings/(losses) for the year attributable to ordinary equity owners of the parent	36b	0,00	0,07
Diluted earnings/(losses) for the year attributable to ordinary equity owners of the parent	36b	0,00	0,07
Basic earnings/(losses) for the year from discontinued operations attributable to ordinary equity owners of the parent	36c	(0,01)	(0,02)
Diluted earnings/(losses) for the year from discontinued operations attributable to ordinary equity owners of the parent	36c	(0,01)	(0,02)

The notes on pages 29 to 81 form an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
For the year ended 31 December 2024

	Note	2024 €	2023 €
ASSETS			
Non-current assets			
Tangible and intangible assets	21	13	164
Long-term receivables and prepayments	22	818	818
Financial Assets at FV through P&L	24	12.553.640	11.686.598
		12.554.471	**11.687.580**
Current assets			
Prepayments and other current assets	23	4.154.664	4.034.537
Cash and cash equivalents	25	1.047.918	152.241
		5.202.582	**4.186.778**
Assets classified as held for sale	9d	10.361.341	12.327.462
Total assets		**28.118.394**	**28.201.820**
EQUITY AND LIABILITIES			
Issued share capital	26	1.291.281	1.291.281
Share premium		60.401.817	72.107.265
Foreign currency translation reserve	27	7.614.448	7.554.101
Exchange difference on I/C loans to foreign holdings	38.3	(211.199)	(211.199)
Accumulated losses		(62.816.718)	(62.083.716)
Equity attributable to equity holders of the parent		**6.279.629**	**18.657.732**
Non-controlling interests	28	9.029	113.668
Total equity		**6.288.658**	**18.771.400**
Non-current liabilities			
Tax payable and provisions	33	-	17.173
		-	**17.173**
Current liabilities			
Borrowings	29	517.240	114.794
Bonds issued	30	911.602	870.373
Trade and other payables	31	2.252.319	1.795.884
Payable due to shareholders	35	11.705.448	-
Tax payable and provisions	33	79.589	21.438
		15.466.198	**2.802.489**
Liabilities directly associated with assets classified as held for sale	9d	6.363.538	6.610.758
		21.829.736	**9.413.247**
Total liabilities		**21.829.736**	**9.430.420**
Total equity and liabilities		**28.118.394**	**28.201.820**
Net Asset Value (NAV) € per share:	36d		
Basic NAV attributable to equity holders of the parent		0,05	0,14
Diluted NAV attributable to equity holders of the parent		0,05	0,14

On 27 June 2025 the Board of Directors of SECURE PROPERTY DEVELOPMENT & INVESTMENT PLC authorised these financial statements for issue.

Lambros Anagnostopoulos	Michael Beys	Antonios Kaffas
Director & Chief Executive Officer	Director & Chairman of the Board	Director

The notes on pages 29 to 81 form an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

For the year ended 31 December 2024

	Attributable to owners of the Company							
	Share capital	Share premium, Net[1]	Accumulated losses, net of non-controlling interest[2]	Exchange difference on I/C loans to foreign holdings[3]	Foreign currency translation reserve[4]	**Total**	Non-controlling interest	**Total**
	€	€	€	€	€	€	€	€
Balance - 31 December 2022	**1.291.281**	**72.107.265**	**(68.560.594)**	**(211.199)**	**8.484.507**	**13.111.260**	**369.399**	**13.480.659**
Profit for the year	-	-	6.476.878	-	-	6.476.878	(21.226)	6.455.652
Foreign currency translation reserve	-	-	-	-	(930.406)	(930.406)	(1.582)	(931.988)
Disposals of subisdiaries	-	-	-	-	-	-	(232.923)	(232.923)
Balance - 31 December 2023	**1.291.281**	**72.107.265**	**(62.083.716)**	**(211.199)**	**7.554.101**	**18.657.732**	**113.668**	**18.771.400**
Disposals of subisdiaries 2023- correction Minority Interest	-	-	105.067	-	-	105.067	(105.067)	-
Profit for the year	-	-	(838.069)	-	-	(838.069)	(4.612)	(842.681)
Foreign currency translation reserve	-	-	-	-	60.347	60.347	5.040	65.387
Share premium reduction	-	(11.705.448)	-	-	-	(11.705.448)	-	(11.705.448)
Balance - 31 December 2024	**1.291.281**	**60.401.817**	**(62.816.718)**	**(211.199)**	**7.614.448**	**6.279.629**	**9.029**	**6.288.658**

[1] Share premium is not available for distribution.

[2] 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 17% and GHS contribution at 1,7%-2,65% for deemed distributions after 1 March 2019 will be payable on such deemed dividends to the extent that the ultimate shareholders are both Cyprus tax resident and Cyprus domiciled. 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.

[3] Exchange differences on intercompany loans to foreign holdings arose as a result of devaluation of the Ukrainian Hryvnia during previous years. The Group treats the mentioned loans as a part of the net investment in foreign operations (Note 38.3).

[4] Exchange differences related to the translation from the functional currency of the Group's subsidiaries are accounted for directly to the foreign currency translation reserve. The foreign currency translation reserve represents unrealized profits or losses related to the appreciation or depreciation of the local currencies against the euro in the countries where the Group's subsidiaries own property assets.

The notes on pages 29 to 81 form an integral part of these consolidated financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the year ended 31 December 2024

	Note	2024 €	2023 €
CASH FLOWS FROM OPERATING ACTIVITIES			
Profit/(Loss) before tax and non-controlling interests-continued operations		13.226	9.445.958
Profit/(Loss) before tax and non-controlling interests-discontinued operations	9b	(844.662)	(2.982.917)
Profit/(Loss) before tax and non-controlling interests		**(831.436)**	**6.463.041**
Adjustments for:			
(Gain)/Loss on revaluation of investment property	13	703.641	223.730
Fair Value (gain)/loss on Financial Assets at FV through P&L	24	(97.442)	392.210
Accounts payable written off	14	(9.366)	(2.045.485)
Depreciation/ Amortization charge	12	208	792
Interest income	15	(37.576)	(308.938)
Interest expense	15	394.530	666.324
Share of profit from associates	20	-	245.316
Gain on disposal of investments	19	(694.302)	(6.682.887)
Effect of foreign exchange differences	16	62.698	82.523
Cash flows from/(used in) operations before working capital changes		**(509.045)**	**(963.374)**
Change in prepayments and other current assets	23	(348.489)	215.871
Change in trade and other payables	31	546.044	1.363.311
Change in VAT and other taxes receivable	23	(40.868)	(89.362)
Change in Borrowings	29	397.000	-
Change in provisions	33	-	(399.500)
Change in other taxes payables	33	(935)	14.084
Cash generated from operations		**43.707**	**141.030**
Income tax paid		(16.622)	(228.860)
Net cash flows provided in operating activities		**27.085**	**(87.830)**
CASH FLOWS FROM INVESTING ACTIVITIES			
Cash inflow from sale of subsidiaries	19	1.039.194	-
Dividend received	20,24	-	255.889
Increase/(Decrease) in long term receivables	22	-	6
Repayment of principal and interest of loan receivable	23	150.000	850.053
Net cash flows from / (used in) investing activities		**1.189.194**	**1.105.948**
CASH FLOWS FROM FINANCING ACTIVITIES			
Repayment of bank and non-bank loans	29,30	(5.191)	(392.500)
Interest and finance charges paid		(5.224)	(107.667)
Repayment of lease principal and interest	34	(536.550)	(371.960)
Net cash flows from / (used in) financing activities		**(546.965)**	**(872.127)**
Net increase/(decrease) in cash at banks		**669.314**	**145.991**
Cash:			
At beginning of the year	25	497.389	351.398
At end of the year	25	**1.166.703**	**497.389**

The notes on pages 29 to 81 form an integral part of these consolidated financial statements.

Notes to the Consolidated Financial Statements

For the year ended 31 December 2024

1. General Information

Country of incorporation

SECURE PROPERTY DEVELOPMENT & INVESTMENT PLC (the ''Company'') was incorporated in Cyprus on 23 June 2005 and is a public limited liability company, listed on the London Stock Exchange (AIM): ISIN CY0102102213. Its registered office is at Kyriakou Matsi 16, Eagle House, 10th floor, Agioi Omologites, 1082 Nicosia, Cyprus while its principal place of business is in Cyprus at 6 Nikiforou Foka Street, 1060 Nicosia, Cyprus.

Principal activities

The principal activities of the Group are to invest directly or indirectly in and/or manage real estate properties, as well as real estate development projects in South East Europe (the "Region"). These include the acquisition, development, commercializing, operating and selling of property assets in the Region.

The Group maintains offices in Nicosia - Cyprus, and Kiev - Ukraine.

As at 31 December 2024, the companies of the Group employed and/or used the services of 2 full time equivalent people (2023, 2 full time equivalent people).

2. Basis of preparation

The consolidated financial statements have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union (EU) and the requirements of the Cyprus Companies Law, Cap.113. The consolidated financial statements have been prepared under the historical cost as modified by the revaluation of investment property and investment property under construction, of financial assets at fair value through other comprehensive income and of financial assets at fair value through profit and loss.

The preparation of financial statements in conformity with IFRSs requires the use of certain critical accounting estimates and requires Management to exercise its judgment in the process of applying the Company's accounting policies. It also requires the use of assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on Management's best knowledge of current events and actions, actual results may ultimately differ from those estimates.

Following certain conditional agreement signed in December 2018 with Arcona Property Fund N.V for the sale of Company's non-Greek portfolio of assets, the Company classifies its assets since 2018 as discontinued operations (Note 4.3) .

Going concern basis

The financial statements have been prepared on a going concern basis which assumes the Company will be able to realize its assets and discharge its liabilities in the normal course of business for the foreseeable future.

In particular, the Company has been engaged in a process of disposing of its portfolio of assets in an all share transaction with Arcona Property Fund N.V. Following the completion of the said transaction, the Company is aiming in monetizing all its remaining assets, meaning that as soon as this consummates, it will be left with its corporate receivables and liabilities.

These conditions raise some doubt about the Company's ability to continue as a going concern within the next twelve months from the date these financial statements are available to be issued. The ability to continue as a going concern is dependent upon positive future cash flows.

Management believes that the Company will be able to finance its needs given the fact that the additional corporate receivables, as well as the consideration received as part of the transaction with Arcona Property Fund N.V. and of the rest of the transactions, is estimated that it can effectively discharge all corporate liabilities.

3. Adoption of new and revised Standards and Interpretations

During the current year 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 2024. This adoption did not have a material effect on the accounting policies of the Company.

4. Material accounting policy information

The material accounting policies adopted in the preparation of these consolidated financial statements are set out below. These policies have been consistently applied to all years presented in these consolidated financial statements unless otherwise stated.

Local statutory accounting principles and procedures differ from those generally accepted under IFRS. Accordingly, the consolidated financial information, which has been prepared from the local statutory accounting records for the entities of the Group domiciled in Cyprus, Romania, and Ukraine reflects adjustments necessary for such consolidated financial information to be presented in accordance with IFRS.

4.1 Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and entities (including special purpose entities) controlled by the Company (its subsidiaries).

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity.

The Group applies the acquisition method to account for business combinations. The consideration transferred for the acquisition of a subsidiary is the fair values of the assets transferred, the liabilities incurred to the former owners of the acquiree and the equity interests issued by the Group. The consideration transferred includes the fair value of any asset or liability resulting from a contingent consideration arrangement. Identifiable assets acquired, liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. The Group recognizes any non-controlling interest in the acquiree on an acquisition-by-acquisition basis, either at fair value or at the non-controlling interest's proportionate share of the recognized amounts of acquiree's identifiable net assets.

If the business combination is achieved in stages, the acquisition date carrying value of the acquirer's previously held equity interest in the acquiree is re-measured to fair value at the acquisition date; any gains or losses arising from such re-measurement are recognized in profit or loss.

Any contingent consideration to be transferred by the Group is recognized at fair value at the acquisition date. Subsequent changes to the fair value of the contingent consideration that is deemed to be an asset or liability is recognized in accordance with IAS 39, either in profit or loss or as a change to other comprehensive income. Contingent consideration that is classified as equity is not re-measured and its subsequent settlement is accounted for within equity.

If the initial accounting for a business combination is incomplete by the end of the reporting period in which the combination occurs, the Group reports provisional amounts for the items for which the accounting is incomplete. Those provisional amounts are adjusted during the measurement period (see above), or additional assets or liabilities are recognized, to reflect new information obtained about facts and circumstances that existed at the acquisition date that, if known, would have affected the amounts recognized at that date.

Business combinations that took place prior to 1 January 2010 were accounted for in accordance with the previous version of IFRS 3.

Inter-company transactions, balances and unrealized gains on transactions between group companies are eliminated. Unrealized losses are also eliminated. When necessary, amounts reported by subsidiaries have been adjusted to conform with the Group's accounting policies.

<u>Changes in ownership interests in subsidiaries without change of control and Disposal of Subsidiaries</u>

Transactions with non-controlling interests that do not result in loss of control are accounted for as equity transactions - that is, as transactions with the owners in their capacity as owners. The difference between fair value of any consideration paid and the relevant share acquired of the carrying value of net assets of the subsidiary is recorded in equity. Gains or losses on disposals of non-controlling interests are also recorded in equity.

When the Group ceases to have control, any retained interest in the entity is re-measured to its fair value at the date when control is lost, with the change in carrying amount recognized in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognized in other comprehensive income in respect of that entity are accounted for as if the Group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognized in other comprehensive income are reclassified to profit or loss.

4. Material accounting policy information (continued)

4.2 Functional and presentation currency

Items included in the Group's financial statements are measured applying the currency of the primary economic environment in which the entities operate ("the functional currency"). The national currency of Ukraine, the Ukrainian Hryvnia, is the functional currency for all the Group's entities located in Ukraine, the Romanian leu is the functional currency for all Group's entities located in Romania, and the Euro is the functional currency for all Cypriot subsidiaries.

The consolidated financial statements are presented in Euro, which is the Group's presentation currency.

As Management records the consolidated financial information of the entities domiciled in Cyprus, Romania, Ukraine in their functional currencies, in translating financial information of the entities domiciled in these countries into Euro for inclusion in the consolidated financial statements, the Group follows a translation policy in accordance with IAS 21, "The Effects of Changes in Foreign Exchange Rates", and the following procedures are performed:

- All assets and liabilities are translated at closing rate;
- Equity of the Group has been translated using the historical rates;
- Income and expense items are translated using exchange rates at the dates of the transactions, or where this is not practicable the average rate has been used;
- All resulting exchange differences are recognized as a separate component of equity;
- When a foreign operation is disposed of through sale, liquidation, repayment of share capital or abandonment of all, or part of that entity, the exchange differences deferred in equity are reclassified to the consolidated statement of comprehensive income as part of the gain or loss on sale;
- Monetary items receivable from foreign operations for which settlement is neither planned nor likely to occur in the foreseeable future and in substance are part of the Group's net investment in those foreign operations are recongised initially in other comprehensive income and reclassified from equity to profit or loss on disposal of the foreign operation.

The relevant exchange rates of the European and local central banks used in translating the financial information of the entities from the functional currencies into Euro are as follows:

	Average		31 December		
Currency	**2024**	**2023**	**2024**	**2023**	**2022**
USD	1,0824	1,0813	1,0389	1,1050	1,0666
UAH	43,4504	39,5582	43,6855	42,2079	38,9510
RON	4,9748	4,9465	4,9741	4,9746	4,9474

4.3 Discontinued operations

A discontinued operation is a component of the Group's business, the operations and cash flows of which can be clearly distinguished from the rest of the Group and which:

- represents a separate major line of business or geographic area of operations;
- is part of a single coordinated plan to dispose of a separate major line of business or geographic area of operations; or
- is a subsidiary acquired exclusively with a view to resale.

Classification as a discontinued operation occurs at the earlier of disposal or when the operation meets the criteria to be classified as held-for-sale.

When an operation is classified as a discontinued operation, the comparative statement of profit or loss and OCI is re-presented as if the operation had been discontinued from the start of the comparative year.

4.4 Investment Property at fair value

Investment property, comprising freehold and leasehold land, investment properties held for future development, warehouse and office properties, as well as the residential property units, is held for long term rental yields and/or for capital appreciation and is not occupied by the Group. Investment property and investment property under construction are carried at fair value, representing open market value determined annually by external valuers. Changes in fair values are recorded in the statement of comprehensive income and are included in other operating income.

A number of the land leases (all in Ukraine) are held for relatively short terms and place an obligation upon the lessee to complete development by a predetermined date. It is important to note that the rights to complete a development may be lost or at least delayed if the lessee fails to complete a permitted development within the timescale set out by the ground lease.

4. Material accounting policy information (continued)

4.4 Investment Property at fair value (continued)

In addition, in the event that a development has not commenced upon the expiry of a lease then the City Authorities are entitled to decline the granting of a new lease on the basis that the land is not used in accordance with the designation. Furthermore, where all necessary permissions and consents for the development are not in place, this may provide the City Authorities with grounds for rescinding or non-renewal of the ground lease. However Management believes that the possibility of such action is remote and was made only under limited circumstances in the past.

Land held under operating lease is classified and accounted for as investment property when the rest of the definition is met.

Investment property under development or construction initially is measured at cost, including related transaction costs.

The property is classified in accordance with the intention of the management for its future use. Intention to use is determined by the Board of Directors after reviewing market conditions, profitability of the projects, ability to finance the project and obtaining required construction permits.

The time point, when the intention of the management is finalized is the date of start of construction. At the moment of start of construction, freehold land, leasehold land and investment properties held for a future redevelopment are reclassified into investment property under development or inventory in accordance to the final decision of management.

Initial measurement and recognition

Investment property is measured initially at cost, including related transaction costs. Investment properties are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gains or losses on the retirement or disposal of an investment property are recognized in the consolidated statement of comprehensive income in the period of retirement or disposal.

Transfers are made to investment property when, and only when, there is a change in use, evidenced by the end of owner occupation, or the commencement of an operating lease to third party. Transfers are made from investment property when, and only when, there is a change in use, evidenced by commencement of owner occupation or commencement of development with a view to sale.

If an investment property becomes owner occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes. Property that is being constructed or developed for future use as investment property is classified as investment property under construction until construction or development is complete. At that time, it is reclassified and subsequently accounted for as investment property.

Subsequent measurement

Subsequent to initial recognition, investment property is stated at fair value. Gains or losses arising from changes in the fair value of investment property are included in the statement of comprehensive income in the period in which they arise.

If a valuation obtained for an investment property held under a lease is net of all payments expected to be made, any related liabilities/assets recognized separately in the statement of financial position are added back/reduced to arrive at the carrying value of the investment property for accounting purposes.

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repairs and maintenance costs are charged to the statement of comprehensive income during the financial period in which they are incurred.

Basis of valuation

The fair values reflect market conditions at the financial position date. These valuations are prepared annually by chartered surveyors (hereafter "appraisers"). The Group appointed valuers in 2014, which remain the same in 2024:

- CBRE Ukraine, for all its Ukrainian properties,
- NAI Real Act for all its Romanian properties.

The valuations have been carried out by the appraisers on the basis of Market Value in accordance with the appropriate sections of the current Practice Statements contained within the Royal Institution of Chartered Surveyors ("RICS") Valuation – Global Standards (2018) (the "Red Book") and is also compliant with the International Valuation Standards (IVS).

"Market Value" is defined as: "The estimated amount for which a property should be exchanged on the date of valuation between a willing buyer and a willing seller in an arm's-length transaction after proper marketing actions, wherein the parties had each acted knowledgeably, prudently and without compulsion".

4. Material accounting policy information (continued)

4.4 Investment Property at fair value (continued)

Basis of valuation (continued)

In expressing opinions on Market Value, in certain cases the appraisers have estimated net annual rentals/income from sale. These are assessed on the assumption that they are the best rent/sale prices at which a new letting/sale of an interest in property would have been completed at the date of valuation assuming: a willing landlord/buyer; that prior to the date of valuation there had been a reasonable period (having regard to the nature of the property and the state of the market) for the proper marketing of the interest, for the agreement of the price and terms and for the completion of the letting/sale; that the state of the market, levels of value and other circumstances were, on any earlier assumed date of entering into an agreement for lease/sale, the same as on the valuation date; that no account is taken of any additional bid by a prospective tenant/buyer with a special interest; that the principal deal conditions assumed to apply are the same as in the market at the time of valuation; that both parties to the transaction had acted knowledgeably, prudently and without compulsion.

A number of properties are held by way of ground leasehold interests granted by the City Authorities. The ground rental payments of such interests may be reviewed on an annual basis, in either an upwards or downwards direction, by reference to an established formula. Within the terms of the lease, there is a right to extend the term of the lease upon expiry in line with the existing terms and conditions thereof. In arriving at opinions of Market Value, the appraisers assumed that the respective ground leases are capable of extension in accordance with the terms of each lease. In addition, given that such interests are not assignable, it was assumed that each leasehold interest is held by way of a special purpose vehicle ("SPV"), and that the shares in the respective SPVs are transferable.

With regard to each of the properties considered, in those instances where project documentation has been agreed with the respective local authorities, opinions of the appraisers of value have been based on such agreements.

In those instances where the properties are held in part ownership, the valuations assume that these interests are saleable in the open market without any restriction from the co-owner and that there are no encumbrances within the share agreements which would impact the sale ability of the properties concerned.

The valuation is exclusive of VAT and no allowances have been made for any expenses of realization or for taxation which might arise in the event of a disposal of any property.

In some instances the appraisers constructed a Discounted Cash Flow (DCF) model. DCF analysis is a financial modeling technique based on explicit assumptions regarding the prospective income and expenses of a property or business. The analysis is a forecast of receipts and disbursements during the period concerned. The forecast is based on the assessment of market prices for comparable premises, build rates, cost levels etc. from the point of view of a probable developer.

To these projected cash flows, an appropriate, market-derived discount rate is applied to establish an indication of the present value of the income stream associated with the property. In this case, it is a development property and thus estimates of capital outlays, development costs, and anticipated sales income are used to produce net cash flows that are then discounted over the projected development and marketing periods. The Net Present Value (NPV) of such cash flows could represent what someone might be willing to pay for the site and is therefore an indicator of market value. All the payments are projected in nominal US Dollar/Euro amounts and thus incorporate relevant inflation measures.

Valuation Approach
In addition to the above general valuation methodology, the appraisers have taken into account in arriving at Market Value the following:

Pre Development
In those instances where the nature of the 'Project' has been defined, it was assumed that the subject property will be developed in accordance with this blueprint. The final outcome of the development of the property is determined by the Board of Directors decision, which is based on existing market conditions, profitability of the project, ability to finance the project and obtaining required construction permits.

Development
In terms of construction costs, the budgeted costs have been taken into account in considering opinions of value. However, the appraisers have also had regard to current construction rates prevailing in the market which a prospective purchaser may deem appropriate to adopt in constructing each individual scheme. Although in some instances the appraisers have adopted the budgeted costs provided, in some cases the appraisers' own opinions of costs were used.

Post Development
Rental values have been assessed as at the date of valuation but having regard to the existing occupational markets taking into account the likely supply and demand dynamics during the anticipated development period. The standard letting fees were assumed within the valuations. In arriving at their estimates of gross development value ("GDV"), the appraisers have capitalized their opinion of net operating income, having deducted any anticipated non-recoverable expenses, such as land payments, and permanent void allowance, which has then been capitalized into perpetuity.

4. Material accounting policy information (continued)

4.4 Investment Property at fair value (continued)

Valuation Approach (continued)

The capitalization rates adopted in arriving at the opinions of GDV reflect the appraisers' opinions of the rates at which the properties could be sold as at the date of valuation.

In terms of residential developments, the sales prices per sq. m. again reflect current market conditions and represent those levels the appraisers consider to be achievable at present. It was assumed that there are no irrecoverable operating expenses and that all costs will be recovered from the occupiers/owners by way of a service charge.

The valuations take into account the requirement to pay ground rental payments and these are assumed not to be recoverable from the occupiers. In terms of ground rent payments, the appraisers have assessed these on the basis of information available, and if not available they have calculated these payments based on current legislation defining the basis of these assessments.

4.5 Goodwill

Goodwill arising on an acquisition of a business is carried at cost as established at the date of acquisition of the business less accumulated impairment losses, if any.

For the purposes of impairment testing, goodwill is allocated to each of the Group's cash-generating units (or Groups of cash-generating units) that is expected to benefit from the synergies of the combination.

A cash-generating unit to which goodwill has been allocated is tested for impairment annually, or more frequently when there is indication that the unit may be impaired. If the recoverable amount of the cash-generating unit is less than its carrying amount, the impairment loss is allocated first to reduce the carrying amount of any goodwill allocated to the unit and then to the other assets of the unit pro rata based on the carrying amount of each asset in the unit. Any impairment loss for goodwill is recognized directly in profit or loss in the consolidated statement of comprehensive income. An impairment loss recognized for goodwill is not reversed in subsequent periods.

On disposal of the relevant cash-generating unit, the attributable amount of goodwill is included in the determination of the profit or loss on disposal.

4.6 Property, Plant and equipment and intangible assets

Property, plant and equipment and intangible non-current assets are stated at historical cost less accumulated depreciation and amortization and any accumulated impairment losses.

Properties in the course of construction for production, rental or administrative purposes, or for purposes not yet determined and intangibles not inputted into exploitation, are carried at cost, less any recognized impairment loss. Cost includes professional fees and, for qualifying assets, borrowing costs capitalized in accordance with the Group's accounting policy. Depreciation of these assets, on the same basis as other property assets, commences when the assets are ready for their intended use.

Depreciation and amortization are calculated on the straight-line basis so as to write off the cost of each asset to its residual value over its estimated useful life. The annual depreciation rates are as follows:

Type	**%**
Leasehold	20
IT hardware	33
Motor vehicles	25
Furniture, fixtures and office equipment	20
Machinery and equipment	15
Software and Licenses	33

No depreciation is charged on land.

Assets held under leases are depreciated over their expected useful lives on the same basis as owned assets or, where shorter, the term of the relevant lease.

The assets residual values and useful lives are reviewed, and adjusted, if appropriate, at each reporting date.

Where the carrying amount of an asset is greater than its estimated recoverable amount, the asset is written down immediately to its recoverable amount.

4. Material accounting policy information (continued)

4.6 Property, Plant and equipment and intangible assets (continued)

Expenditure for repairs and maintenance of tangible and intangible assets is charged to the statement of comprehensive income of the year in which it is incurred. The cost of major renovations and other subsequent expenditure are included in the carrying amount of the asset when it is probable that future economic benefits in excess of the originally assessed standard of performance of the existing asset will flow to the Group. Major renovations are depreciated over the remaining useful life of the related asset.

An item of tangible and intangible assets is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on the disposal or retirement of an item of property, plant and equipment is determined as the difference between the sales proceeds and the carrying amount of the asset and is recognized in the statement of comprehensive income.

4.7 Cash and Cash equivalents

Cash and cash equivalents include cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the Group's cash management are included as a component of cash and cash equivalents for the purpose of the statement of cash flows.

4.8 Assets held for sale

Non-current assets, or disposal groups comprising assets and liabilities, are classified as held-for-sale if it is highly probable that they will be recovered primarily through sale rather than through continuing use.

Such assets, or disposal groups, are generally measured at the lower of their carrying amount and fair value less costs to sell. Any impairment loss on a disposal group is allocated first to goodwill, and then to the remaining assets and liabilities on a pro rata basis, except that no loss is allocated to inventories, financial assets or investment property, which continue to be measured in accordance with the Group's other accounting policies. Impairment losses on initial classification as held-for-sale or held-for-distribution and subsequent gains and losses on remeasurement are recognised in profit or loss.

4.9 Financial Instruments

4.9.1 Recognition and initial measurement

Trade receivables and debt securities issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Group becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

4.9.2 Classification and subsequent measurement

Financial assets
On initial recognition, a financial asset is classified as measured at: amortised cost; FVOCI – debt investment; FVOCI – equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

On initial recognition of an equity investment that is not held for trading, the Group may irrevocably elect to present subsequent changes in the investment's fair value in OCI. This election is made on an investment-by-investment basis.

4. Material accounting policy information (continued)

4.9 Financial Instruments (continued)

4.9.2 Classification and subsequent measurement (continued)

Financial assets – Business model assessment:
The Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Group's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
  the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Group's continuing recognition of the assets.

Financial assets that are held for trading or are managed and whose performance is evaluated on a fair value basis are measured at FVTPL.

Financial assets – Assessment whether contractual cash flows are solely payments of principal and interest:
For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Group considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable-rate features;
- prepayment and extension features; and
- terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse features).

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

Financial assets – Subsequent measurement and gains and losses:
These assets are subsequently measured at fair value. Net gains and losses, including any interest or dividend income, are recognised in profit or loss. However for derivatives designated as hedging instruments.

Financial assets at amortised cost

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in profit or loss. Any gain or loss on derecognition is recognised in profit or loss.

Debt investments at FVOCI
These assets are subsequently measured at fair value. Interest income calculated using the effective interest method, foreign exchange gains and losses and impairment are recognised in profit or loss. Other net gains and losses are recognised in OCI. On derecognition, gains and losses accumulated in OCI are reclassified to profit or loss.

Equity investments at FVOCI

These assets are subsequently measured at fair value. Dividends are recognised as income in profit or loss unless the dividend clearly represents a recovery of part of the cost of the investment. Other net gains and losses are recognised in OCI and are never reclassified to profit or loss.

4. Material accounting policy information (continued)

4.9 Financial Instruments (continued)

4.9.3 Derecognition

Financial assets

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group enters into transactions whereby it transfers assets recognised in its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognised.

Financial liabilities

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in profit or loss.

4.9.4 Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

4.9.5 Derivative financial instruments and hedge accounting

Derivative financial instruments and hedge accounting

The Group holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures. Embedded derivatives are separated from the host contract and accounted for separately if the host contract is not a financial asset and certain criteria are met.

Derivatives are initially measured at fair value. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are generally recognised in profit or loss.

The Group designates certain derivatives as hedging instruments to hedge the variability in cash flows associated with highly probable forecast transactions arising from changes in foreign exchange rates and interest rates and certain derivatives and non-derivative financial liabilities as hedges of foreign exchange risk on a net investment in a foreign operation.

At inception of designated hedging relationships, the Group documents the risk management objective and strategy for undertaking the hedge. The Group also documents the economic relationship between the hedged item and the hedging instrument, including whether the changes in cash flows of the hedged item and hedging instrument are expected to offset each other.

Cash flow hedges

When a derivative is designated as a cash flow hedging instrument, the effective portion of changes in the fair value of the derivative is recognised in OCI and accumulated in the hedging reserve. The effective portion of changes in the fair value of the derivative that is recognised in OCI is limited to the cumulative change in fair value of the hedged item, determined on a present value basis, from inception of the hedge. Any ineffective portion of changes in the fair value of the derivative is recognised immediately in profit or loss.

The Group designates only the change in fair value of the spot element of forward exchange contracts as the hedging instrument in cash flow hedging relationships. The change in fair value of the forward element of forward exchange contracts ('forward points') is separately accounted for as a cost of hedging and recognised in a costs of hedging reserve within equity.

When the hedged forecast transaction subsequently results in the recognition of a non-financial item such as inventory, the amount accumulated in the hedging reserve and the cost of hedging reserve is included directly in the initial cost of the non-financial item when it is recognised.

For all other hedged forecast transactions, the amount accumulated in the hedging reserve and the cost of hedging reserve is reclassified to profit or loss in the same period or periods during which the hedged expected future cash flows affect profit or loss.

If the hedge no longer meets the criteria for hedge accounting or the hedging instrument is sold, expires, is terminated or is exercised, then hedge accounting is discontinued prospectively. When hedge accounting for cash flow hedges is discontinued, the amount that has been accumulated in the hedging reserve remains in equity until, for a hedge of a transaction resulting in the recognition of a non-financial item, it is included in the non-financial item's cost on its initial recognition or, for other cash flow hedges, it is reclassified to profit or loss in the same period or periods as the hedged expected future cash flows affect profit or loss.

4. Material accounting policy information (continued)

4.9 Financial Instruments (continued)

4.9.5 Derivative financial instruments and hedge accounting (continued)

If the hedged future cash flows are no longer expected to occur, then the amounts that have been accumulated in the hedging reserve and the cost of hedging reserve are immediately reclassified to profit or loss.

Net investment hedges

When a derivative instrument or a non-derivative financial liability is designated as the hedging instrument in a hedge of a net investment in a foreign operation, the effective portion of, for a derivative, changes in the fair value of the hedging instrument or, for a non-derivative, foreign exchange gains and losses is recognised in OCI and presented in the translation reserve within equity. Any ineffective portion of the changes in the fair value of the derivative or foreign exchange gains and losses on the non-derivative is recognised immediately in profit or loss. The amount recognised in OCI is reclassified to profit or loss as a reclassification adjustment on disposal of the foreign operation.

4.10 Leases

At inception of a contract, the Company assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Company assesses whether:

- the contract involves the use of an identified asset this may be specified explicitly or implicitly, and should be physically distinct or represent substantially all of the capacity of a physically distinct asset. If the supplier has a substantive substitution right, then the asset is not identified;

- the Company has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and

- the Company has the right to direct the use of the asset. The Company has this right when it has the decision making rights that are most relevant to changing how and for what purpose the asset is used. In rare cases where the decision about how and for what purpose the asset is used is predetermined, the Company has the right to direct the use of the asset if either:

- the Company has the right to operate the asset; or

- the Company designed the asset in a way that predetermines how and for what purpose it will be used.

At inception or on reassessment of a contract that contains a lease component, the Company allocates the consideration in the contract to each lease component on the basis of their relative stand alone prices. However, for the leases of land and buildings in which it is a lessee, the Company has elected not to separate non lease components and account for the lease and non lease components as a single lease component.

The Company as lessor

When the Company acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.
To classify each lease, the Company makes an overall assessment of whether the lease transfers substantially all of the risks and rewards incidental to ownership of the underlying asset. If this is the case, then the lease is a finance lease; if not, then it is an operating lease. As part of this assessment, the Company considers certain indicators such as whether the lease is for the major part of the economic life of the asset.

When the Company is an intermediate lessor, it accounts for its interests in the head lease and the sub lease separately. It assesses the lease classification of a sub lease with reference to the right of use asset arising from the head lease, not with reference to the underlying asset. If a head lease is a short term lease to which the Company applies the exemption described above, then it classifies the sub lease as an operating lease.

If an arrangement contains lease and non lease components, the Company applies IFRS 15 to allocate the consideration in the contract.
The Company recognises lease payments received under operating leases as income on a straight line basis over the lease term as part of 'other income'.

The accounting policies applicable to the Company as a lessor in the comparative period were not different from IFRS 16. However, when the Company was an intermediate lessor the sub leases were classified with reference to the underlying asset.

The Company as lessee

The Company recognises a right of use asset and a lease liability at the lease commencement date. The right of use asset is initially measured at cost, which comprises the initial amount of the lease liability adjusted for any lease payments made at or before the commencement date, plus any initial direct costs incurred and an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located, less any lease incentives received.

4. Material accounting policy information (continued)

4.10 Leases (continued)

The Company as lessee (continued)

The right of use asset is subsequently depreciated using the straight line method from the commencement date to the earlier of the end of the useful life of the right of use asset or the end of the lease term. The estimated useful lives of the right of use assets are determined on the same basis as those of property and equipment. In addition, the right of use asset is periodically reduced by impairment losses, if any, and adjusted for certain remeasurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, the Company's incremental borrowing rate.

Lease payments included in the measurement of the lease liability comprise the following:
- fixed payments, including in substance fixed payments;
- variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencementdate;
- amounts expected to be payable under a residual value guarantee; and
- the exercise price under a purchase option that the Company is reasonably certain to exercise, lease payments in an optional renewal period if the Company is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless the Company is reasonably certain not to terminate early.

The lease liability is measured at amortised cost using the effective interest method. It is remeasured when there is a change in future lease payments arising from a change in an index or rate, if there is a change in the Company's estimate of the amount expected to be payable under a residual value guarantee, or if the Company changes its assessment of whether it will exercise a purchase, extension or termination option.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right of use asset, or is recorded in profit or loss if the carrying amount of the right of use asset has been reduced to zero.

The Company presents its right of use assets that do not meet the definition of investment property in 'Property, plant and equipment' in the statement of financial position.

The lease liabilities are presented in 'loans and borrowings'in the statement of financial position.

Short term leases and leases of low value assets

The Company has elected not to recognise the right of use assets and lease liabilities for short term leases that have a lease term of 12 months or less and leases of low value assets (i.e. IT equipment, office equipment etc.). The Company recognises the lease payments associated with these leases as an expense on a straight line basis over the lease term.

4.11 Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognized in profit or loss over the period of the borrowings, using the effective interest method, unless they are directly attributable to the acquisition, construction or production of a qualifying asset, in which case they are capitalized as part of the cost of that asset.

Fees paid on the establishment of loan facilities are recognized as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extend there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalized as a prepayment and amortised over the period of the facility to which it relates.

Borrowing costs are interest and other costs that the Group incurs in connection with the borrowing of funds, including interest on borrowings, amortization of discounts or premium relating to borrowings, amortization of ancillary costs incurred in connection with the arrangement of borrowings, finance lease charges and exchange differences arising from foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs.

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset, being an asset that necessarily takes a substantial period of time to get ready for its intended use or sale, are capitalised as part of the cost of that asset, when it is probable that they will result in future economic benefits to the Group and the costs can be measured reliably.

Borrowings are classified as current liabilities, unless the Group has an unconditional right to defer settlement of the liability for at least twelve months after the reporting date.

4. Material accounting policy information (continued)

4.12 Tenant security deposits

Tenant security deposits represent financial advances made by lessees as guarantees during the lease and are repayable by the Group upon termination of the contracts. Tenant security deposits are recognized at nominal value.

4.13 Impairment of tangible and intangible assets other than goodwill

At the end of each reporting period, the Group reviews the carrying amounts of its tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss. If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where it is not possible to estimate the recoverable amount of an individual asset, the Group estimates the recoverable amount of the cash-generating unit to which the asset belongs. Where a reasonable and consistent basis of allocation can be identified, corporate assets are also allocated to individual cash-generating units, or otherwise they are allocated to the smallest group of cash-generating units for which a reasonable and consistent allocation basis can be identified.

Intangible assets with indefinite useful lives and intangible assets not yet available for use are tested for impairment loss annually, and whenever there is an indication that the asset may be impaired.

Recoverable amount is the higher of fair value less costs to sell and value in use. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is recognized immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation decrease.

Where an impairment loss subsequently reverses, the carrying amount of the asset (cash-generating unit) is increased to the revised estimate of its recoverable amount, but so that the increased carrying amount does not exceed the carrying amount that would have been determined had no impairment loss been recognized for the asset (cash-generating unit) in prior years. A reversal of an impairment loss is recognized immediately in profit or loss, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

4.14 Share Capital

Ordinary shares are classified as equity.

4.15 Share premium

The difference between the fair value of the consideration received by the shareholders and the nominal value of the share capital being issued is taken to the share premium account.

4.16 Share-based compensation

The Group had in the past and intends in the future to operate a number of equity-settled, share-based compensation plans, under which the Group receives services from Directors and/or employees as consideration for equity instruments (options) of the Group. The fair value of the Director and employee cost related to services received in exchange for the grant of the options is recognized as an expense. The total amount to be expensed is determined by reference to the fair value of the options granted, excluding the impact of any non-market service and performance vesting conditions. The total amount expensed is recognized over the vesting period, which is the period over which all of the specified vesting conditions are to be satisfied. At each financial position date, the Group revises its estimates on the number of options that are expected to vest based on the non-marketing vesting conditions. It recognizes the impact of the revision to original estimates, if any, in the statement of comprehensive income, with a corresponding adjustment to equity. The proceeds received net of any directly attributable transaction costs are credited to share capital and share premium when the options are exercised.

4.17 Provisions

Provisions are recognized when the Group has a present obligation (legal, tax or constructive) as a result of a past event, it is probable that the Group will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. As at the reporting date the Group has settled all its construction liabilities.

The amount recognized as a provision is the best estimate of the consideration required to settle the present obligation at the end of the reporting period, taking into account the risks and uncertainties surrounding the obligation. When a provision is measured using the cash flows estimated to settle the present obligation, its carrying amount is the present value of those cash flows (where the effect of the time value of money is material).

When some or all of the economic benefits required to settle a provision are expected to be recovered from a third party, a receivable is recognized as an asset if it is virtually certain that reimbursement will be received and the amount of the receivable can be measured reliably.

4. Material accounting policy information (continued)

4.18 Non-current liabilities

Non-current liabilities represent amounts that are due in more than twelve months from the reporting date.

4.19 Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable. Revenue is reduced for estimated customer returns, rebates and other similar allowances. It is recognized to the extent that it is probable that the economic benefits associated with the transaction will flow to the Group and the revenue can be measured reliably. Revenue earned by the Group is recognized on the following bases:

4.20.1 Income from investing activities

Income from investing activities includes profit received from disposal of investments in the Company's subsidiaries and associates and income accrued on advances for investments outstanding as at the year end.

4.20.2 Dividend income

Dividend income from investments is recognized when the shareholders' right to receive payment has been established (provided that it is probable that the economic benefits will flow to the Group and the amount of income can be measured reliably).

4.20.3 Interest income

Interest income is recognized on a time-proportion (accrual) basis, using the effective interest rate method.

4.20.4 Rental income

Rental income arising from operating leases on investment property is recognized on an accrual basis in accordance with the substance of the relevant agreements.

4.20 Service charges and expenses recoverable from tenants

Income arising from expenses recharged to tenants is recognized on an accrual basis.

4.21 Other property expenses

Irrecoverable running costs directly attributable to specific properties within the Group's portfolio are charged to the statement of comprehensive income. Costs incurred in the improvement of the assets which, in the opinion of the directors, are not of a capital nature are written off to the statement of comprehensive income as incurred.

4.22 Borrowing costs

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale.

Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalization.

All other borrowing costs are recognized in the statement of comprehensive income in the period in which they are incurred as interest costs which are calculated using the effective interest rate method, net result from transactions with securities, foreign exchange gains and losses, and bank charges and commission.

4.23 Asset Acquisition Related Transaction Expenses

Expenses incurred by the Group for acquiring a subsidiary or associate company as part of an Investment Property and are directly attributable to such acquisition are recognized within the cost of the Investment Property and are subsequently accounted as per the Group's accounting policy for Investment Property subsequent measurement.

4. Material accounting policy information (continued)

4.24 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

4.24.1 Current tax

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit as reported in the consolidated statement of comprehensive income because of items of income or expense that are taxable or deductible in other years and items that are never taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted or substantively enacted by the end of the reporting period.

4.24.2 Deferred tax

Deferred tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Currently enacted tax rates are used in the determination of deferred tax.

Deferred tax assets are recognized to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when the deferred taxes relate to the same fiscal authority.

4.24.3 Current and deferred tax for the year

Current and deferred tax are recognized in the statement of comprehensive income, except when they relate to items that are recognized in other comprehensive income or directly in equity, in which case, the current and deferred tax are also recognized in other comprehensive income or directly in equity respectively. Where current tax or deferred tax arises from the initial accounting for a business combination, the tax effect is included in the accounting for the business combination.

The operational subsidiaries of the Group are incorporated in Ukraine and Romania, while the Parent and some holding companies are incorporated in Cyprus. The Group's management and control is exercised in Cyprus.

The Group's Management does not intend to dispose of any asset, unless a significant opportunity arises. In the event that a decision is taken in the future to dispose of any asset it is the Group's intention to dispose of shares in subsidiaries rather than assets. The corporate income tax exposure on disposal of subsidiaries is mitigated by the fact that the sale would represent a disposal of the securities by a non-resident shareholder and therefore would be exempt from tax. The Group is therefore in a position to control the reversal of any temporary differences and as such, no deferred tax liability has been provided for in the financial statements.

4.24.4 Withholding Tax

The Group follows the applicable legislation as defined in all double taxation treaties (DTA) between Cyprus and any of the countries of Operations (Romania, Ukraine,). In the case of Romania, as the latter is part of the European Union, through the relevant directives the withholding tax is reduced to NIL subject to various conditions.

4.24.5 Dividend distribution

Dividend distribution to the Company's shareholders is recognized as a liability in the Group's financial statements in the period in which the dividends are approved by the Company's shareholders.

4.25 Value added tax

VAT levied at various jurisdictions were the Group is active, was at the following rates, as at the end of the reporting period:

- 20% on Ukrainian domestic sales and imports of goods, works and services and 0% on export of goods and provision of works or services to be used outside Ukraine.
- 19% on Cyprus domestic sales and imports of goods, works and services and 0% on export of goods and provision of works or services to be used outside Cyprus.
- 19% on Romanian domestic sales and imports of goods, works and services (decreased from 20% from 1 January 2017) and 0% on export of goods and provision of works or services to be used outside Romania.

4. Material accounting policy information (continued)

4.26 Operating segments analysis

Segment reporting is presented on the basis of Management's perspective and relates to the parts of the Group that are defined as operating segments. Operating segments are identified on the basis of their economic nature and through internal reports provided to the Group's Management who oversee operations and make decisions on allocating resources serve. These internal reports are prepared to a great extent on the same basis as these consolidated financial statements.

For the reporting period the Group has identified the following material reportable segments, where the Group is active in acquiring, holding, managing and disposing:

Commercial-Industrial	**Land Assets**
• Warehouse segment	• Land assets – the Group owns a number of land assets which are either available for sale or for potential development

The Group also monitors investment property assets on a Geographical Segmentation, namely the country where its property is located.

4.27 Earnings and Net Assets value per share

The Group presents basic and diluted earnings per share (EPS) and net asset value per share (NAV) for its ordinary shares.

Basic EPS amounts are calculated by dividing net profit/loss for the year, attributable to ordinary equity holders of the Company by the weighted average number of ordinary shares outstanding during the year. Basic NAV amounts are calculated by dividing net asset value as at year end, attributable to ordinary equity holders of the Company by the number of ordinary shares outstanding at the end of the year.

Diluted EPS is calculated by dividing net profit/loss for the year, attributable to ordinary equity holders of the parent, by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the potentially dilutive ordinary shares into ordinary shares.

Diluted NAV is calculated by dividing net asset value as at year end, attributable to ordinary equity holders of the parent with the number of ordinary shares outstanding at year end plus the number of ordinary shares that would be issued on conversion of all the potentially dilutive ordinary shares into ordinary shares.

4.28 Comparative Period

Where necessary, comparative figures have been adjusted to conform to changes in presentation in the current year.

5. New accounting pronouncement

At the date of approval of these financial statements, standards and interpretations were issued by the International Accounting Standards Board which were not yet effective. Some of them were adopted by the European Union and others not yet. The Board of Directors expects that the adoption of these accounting standards in future periods will not have a material effect on the financial statements of the Company.

6. Critical accounting estimates and judgments

The preparation of financial statements in conformity with IFRSs requires the use of certain critical accounting estimates and requires Management to exercise its judgment in the process of applying the Group's accounting policies. It also requires the use of assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. These estimates are based on Management's best knowledge of current events and actions and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Actual results though may ultimately differ from those estimates.

As the Group makes estimates and assumptions concerning the future, the resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

- **Provision for impairment of receivables**

The Group reviews its trade and other receivables for evidence of their recoverability. Such evidence includes the counter party's payment record, and overall financial position, as well as the state's ability to pay its dues (VAT receivable). If indications of non-recoverability exist, the recoverable amount is estimated and a respective provision for impairment of receivables is made. The amount of the provision is charged through profit or loss. The review of credit risk is continuous and the methodology and assumptions used for estimating the provision are reviewed regularly and adjusted accordingly. As at the reporting date Management did not consider necessary to make a provision for impairment of receivables.

6. Critical accounting estimates and judgments (continued)

- **Fair value of financial assets**

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. The Company uses its judgment to select a variety of methods and make assumptions that are mainly based on market conditions existing at each reporting date. The fair value of the financial assets at fair value through other comprehensive income has been estimated based on the fair value of these individual assets.

- **Fair value of investment property**

The fair value of investment property is determined by using various valuation techniques. The Group selects accredited professional valuers with local presence to perform such valuations. Such valuers use their judgment to select a variety of methods and make assumptions that are mainly based on market conditions existing at each financial reporting date. The fair value has been estimated as at 31 December 2024 (Note 18.2).

- **Income taxes**

Significant judgment is required in determining the provision for income taxes. There are transactions and calculations for which the ultimate tax determination is uncertain during the ordinary course of business. The Group recognizes liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

- **Impairment of tangible assets**

Assets that are subject to depreciation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognized for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units).

- **Provision for deferred taxes**

Deferred tax is not provided in respect of the revaluation of the investment property and investment property under development as the Group is able to control the timing of the reversal of this temporary difference and the Management has intention not to reverse the temporary difference in the foreseeable future. The properties are held by subsidiary companies in Ukraine, Greece and Romania. Management estimates that the assets will be realized through a share deal rather than through an asset deal. Should any subsidiary be disposed of, the gains generated from the disposal will be exempt from any tax.

- **Application of IFRS 10**

The Group has considered the application of IFRS 10 and concluded that the Company is not an Investment Entity as defined by IFRS 10 and it should continue to consolidate all of its investments, as in 2016. The reasons for such conclusion are among others that the Company continues:

a) not to be an Investment Management Service provider to Investors,
b) to actively manages its own portfolio (leasing, development, allocation of capital expenditure for its properties, marketing etc.) in order to provide benefits other than capital appreciation and/or investment income,
c) to have investments that are not bound by time in relation to the exit strategy nor to the way that are being exploited,
d) to provide asset management services to its subsidiaries, as well as loans and guarantees (directly or indirectly),
e) even though is using Fair Value metrics in evaluating its investments, this is being done primarily for presentation purposes rather that evaluating income generating capability and making investment decisions. The latter is being based on metrics like IRR, ROE and others.

7. Risk Management

7.1 Financial risk factors

The Group is exposed to operating country risk, real estate property holding and development associated risks, property market price risk, interest rate risk, credit risk, liquidity risk, currency risk, other market price risk, operational risk, compliance risk, litigation risk, reputation risk, capital risk and other risks, arising from the financial instruments it holds. The risk management policies employed by the Group to manage these risks are discussed below.

7.1.1 Operating Country Risks

The Group is exposed to risks stemming from the political and economic environment of countries in which it operates. Notably:

7.1.1.1 Ukraine

Ukrainian economy recorded a 2,90% real GDP growth in 2024, a slowdown compared to the 5,50% growth in 2023. This growth occurred despite the ongoing war and Russia's attacks on infrastructure, with the fourth quarter even experiencing a slight contraction of 0,1%. Domestic demand, loose fiscal policy, and the National Bank of Ukraine's efforts to maintain financial stability supported the economy. In 2024, the consumer price index (CPI) accelerated to 12% exceeding the forecasts made by country's National Bank. The increase came as a direct consequence of the war, and in particular as a result of increased food costs from the disruption of supply chains, as well as increased electricity costs from the disruption of infrastructure facilities.

7.1.1.2 Romania

Romanian economy decelerated as compared to previous years and grew by 0,9% in 2024 driven primarily by private consumption on the back of wage and pension increases. In contrast, agricultural and construction sectors, as well as overall investment, recorded decrease in their activities, affecting in that way negatively the overall growth of the economy.

The general government deficit reached 9,3% in 2024 due to the high increases in public wages and pensions, while unemployment rate recorded marginally lower at 5,4% and inflation rate notably lower at 5,8%. Taking into account the European economic considerations and the international political circumstances, the macroeconomic indicators of local economy have become weaker than previous years, and therefore the associated risk has been increased.

7.1.2 Risks associated with property holding and development associated risks

Several factors may affect the economic performance and value of the Group's properties, including:

- risks associated with construction activity at the properties, including delays, the imposition of liens and defects in workmanship;
- the ability to collect rent from tenants on a timely basis or at all, taking also into account currency rapid devaluation risk;
- the amount of rent and the terms on which lease renewals and new leases are agreed being less favorable than current leases;
- cyclical fluctuations in the property market generally;
- local conditions such as an oversupply of similar properties or a reduction in demand for the properties;
- the attractiveness of the property to tenants or residential purchasers;
- decreases in capital valuations of property;
- changes in availability and costs of financing, which may affect the sale or refinancing of properties;
- covenants, conditions, restrictions and easements relating to the properties;
- changes in governmental legislation and regulations, including but not limited to designated use, allocation, environmental usage, taxation and insurance;
- the risk of bad or unmarketable title due to failure to register or perfect our interests or the existence of prior claims, encumbrances or charges of which we may be unaware at the time of purchase;
- the possibility of occupants in the properties, whether squatters or those with legitimate claims to take possession;
- the ability to pay for adequate maintenance, insurance and other operating costs, including taxes, which could increase over time; and
- political uncertainty, acts of terrorism and acts of nature, such as earthquakes and floods that may damage the properties.

7.1.3 Property Market price risk

Market price risk is the risk that the value of the Group's portfolio investments will fluctuate as a result of changes in market prices. The Group's assets are susceptible to market price risk arising from uncertainties about future prices of the investments. The Group's market price risk is managed through diversification of the investment portfolio, continuous elaboration of the market conditions and active asset management. To quantify the value of its assets and/or indicate the possibility of impairment losses, the Group commissioned internationally acclaimed valuers.

7. Risk Management (continued)

7.1 Financial risk factors (continued)

7.1.4 Interest rate risk

Interest rate risk is the risk that the value of financial instruments will fluctuate due to changes in market interest rates.

The Group's income and operating cash flows are substantially independent of changes in market interest rates as the Group has no significant interest-bearing assets apart from its cash balances that are mainly kept for liquidity purposes.

The Group is exposed to interest rate risk in relation to its borrowings. Borrowings issued at variable rates expose the Group to cash flow interest rate risk. Borrowings issued at fixed rates expose the Group to fair value interest rate risk. All of the Group's borrowings are issued at a variable interest rate. Management monitors the interest rate fluctuations on a continuous basis and acts accordingly.

7.1.5 Credit risk

Credit risk arises when a failure by counter parties to discharge their obligations could reduce the amount of future cash inflows from financial assets at hand at the end of the reporting period. Cash balances are held with high credit quality financial institutions and the Group has policies to limit the amount of credit exposure to any financial institution.

7.1.6 Currency risk

Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates.

Currency risk arises when future commercial transactions and recognized assets and liabilities are denominated in a currency that is not the Group's functional currency. Excluding the transactions in Ukraine, all of the Group's transactions, including the rental proceeds are denominated or pegged to EUR. In Ukraine, even though there is no recurring income stream, the fluctuations of UAH against EUR entails significant FX risk for the Group in terms of its local assets valuation. Management monitors the exchange rate fluctuations on a continuous basis and acts accordingly, although there are no available financial tools for hedging the exposure on UAH. It should be noted though that the current war in Ukraine causing economic and political problems, as well as any probable currency devaluation may affect Group's financial position.

7.1.7 Capital risk management

The Group manages its capital to ensure that it will be able to continue as a going concern while maximizing the return to shareholders through the optimization of the debt and equity balance. The Group's core strategy is described in Note 41.1 of the consolidated financial statements.

7.1.8 Compliance risk

Compliance risk is the risk of financial loss, including fines and other penalties, which arises from non-compliance with laws and regulations of each country the Group is present, as well as from the stock exchange where the Company is listed. Although the Group is trying to limit such risk, the uncertain environment in which it operates in various countries increases the complexities handled by Management.

7.1.9 Litigation risk

Litigation risk is the risk of financial loss, interruption of the Group's operations or any other undesirable situation that arises from the possibility of non-execution or violation of legal contracts and consequentially of lawsuits. The risk is restricted through the contracts used by the Group to execute its operations.

7.1.10 Insolvency risk

Insolvency arises from situations where a company may not meet its financial obligations towards a lender as debts become due. Addressing and resolving any insolvency issues is usually a slow moving process in the Region. Management is closely involved in discussions with creditors when/if such cases arise in any subsidiary of the Group aiming to effect alternate repayment plans including debt repayment so as to minimize the effects of such situations on the Group's asset base.

7.2. Operational risk

Operational risk is the risk that derives from the deficiencies relating to the Group's information technology and control systems, as well as the risk of human error and natural disasters. The Group's systems are evaluated, maintained and upgraded continuously.

7.3. Fair value estimation

The fair values of the Group's financial assets and liabilities approximate their carrying amounts at the end of the reporting period.

8. Investment in subsidiaries

The Company has direct and indirect holdings in other companies, collectively called the Group, that were included in the consolidated financial statements, and are detailed below.

			Holding %	
Name	**Country of incorporation**	**Related Asset**	**as at 31 Dec 2024**	**as at 31 Dec 2023**
SC Secure Capital Limited	Cyprus		100	100
LLC Aisi Ukraine	Ukraine	Kiyanovskiy Residence	-	100
LLC Trade Center	Ukraine		-	100
LLC Almaz-Pres-Ukraine	Ukraine	Tsymlyanskiy Residence*	55	55
LLC Retail Development Balabino**	Ukraine		100	100
LLC Interterminal**	Ukraine		100	100
LLC Aisi Ilvo**	Ukraine		100	100
Myrnes Innovations Park Limited	Cyprus	Innovations Logistics Park	100	100
Best Day Real Estate Srl	Romania		100	100
Yamano Holdings Limited**	Cyprus		100	100
Bluehouse Accession Project IX Limited	Cyprus		100	100
BlueBigBox 3 Srl ***	Romania		-	-
SEC South East Continent Unique Real Estate Investments II Limited	Cyprus		100	100
Ketiza Holdings Limited	Cyprus		90	90
Frizomo Holdings Limited**	Cyprus		100	100
SecMon Real Estate Srl	Romania		100	100
Ketiza Real Estate Srl	Romania		90	90
Jenby Ventures Limited**	Cyprus		44,30	44,30
Ebenem Limited**	Cyprus		44,30	44,30
SPDI Management Srl	Romania		100	100

***** As of November 2021, the Group had submitted properly the official request to the City of Kiev to extend the lease of Tsymlyanskiy Residence property for another 5 years, since the Group has first extension rights over any other interested party. The first step in the process whereby the presiding committee of the municipality convenes, before the final approval by the City Council, delayed, and following the Russian insurgence of Ukraine, everything has been put on hold. The Management remains confident that the Company will be awarded the lease extension once the war status permits.

****** The Company has initiated the process of striking off subsidiaries in Cyprus, and Ukraine which became idle following the disposals of local asset owning companies and properties. Some of these companies are still expecting relevant official clearance from local Trade Registry and Tax Authorities.

*** During 2023 BlueBigBox 3 Srl, the SPV which used to hold Praktiker Craiova property that was sold back in 2018, was entered into an insolvency process initiated by a vendor. The case is associated with the Bluehouse litigation case (Note 39.3). Following the settlement made with BLUEHOUSE ACCESSION PROPERTY HOLDING III S.A.R.L. pursuant to a consensual order issued by the District Court of Nicosia in action no. 3362/2018, relevant legal motions against Bluebigbox3 Srl have been withdrawn. Although SPDI has re-gained control of the subsidiary, it has been decided the insolvency process to be continued, since the company is idle following the disposal of its relevant asset.

9. Discontinued operations

9.(a) Description

The Company announced on 18 December 2018 that it has entered into a conditional implementation agreement for the sale of its property portfolio, excluding its Greek logistics properties ('the Non-Greek Portfolio'), in an all-share transaction to Arcona Property Fund N.V. The transaction is subject to, among other things, asset and tax due diligence (including third party asset valuations) and regulatory approvals (including the approval of a prospectus required in connection with the issuance and admission to listing of the new Arcona Property Fund N.V. shares), as well as successful negotiating and signature of transaction documents. During 2019 and as part of the Arcona transaction the Company sold the Boyana Residence asset in Bulgaria, as well as the Bela and Balabino land plots in Ukraine, while in March and June 2021 has signed SPAs related to Stage 2 of the transaction, namely for the EOS and Delenco assets in Romania, as well as the Kiyanovskiy and Rozhny assets in Ukraine. In March and June 2022, the Company sold effectively to Arcona the Delenco and EOS assets, and in December 2024 the Kiyanovskiy asset in Ukraine was sold. Regarding Rozhny asset, Arcona stepped back from its acquisition and therefore the Company is seeking alternative ways for its effective disposal.

The companies that are classified under discontinued operations are the followings:

- **Cyprus**: Ketiza Holdings Limited
- **Romania**: Best Day Real Estate Srl, Ketiza Real Estate Srl and Secmon SRL
- **Ukraine**: LLC Almaz-Pres-Ukraine, LLC Retail Development Balabino

As a result, the Company has reclassified all assets and liabilities related to these properties as held for sale according to IFRS 5 (Note 4.3 & 4.8).

9.(b) Results of discontinued operations

For the year ended 31 December 2024

	Note	2024 €	2023 €
Income	10	155.444	156.016
Asset operating expenses	11	(591.346)	(867.484)
Net Operating Income		**(435.902)**	**(711.468)**
Administration expenses	12	(62.172)	(201.344)
Share of profits/(losses) from associates	20	-	(245.316)
Valuation gains/(losses) from Investment Property	13	(703.641)	(223.730)
Profit/ (losses) on Disposal of subsidiaries	19.1.4	694.302	(946.792)
Other operating income/(expenses), net	14	(1.732)	5.792
Operating profit / (loss)		**(509.145)**	**(2.322.858)**
Finance income	15	52	472
Finance costs	15	(274.031)	(604.832)
Profit/(Loss) before tax and foreign exchange differences		**(783.124)**	**(2.927.218)**
Foreign exchange (loss), net	16	(61.538)	(55.699)
Profit/(Loss) before tax		**(844.662)**	**(2.982.917)**
Income tax expense	17	(10.073)	(4.955)
Profit/(Loss) for the year		**(854.735)**	**(2.987.872)**
Loss attributable to:			
Owners of the parent		(850.123)	(2.966.646)
Non-controlling interests		(4.612)	(21.226)
		(854.735)	**(2.987.872)**

9. Discontinued operations (continued)

9.(c) Cash flows from(used in) discontinued operation

	31 Dec 2024	31 Dec 2023
	€	€
Net cash flows provided in operating activities	(833.960)	(635.218)
Net cash flows from / (used in) financing activities	1.039.244	472
Net cash flows from / (used in) investing activities	(377.895)	(886.067)
Net increase/(decrease) from discontinued operations	**(172.611)**	**(1.520.813)**

9.(d) Assets and liabilities of disposal group classified as held for sale

The following assets and liabilities were reclassified as held for sale in relation to the discontinued operation as at 31 December 2024:

	Note	31 Dec 2024	31 Dec 2023
		€	€
Assets classified as held for sale			
Investment properties	18.4a	9.423.526	11.257.513
Tangible and intangible assets	21	-	25
Long-term receivables and prepayments	22	315.000	315.000
Prepayments and other current assets	23	504.030	409.776
Cash and cash equivalents	25	118.785	345.148
Total assets of group held for sale		**10.361.341**	**12.327.462**
Liabilities directly related with assets classified as held for sale			
Borrowings	29	132	71
Finance lease liabilities	34	5.641.613	5.943.201
Trade and other payables	31	548.694	488.612
Taxation	33	150.097	155.872
Deposits from tenants	32	23.002	23.002
Total liabilities of group held for sale		**6.363.538**	**6.610.758**

10. Income

Income from ***continued operations*** for the year ended 31 December 2024 represents:

a) rental income, as well as service charges and utilities income collected from tenants as a result of the rental agreements concluded with tenants of Innovations Logistics Park in Romania. It is noted that part of the rental and service charges/ utilities income related to Innovations Logistics Park is currently invoiced by the Company as part of a relevant lease agreement with the Innovations SPV and the lender, however the asset, through the SPV, is planned to be transferred as part of the overall starategy of the Company. Upon a final agreement for such transfer, the Company will negotiate with the lender its release from the aforementioned lease agreement, and if succeeds, upon completion such income will be also transferred.

   The increase in the rental income is a result of rent indexation and the decrease in service charges and utility income is a result of the de-escalation of energy and utility prices, which are re-invoiced to the tenants.

Continued operations	**31 Dec 2024**	**31 Dec 2023**
	€	€
Rental income	806.540	761.683
Service charges and utilities income	473.566	668.905
Total income	**1.280.106**	**1.430.588**

Income from ***discontinued operations*** for the period ended 31 December 2024 represents rental income, as well as service charges and utilities income collected from tenants as a result of the direct rental agreements concluded with tenants in Innovations Logistics Park in Romania by the respective local SPV.

Discontinued operations (Note 9)	**31 Dec 2024**	**31 Dec 2023**
	€	€
Rental income	137.948	130.678
Service charges and utilities income	17.496	25.338
Total income	**155.444**	**156.016**

10. Income (continued)

Occupancy rates as at 31 December 2024 were as follows:

Income producing assets			
%		**31 Dec 2024**	**31 Dec 2023**
Innovations Logistics Park	Romania	82	82

11. Asset operating expenses

The Group incurs expenses related to the proper operation and maintenance of all properties. Part of these expenses is recovered from the tenants through the service charges and utilities recharge process (Note 10).

Under ***continued operations*** ,there are no such expenses related to the operation of the assets.

Under ***discontinued operations*** are all the expenses related to Innovations Logistics Park (Romania) and the Ukrainian properties.

Discontinued operations (Note 9)	**31 Dec 2024**	**31 Dec 2023**
	€	**€**
Property related taxes	(82.163)	(49.800)
Repairs and technical maintenance	(26.075)	(77.505)
Utilities	(427.157)	(688.775)
Property security	(44.207)	(43.388)
Property insurance	(8.217)	(3.971)
Leasing expenses	(3.527)	(4.045)
Total	**(591.346)**	**(867.484)**

Property related taxes reflect local taxes of land and building properties (in the form of land taxes, building taxes, garbage fees, etc.).

Repairs and technical maintenance reflect the relevant works performed on properties during the period for facilitating their proper use, and/ or successful sale.

Utilities decrease resulted from de-escalation of energy prices associated with the Innovations terminal in Bucharest, matched effectively with the dencreased service charges and utilities income, as these were invoiced by the Company and included in continued operations.

Leasing expenses reflect expenses related to long term land leasing.

12. Administration Expenses

Continued operations	**31 Dec 2024**	**31 Dec 2023**
	€	**€**
Salaries and Wages	(15.244)	(75.321)
Incentives pursuant to RemCo proposal	(400.000)	(151.370)
Advisory and broker fees	(307.881)	(424.192)
Public group expenses	(143.456)	(164.085)
VAT expensed	(3.639)	(3.989)
Corporate registration and maintenance fees	(37.782)	(32.085)
Audit fees	(54.560)	(67.825)
Tax advisory services	-	(70.000)
Accounting and related fees	(21.003)	(15.833)
Legal fees	(54.130)	(170.657)
Depreciation/Amortization charge	(151)	(651)
Directors Renumeration	-	(75.020)
Provision for Director fees	-	(250.000)
Corporate operating expenses	(81.416)	(131.254)
Total Administration Expenses	**(1.119.262)**	**(1.632.282)**

12. Administration Expenses (continued)

Discontinued operations (Note 9)	31 Dec 2024	31 Dec 2023
	€	€
Salaries and Wages	(10.584)	(18.763)
Advisory and broker fees	(21.500)	(111.311)
Corporate registration and maintenance fees	(12.104)	(21.155)
Audit fees	(3.496)	(15.554)
Accounting and related fees	(4.247)	(13.350)
Legal fees	-	(3.009)
Depreciation/Amortization charge	(57)	(141)
Corporate operating expenses	(10.184)	(18.061)
Total Administration Expenses	**(62.172)**	**(201.344)**

Salaries and wages include the remuneration of the CEO (2024: €1, 2023: €1), and the administrators in Cyprus and Ukraine. The minimisation of these costs came as a result of the externalization of all HR costs after April 2023, except those in Ukraine, as part of the cost reduction plan adopted by the board.

Incentives provided to management refer for the successful implementation of Group's plan pursuant to relevant Remuneration Committee proposal dated 7 May 2021 as approved by the board on 01 June 2021. Mr. Lambros Anagnostopoulos, director and CEO of the Company, was awarded during 2025 €230k as part of management incentives.

Advisory fees are mainly related to advisors, brokers, valuers and other professionals engaged in relevant transactions, as well as outsourced human resources support on the basis of relevant contracts.

Accounting and related fees include fees from external accounting services.

Tax advisory fees in 2023 are related to ad-hoc fees paid to advisors for applying and succeeding a new tax ruling for the Company, which based on current structure of operations, is expected to produce significantly lower imposed taxes, while its application has produced beneficial retrospective results.

Public group expenses include among others fees paid to the AIM:LSE stock exchange, Cyprus Stock Exchange as custodian, and the Nominated Adviser of the Company, as well as other expenses related to the listing of the Company, such as public relations and registry expenses.

Corporate registration and maintenance fees represent fees charged for the annual maintenance of the Company and its subsidiaries, as well as fees and expenses related to the normal operation of the companies including charges by the relevant local authorities.

Legal fees represent legal expenses incurred by the Group in relation to asset operations (rentals, sales, etc.), ongoing legal cases in Ukraine, Cyprus and Romania, compliance with AIM listing, as well as one-off fees associated with legal services and advise in relation to due diligence processes and transactions. During 2024, legal fees associated mainly with the transaction with Arcona for the sale of the Ukrainian assets, as well as the Bluehouse case.

Corporate operating expenses include office expenses, travel expenses, (tele)communication expenses, D&O insurance and all other general expenses for Cypriot, Romanian and Ukrainian operations.

Following relevant confirmation by the board, the Company registered in 2023 the remuneration of the board associated with H1 2022 (€75k) which remained pending from the previous year, as well as a provision of a remuneration to cover the period including H2 2022 and 2023 (€250k).

Corporate operating expenses include D&O insurance, travel expenses, (tele)communication and conference expenses, software fees and other general expenses in Cyprus, Romania and Ukraine.

Summary of Directors' Total Remuneration	31 Dec 2024				31 Dec 2023			
	€	€	€	€	€	€	€	€
	Base remuneration	Chairman/ Committee Fees	Deferred Amounts	Total	Base remuneration	Chairman/ Committee Fees	Deferred Amounts	Total
Michael Beys	-	-	-	-	63.750	-	19.191	82.941
Harin Thaker	-	-	-	-	60.000	-	18.028	78.028
Ian Domaille	-	-	-	-	66.250	-	19.773	86.023
Anthonios Kaffas	-	-	-	-	60.000	-	18.028	78.028
Total	**-**	**-**	**-**	**-**	**250.000**	**-**	**75.020**	**325.020**

13. Valuation gains / (losses) from investment properties

Valuation gains /(losses) from investment property for the reporting period, excluding foreign exchange translation differences which are incorporated in the table of Note 18.2, are presented in the tables below.

Discontinued operations (Note 9)		
Property Name (€)	**Valuation gains/(losses)**	
	31 Dec 2024	**31 Dec 2023**
	€	**€**
Kiyanovskiy Residence	-	(177.757)
Rozny Lane	7.235	(99.367)
Innovations Logistics Park	(710.876)	53.394
Total	**(703.641)**	**(223.730)**

***** As of November 2021, the Group had submitted properly the official request to the City of Kiev to extend the lease of Tsymlyanskiy Residence property for another 5 years, since the Group has first extension rights over any other interested party. The first step in the process whereby the presiding committee of the municipality convenes, before the final approval by the City Council, delayed, and following the Russian insurgence of Ukraine, everything has been put on hold. The Management remains confident that the Company will be awarded the lease extension once the war status permits.

In relation to the Ukrainian assets excluding Tsymlyanskiy, and in view of the ongoing conflict in the country, the Management, although receives updated third-party valuation reports to monitor effectively the underlying values, decided since H1 2022 accounts to impair the value of those assets at 50% of their value and continues the same in every period since then.

Valuation gains and losses result not only from the differences in the values of the properties as reported by valuers at the different points in time, but also from the fluctuation of the FX rate between the denominated currency of the valuation report itself and the functional currency of the company which posts valuation amount in its accounting books. For example, valuations of Ukrainian assets are denominated in USD and translated to UAH for entering effectively in the accounting books of the local entities. Similarly, valuations of Romanian assets are denominated in EUR and translated to RON for accounting purposes.

14. Other operating income/(expenses), net

Continued operations	**31 Dec 2024**	**31 Dec 2023**
	€	**€**
Other income	-	10.657
Accounts payable written off	5.841	2.027.275
Other income	**5.841**	**2.037.932**
Penalties	(280)	(302)
Other expenses	(162.494)	(3.526)
Other expenses	**(162.774)**	**(3.828)**
Other operating income/(expenses), net	**(156.933)**	**2.034.104**

Discontinued operations (Note 9)	**31 Dec 2024**	**31 Dec 2023**
	€	**€**
Accounts payable written off	3.525	18.210
Other income	28.877	4.290
Other income	**32.402**	**22.500**
Penalties	(43)	-
Other expenses	(34.091)	(16.708)
Other expenses	**(34.134)**	**(16.708)**
Other operating income/(expenses), net	**(1.732)**	**5.792**

14. Other operating income/(expenses), net (continued)

Continued operations

Other income in 2023 represents income from services to a prior associate company of the Group Greenlake Development SRL.

Account payable written off under continued operations in 2023, represents the reversal of the provision made in the past for the Bluehouse litigation case, as a result of the Redeemable Class B share redemption. Pursuant to a consensual order issued by the District Court of Nicosia in action no.3362/2018, the Company paid €494.000, and as a result the surplus provision was reversed,since it was no longer necessary.

Other expenses under continued operations represents old balances with receivables amounts which are not expected to be recovered.

Discontinued operations

Account payable written off in 2023 refer to old payable balances of Secmon for which local legislation allows for their effective elimination.

Other expenses in discontinued operations represent penalties incurred by Authorities, as well as written off balances which are not expected to be recovered.

15. Finance costs and income

Continued operations		
Finance income	**31 Dec 2024**	**31 Dec 2023**
	€	**€**
Interest received from non-bank loans	37.524	308.466
Total finance income	**37.524**	**308.466**

Finance costs	**31 Dec 2024**	**31 Dec 2023**
	€	**€**
Interest expenses (non-bank)	(11.597)	(15.348)
Finance charges and commissions	(2.743)	(3.515)
Bonds interest	(47.651)	(47.637)
Forgiveness of interest income of previous years	(62.500)	-
Total finance costs	**(124.491)**	**(66.500)**
Net finance result	**(86.967)**	**241.966**

Discontinued operations (Note 9)		
Finance income	**31 Dec 2024**	**31 Dec 2023**
	€	**€**
Interest received from-bank loans	52	48
Interest received from non-bank loans (Note 38.1.1)	-	424
Total finance income	**52**	**472**

Finance costs	**31 Dec 2024**	**31 Dec 2023**
	€	**€**
Interest expenses (bank)	-	(317.586)
Interest expenses (non-bank)	-	-
Finance leasing interest expenses	(272.782)	(285.753)
Finance charges and commissions	(1.249)	(1.493)
Total finance costs	**(274.031)**	**(604.832)**
Net finance result	**(273.979)**	**(604.360)**

Continued operations

Interest income from non-bank loans, reflects interest on Loan receivables from 3rd parties provided as an advance payment for acquiring a participation in an investment property portfolio (Olympians portfolio) in Romania The funds provided initially with a convertibility option which was not exercised, and is currently treated as a loan. According to the last addendum of the loan agreement, part of the principal equal to €2,5 million will be contributed to a joint venture between the Company and the borrower for the development of logistics assets in Romania. The remaining principal plus the interest is repaid in installments, expected to be fully repaid by the end of 2025. The loan is bearing a fixed interest rate of 10%.

15. Finance costs and income (continued)

Interest expenses represent interest charged on Bank and non-Bank borrowings (Note 29).

Finance leasing interest expenses relate to the sale and lease back agreements of the Group (Note 34).

Finance charges and commissions include regular banking commissions and various fees imposed by the Banks.

Bonds interest represents interest calculated for the bonds issued by the Company during 2018 (Note 30).

Forgiveness of interest income of previous years, refers to a write off of an amount of interest accrued to the Loan provided to Myrian Nes Limited, as compensation of the expenses incurred by the Borrower as part of their actions in relation to the JV agreement between the two parties.

Discontinued operations

Interest income from non-bank loans, reflects income from loans granted by the Group for financial assistance of associates.

Interest expenses represent interest charged on Bank and non-Bank borrowings (Note 29).

Finance leasing interest expenses relate to the sale and lease back agreements of the Group (Note 34).

Finance charges and commissions include regular banking commissions and various fees imposed by the Banks.

16. Foreign exchange profit / (losses)

Non realised foreign exchange loss

Foreign exchange losses (non-realised) resulted from the loans and/or payables/receivables denominated in non EUR currencies when translated in EUR. The exchange loss for the year ended 31 December 2024 from continued operations amounted to €1.160 (31 December 2023: loss €26.824).

The exchange loss from discontinued operations for the year ended 31 December 2024 amounted to €61.538 (31 December 2023: loss €55.699) (Note 9b).

17. Tax Expense

Continued operations	**31 Dec 2024**	**31 Dec 2023**
	€	**€**
Reversal of tax/(Income and defence tax expense)	(1.172)	(2.434)
Taxes	**(1.172)**	**(2.434)**

Discontinued operations (Note 9)	**31 Dec 2024**	**31 Dec 2023**
	€	**€**
Income and defence tax expense	(10.073)	(4.955)
Taxes	**(10.073)**	**(4.955)**

For the year ended 31 December 2024, the corporate income tax rate for the Group's subsidiaries is 18% in Ukraine, and 16% in Romania. The corporate tax that is applied to the qualifying income of the Company and its Cypriot subsidiaries is 12,5%.

The tax on the Group's results differs from the theoretical amount that would arise using the applicable tax rates as follows:

	31 Dec 2024	**31 Dec 2023**
	€	**€**
Profit / (loss) before tax	**(831.436)**	**6.463.041**
Tax calculated on applicable rates	(19.380)	(154.218)
Expenses not recognized for tax purposes	51.909	521.478
Tax effect of allowances and income not subject to tax	(2.291)	(452.550)
Tax effect on tax losses for the year	-	742
Tax effect on tax losses brought forward	(20.269)	91.113
10% additional tax	103	596
Defence contribution current year	-	228
Prior year tax	1.173	-
Total Tax	**11.245**	**7.389**

18. Investment Property

18.1 Investment Property Presentation

Investment Property consists of the following assets:

Income Producing Assets

- **Innovations Logistics Park** is a 16.570 sqm gross leasable area logistics park located in Clinceni in Bucharest, which benefits from being on the Bucharest ring road. Its construction was tenant specific, was completed in 2008 and is separated in four warehouses, two of which offer cold storage (freezing temperature), the total area of which is 6.395 sqm. Innovations Logistics Park was acquired by the Group in May 2014 and at the end of the reporting period is 82% leased.

Land Assets

- **Kiyanovskiy Residence** consists of four adjacent plots of land, totaling 0,55 Ha earmarked for a residential development, overlooking the scenic Dnipro River, St. Michael's Spires and historic Podil neighborhood. The Company recently secured for the leashold part of the property a 10-year extension. The asset sold during 2024 as part of Stage 2 of the transaction with Arcona Property Fund N.V.
- **Tsymlyanskiy Residence** is a 0,36 Ha plot of land located in the historic Podil District of Kiev and is destined for the development of a residential complex. As of November 2021, the Group had submitted properly the official request to the City of Kiev to extend the lease of Tsymlyanskiy Residence property for another 5 years, since the Group has first extension rights over any other interested party. The first step in the process whereby the presiding committee of the municipality convenes, before the final approval by the City Council, delayed and following the Russian insurgence of Ukraine all decisions have been put on hold. We remain confident that we will be awarded the lease extension once the war status permits.
- **Rozny Lane** is a 42 Ha land plot located in Kiev Oblast, destined for the development of a residential complex. It has been registered under the Group pursuant to a legal decision in 2015.

18.2 Investment Property Movement during the reporting period

The table below presents a reconciliation of the Fair Value movements of the investment property during the reporting period broken down by property and by local currency vs. reporting currency.

Discontinued Operations

2024 (€)			Fair Value movements			Asset Value at the Beginning of the period or at Acquisition/Transfer date		
Asset Name	**Type**	**Carrying amount as at 31/12/2024**	**Foreign exchange translation difference (a)**	**Fair value gain/(loss) based on local currency valuations (b)**	**Disposals 2024**	**Transfer to Assets held for sale**	**Additions 2024**	**Carrying amount as at 31/12/2023**
Kiyanovskiy Residence	Land	-	-	-	(1.131.222)	-	-	1.131.222
Tsymlyanskiy Residence	Land	1	-	-	-	-	-	1
Rozny Lane	Land	423.525	-	7.235	-	-	-	416.290
Total Ukraine		**423.526**	**-**	**7.235**	**(1.131.222)**	**-**	**-**	**1.547.513**
Innovations Logistics Park	Warehouse	9.000.000	876	(710.876)		-	-	9.710.000
Total Romania		**9.000.000**	**876**	**(710.876)**	**-**	**-**	**-**	**9.710.000**
TOTAL		**9.423.526**	**876**	**(703.641)**	**(1.131.222)**	**-**	**-**	**11.257.513**

18. Investment Property (continued)

18.2 Investment Property Movement during the reporting period (continued)

2023 (€)			Fair Value movements			Asset Value at the Beginning of the period or at Acquisition/Transfer date		
Asset Name	Type	Carrying amount as at 31/12/2023	Foreign exchange translation difference (a)	Fair value gain/(loss) based on local currency valuations (b)	Disposals 2023	Transfer to Assets held for sale	Additions 2023	Carrying amount as at 31/12/2022
Kiyanovskiy Residence	Land	1.131.222	(97.359)	(177.757)	-	-	-	1.406.338
Tsymlyanskiy Residence	Land	1	-	-	-	-	-	1
Rozny Lane	Land	416.290	-	(99.367)	-	-	-	515.657
Total Ukraine		**1.547.513**	**(97.359)**	**(277.124)**	**-**	**-**	**-**	**1.921.996**
Innovations Logistics Park	Warehouse	9.710.000	(53.394)	53.394		-	-	9.710.000
Total Romania		**9.710.000**	**(53.394)**	**53.394**	**-**	**-**	**-**	**9.710.000**
TOTAL		**11.257.513**	**(150.753)**	**(223.730)**	**-**	**-**	**-**	**11.631.996**

Discontinued Operations

Due to the situation in Ukraine and the associated uncertainty, the Management has decided since H1 2022 to proceed with valueing those assets 50% lower than the values provided by the third-party valuers (CBRE Ukraine), and in turn decided to keep the same decision in all subsequent periods, including the current one. As a result, the Ukrainian assets contribute €0,4 million in Group's assets, as compared to €0,8 million provided by the valuers.

The two components comprising the fair value movements are presented in accordance with the requirements of IFRS in the consolidated statement of comprehensive income as follows:

a. The translation gain due to the devaluation of local currencies of €876 (a) (2023: loss €150.753) is presented as part of the exchange difference on translation of foreign operations in other comprehensive income in the statement of comprehensive income and then carried forward in the Foreign currency translation reserve; and,
b. The fair value loss in terms of the local functional currencies amounting to €703.641 (b) (2023: to loss €223.730), is presented as Valuation gains/(losses) from investment properties in the statement of comprehensive income and is carried forward in Accumulated losses.

18.3 Investment Property Carrying Amount per asset as at the reporting date

The table below presents the values of the individual assets as appraised by the appointed valuer as at the reporting date.

Asset Name	Location	Principal Operation	Related Companies	Carrying amount as at			
				31 Dec 2024	31 Dec 2024	31 Dec 2023	31 Dec 2023
				Continued operations	Discontinued operations	Continued operations	Discontinued operations
				€	€	€	€
Kiyanovskiy Residence	Podil, Kiev City Center	Land for residential Development	LLC Aisi Ukraine LLC Trade Center	-	-	-	1.131.222
Tsymlyanskiy Residence	Podil, Kiev City Center	Land for residential Development	LLC Almaz-Pres-Ukraine	-	1	-	1
Rozny Lane	Brovary district, Kiev	Land for residential Development	SC Secure Capital Limited	-	423.525	-	416.290
Total Ukraine				**-**	**423.526**	**-**	**1.547.513**
Innovations Logistics Park	Clinceni, Bucharest	Warehouse	Myrnes Innovations Park Limited Best Day Real Estate Srl	-	9.000.000	-	9.710.000
Total Romania				**-**	**9.000.000**	**-**	**9.710.000**
TOTAL				**-**	**9.423.526**	**-**	**11.257.513**

18. Investment Property (continued)

18.4 Investment Property analysis

a. Investment Properties

The following assets are presented under Investment Property: Innovations Logistics park and all the land assets namely Kiyanovskiy Residence (2023), Tsymlyanskiy Residenceand Rozny Lane in Ukraine.

	31 Dec 2024	31 Dec 2024	31 Dec 2023	31 Dec 2023
	Continued operations	**Discontinued operations (Note 9)**	**Continued operations**	**Discontinued operations (Note 9)**
	€	€	€	€
At 1 January	**-**	**11.257.513**	**-**	**11.631.996**
Disposal of Investment Property	-	(1.131.222)	-	-
Revaluation (loss)/gain on investment property	-	(703.641)	-	(223.730)
Translation difference	-	876	-	(150.753)
At 31 December	**-**	**9.423.526**	**-**	**11.257.513**

Disposals of Investment Properties in 2024 represent the sale of Kiyanovskiy Residence.

18.5 Investment Property valuation method presentation

In respect of the Fair Value of Investment Properties the following table represents an analysis based on the various valuation methods. The different levels as defined by IFRS have been defined as follows:

- Level 1 relates to quoted prices (unadjusted) in active and liquid markets for identical assets or liabilities.
- Level 2 relates to inputs other than quoted prices that are observable for the asset or liability indirectly (that is, derived from prices). Level 2 fair values of investment properties have been derived using the market value approach by comparing the subject asset with similar assets for which price information is available. Under this approach the first step is to consider the prices for transactions of similar assets that have occurred recently in the market. The most significant input into this valuation approach is price per sqm.
- Level 3 relates to inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs). Level 3 valuations have been performed by the external valuer using the income approach (discounted cash flow) due to the lack of similar sales in the local market (unobservable inputs).

To derive Fair Values the Group has adopted a combination of income and market approach weighted according to the predominant local market and economic conditions.

Fair value measurements at 31 Dec 2024(€)	**(Level 1)**	**(Level 2)**	**(Level 3)**	**Total**
Recurring fair value measurements				
Tsymlyanskiy Residence – Podil, Kiev City Center*	-	1	**-**	**1**
Rozny Lane – Brovary district, Kiev *	-	423.525	**-**	**423.525**
Innovations Logistics Park – Bucharest	**-**	**-**	9.000.000	**9.000.000**
Totals	-	**423.526**	**9.000.000**	**9.423.526**

Fair value measurements at 31 Dec 2023(€)	**(Level 1)**	**(Level 2)**	**(Level 3)**	**Total**
Recurring fair value measurements				
Tsymlyanskiy Residence – Podil, Kiev City Center*	-	1	**-**	**1**
Kiyanovskiy Residence – Podil, Kiev City Center*	-	1.131.222	**-**	**1.131.222**
Rozny Lane – Brovary district, Kiev *	-	416.290	**-**	**416.290**
Innovations Logistics Park – Bucharest	**-**	**-**	9.710.000	**9.710.000**
Totals	-	**1.547.513**	**9.710.000**	**11.257.513**

18. Investment Property (continued)

18.5 Investment Property valuation method presentation (continued)

The table below shows yearly adjustments for **Level 3** investment property valuations:

Level 3 Fair value measurements at 31 Dec 2024 (€)	**Innovations Logistics Park**	**Total**
Opening balance	**9.710.000**	**9.710.000**
Profit/(loss) on revaluation	(710.876)	**(710.876)**
Translation difference	876	**876**
Closing balance	**9.000.000**	**9.000.000**

Level 3 Fair value measurements at 31 Dec 2023 (€)	**Innovations Logistics Park**	**Total**
Opening balance	**9.710.000**	**9.710.000**
Profit/(loss) on revaluation	53.394	**53.394**
Disposal	-	**-**
Translation difference	(53.394)	**(53.394)**
Closing balance	**9.710.000**	**9.710.000**

Information about **Level 3** Fair Values is presented below:

	Fair value at 31 Dec 2024	**Fair value at 31 Dec 2023**	**Valuation technique**	**Unobservable inputs**	**Relationship of unobservable inputs to fair value**
	€	**€**	**€**	**€**	**€**
Innovations Logistics Park – Bucharest	9.000.000	9.710.000	Income approach	Future rental income and costs for 10 years, discount rate	The higher the rental income the higher the fair value. The higher the discount rate, the lower fair value
Total	**9.000.000**	**9.710.000**			

19. Investment Property Acquisitions, Goodwill Movement and Disposals

19.1 Acquisition and disposal of subsidiaries and associates

19.1.1 Acquisition and disposal of associate Equardo Holding Limited.

The Company in 2023 acquired the remaining 50% of the share capital of Equardo Holdings Limited (Note 20) for the consideration price of €90.000 increasing its participation in the company to 100% having a NAV of €180.218. Equardo has an indirect investment in a large land plot in Bucharest with a substantially higher value, yet the monetization of such invesment is of increased risk and is expected to take substantial time. As such the Company sold this investment to the subsidiary Sertland Properties Limited in exchange of intra group payables of € 2.205.145, i.e. generating a book profit on disposdal of €2.024.927.

19.1.2 Acquisition and disposal of Nottin Holdings Limited

The Company in 2023 acquired the 33,3% of Nottin Holding Limited and a receivable from the company amounted to €93.300 for a consideration of €1. Nottin Holdings Limited has an indirect investment in a large property and land plot in Belgrade with a substantially higher value, yet the monetization of such invesment is of increased risk and is expected to take substantial time. As such the Company sold this investment to the subsidiary Zirimon Properties Limited in exchange of intra group payables of € 5.604.753, i.e. generating a book profit on disposdal of €5.604.752.

19. Investment Property Acquisitions, Goodwill Movement and Disposals (continued)

19.1 Acquisition and disposal of subsidiaries and associates (continued)

19.1.3 Disposal of SEC I.

The Company in 2023 proceeded to the sale of SEC I group to a 3rd party.

	SEC I LTD	Sertland LTD	Zirimon LTD	Ram LTD	Emakei LTD	Edetrio LTD	Iuliu Maniu LTD	Moselin Investments srl	Total
ASSETS	**€**	**€**	**€**	**€**	**€**	**€**			**€**
Non-current assets									
Investment in shares	-	1.543.602	3.923.327	-	-	90.218	**-**	**-**	**5.557.147**
Current assets									
Prepayments and other current assets	2.384	-	93.300	-	-	-	**-**	527.248	**622.932**
Cash and cash equivalents	-	-	-	-	-	-	**-**	18.814	**18.814**
Total Assets	**2.384**	**1.543.602**	**4.016.627**	**-**	**-**	**90.218**	**-**	**546.062**	**6.198.893**
LIABILITIES									
Interest bearing borrowings	4.381.964	-	-	-	-	-		1.183	**4.383.147**
Other liabilities	9.025	10.764	8.098	3.987	3.169	13.193	3.180	114.578	**165.994**
Total Liabilities	**4.390.989**	**10.764**	**8.098**	**3.987**	**3.169**	**13.193**	**3.180**	**115.761**	**4.549.141**
NET ASSET	**(4.388.605)**	**1.532.838**	**4.008.529**	**(3.987)**	**(3.169)**	**77.025**	**(3.180)**	**430.301**	**1.649.752**
Group % Holding	**100%**	**100%**	**100%**	**50%**	**100%**	**100%**	**45%**	**45%**	
Net share of the group	**(4.388.605)**	**1.532.838**	**4.008.529**	**(1.994)**	**(3.169)**	**77.025**	**(1.431)**	**193.635**	**1.416.828**
Consideration:									
Payable write off									**470.036**
Total Consideration									**470.036**
Loss on Disposal									**(946.792)**

19. Investment Property Acquisitions, Goodwill Movement and Disposals (continued)

19.1 Acquisition and disposal of subsidiaries and associates (continued)

19.1.4 Disposal of Aisi Ukraine

	Aisi Ukraine LLC	Trade Center LLC	Total
ASSETS	**€**	**€**	**€**
Non-current assets			
Investments Properties	1.131.222	-	**1.131.222**
Other Non-current assets	21	-	**21**
Current assets			
Prepayments and other current assets	22.217	1.745	**23.962**
Cash and cash equivalents	26	-	**26**
Total Assets	**1.153.486**	**1.745**	**1.155.231**
LIABILITIES			
Lease Liabilities	-	39.760	**39.760**
Other liabilities	440	539	**979**
Total Liabilities	**440**	**40.299**	**40.739**
NET ASSET	**1.153.046**	**(38.554)**	**1.114.492**
Group % Holding	**100%**	**100%**	
Net share of the group	**1.153.046**	**(38.554)**	**1.114.492**
Consideration:			
Cash paid			1.039.194
Receivable shares in Arcona at reporting date			769.600
Total Consideration			**1.808.794**
Profit on Disposal			**694.302**

20. Investments in associates

	31 Dec 2024	31 Dec 2024	31 Dec 2023	31 Dec 2023
	Continued operations	**Discontinued operations**	**Continued operations**	**Discontinued operations**
	€	**€**	**€**	**€**
Cost of investment in associates at the beginning of the period	-	-	1	335.534
Acquisition of Investment in associates	-	-	-	90.000
Share of profits /(losses) from associates (Note 9)	-	-	-	(245.316)
Dividend Income	-	-	-	-
Disposal of Investment (Note 19.1.1)	-	-	(1)	(180.218)
Foreign exchange difference	-	-	-	-
Total	**-**	**-**	**-**	**-**

During 2023 and as part of the sale of SEC I group, the Company sold GreenLake Development Srl which at that time had no remaining asset for sale in its portfolio, as well as Equardo Holdings Limited (Note 19.1.3).

20. Investments in associates (continued)

The share of profit from the associate GreenLake Development Srl and Equardo Holdings Limited were limited up to the interest of the Group in the associate.

As at 31 December 2023, the Group's interests in its associates and their summarised financial information, including total assets at fair value, total liabilities, revenues and profit or loss, were as follows:

Project Name	Associates	Total assets	Total liabilities	Profit/ (loss)	Holding	Share of profits from associates	Country	Asset type
		€	€	€	%	€		
GreenLake Project – Phase A	GreenLake Development Srl	-	-	(607.969)	40,35	(245.316)	Romania	Residential assets
Vic City Project	Equardo Holdings Limited	-	-	(11.288)	50	-	Romania	Land
Total		**-**	**-**	**(619.257)**		**(245.316)**		

21. Tangible and intangible assets

As at 31 December 2024 the tangible non-current assets under continued operations were comprised mainly by electronic equipment (mobiles, computers etc.) of a net value of €13 (2023: €164).

As at 31 December 2024 the tangible non-current assets under discontinued operations mainly consisted of the machinery and equipment used for servicing the Group's investment properties in Ukraine and Romania amount to €3.592 (2023: €29.997). Accumulated depreciation as at the reporting date amounts to €3.592 (2023: €29.972).

22. Long Term Receivables and prepayments

	31 Dec 2024	31 Dec 2024	31 Dec 2023	31 Dec 2023
	Continued operations	Discontinued operations	Continued operations	Discontinued operations
	€	€	€	€
Long Term Receivables	818	315.000	818	315.000
Total	**818**	**315.000**	**818**	**315.000**

Long term receivables under discontinued operations mainly include the cash collateral existing in favor of Piraeus Leasing in relation to Innovations asset.

23. Prepayments and other current assets

	31 Dec 2024	31 Dec 2024	31 Dec 2023	31 Dec 2023
	Continued operations	Discontinued operations	Continued operations	Discontinued operations
	€	€	€	€
Trade and other receivables	873.222	505.113	691.296	396.245
VAT and other tax receivables	275.990	39.847	219.790	55.179
Deferred expenses	31	669	40	1.605
Receivables due from related parties	27.947	6.680	30.168	6.679
Loan receivable from 3rd parties	477.474	-	3.152.450	-
Loan receivable intended to be converted into a JV equity	2.500.000	-	-	-
Allowance for prepayments and other current assets	-	(48.279)	(59.207)	(49.932)
Total	**4.154.664**	**504.030**	**4.034.537**	**409.776**

23. Prepayments and other current assets (continued)

Continued operations

Trade and other receivables mainly include receivables from tenants and prepayments made for services.

VAT receivable represent VAT which is refundable in Romania, Cyprus and Ukraine.

Deferred expenses include legal, advisory, consulting and marketing expenses.

Receivables due from related parties represent all kind of receivables from related parties of the Group.

Loan receivable from 3rd parties plus loan receivable intended to be converted into JV equity include an amount of a total of €2.853.625 (2023: €2.909.115) provided as an advance payment for acquiring a participation in an investment property portfolio (Olympians portfolio) in Romania. The accrued interest was €123.849 (2023: €243.335). The loan provided initially with a convertibility option which was not exercised. The loan is bearing a fixed interest rate of 10%. In August 2022 the Company signed with the borrower a Shareholders Agreement for a joint venture for developing logistics properties in Romania. As part of this agreement the Company will convert €2,5 million of the loan into a 50% equity stake of the joint venture company. The objective of this new company, in which borrower is contributing €2,5 million in equity funds too, is to develop a portfolio of logistics properties in Romania with a view of letting them to third party tenants in a market that has very low vacancy and has shown substantial strength and resilience in recent years. The parties have evaluated many opportunities and currently are in the development stage of two different properties in two different regional cities in Romania.Since 2024 the loan amount intended to be converted into equity is recorded in different account with no interest accruing. The JV was set up in 2025 and the conversion has been implemented through an assignment of the receivable to the joint SPV against relevant participation in a share capital increase. The remaining part of the Olympians Loan is being repaid in regular intervals and is expected to be fully repaid to the Company by the end of 2025.

Discontinued operations

Trade and other receivables decrease due to the sale of associate company during the year.

VAT receivable represent VAT which is refundable in Romania, Cyprus and Ukraine.

Deferred expenses include legal, advisory, consulting and marketing expenses.

Receivables due from related parties represent all kind of receivables from related parties of the Group.

24. Financial Assets at FV through P&L

The table below presents the analysis of the balance of Financial Assets at FV through P&L in relation to the continued operations of the Company:

	31 Dec 2024	31 Dec 2023
	€	€
Arcona shares at the beginning of the period	11.660.249	11.920.030
FV change in Arcona shares	76.381	(259.781)
Arcona shares at reporting date	**11.736.630**	**11.660.249**
Warrants over Arcona shares at the beginning of the period	26.349	158.778
FV change in warrants	38.250	(132.429)
Arcona warrants at reporting date	**64.599**	**26.349**
Consideration price for the sale of Aisi Ukraine not issued and received yet	769.600	**-**
FV change in Arcona receivable shares	(17.189)	-
Arcona Receivable shares at reporting date	**752.411**	**-**
Total Financial Assets at FV	**12.553.640**	**11.686.598**
FV change in Arcona shares	76.381	(259.781)
FV change in warrants	38.250	(132.429)
FV change in Arcona receivable shares	(17.189)	-
Fair Value (loss)/ gain on Financial Assets at FV through P&L	**97.442**	**(392.210)**

24. Financial Assets at FV through P&L (continued)

The Company received during 2019 and 2020 593.534 Arcona shares as part of the completion of Stage 1 of the transaction with Arcona, for the sale of Bella and Balabino assets in Ukraine, and the Boyana asset in Bulgaria. During 2022 the Company received 479.376 additional shares in Arcona as part of Stage 2 of the transaction with Arcona, for the sale of EOS and Delea Nuova assets in Romania. During 2024 the Company sold Kiyanovskyi asset in Ukraine to Arcona and on top of the cash consideration it was entitled to 68.782 newly issued shares in Arcona, which were received in February 2025 plus 10.689 shares in Arcona as deferred payment related to the sale of Delea Nuova and EOS assets in Romania.

At the end of the reporting period the shares are revalued at their fair value based on the NAV per share of Arcona at the same date, and as a result a relevant fair value gain of €76.381 (2023: loss €259.781) is recognized. Moreover, at year end the Company has also revalued at fair price the receivable shares from the sale of Kiyanovskyi.

On top of the aforementioned shares, the Company received for the sale of Bella and Balabino assets, 67.063 warrants over shares in Arcona for a consideration of EUR 1, and 77.021 warrants over Arcona shares for the sale of Boyana for a consideration of EUR 1. The warrants are exercisable upon the volume weighted average price of Arcona shares traded on a regulated market at €8,10 or higher and have expired during 2024 having zero value at year end.

Moreover, during 2022, the Company received 28.125 warrants over shares in Arcona for the sale of EOS asset, and 87.418 warrants over shares in Arcona for the sale of Delea Nuova asset for a total consideration of €3. These warrants are exercisable upon the volume weighted average price of Arcona shares traded on a regulated market at €7,2 or higher and expire in 2027.

At year end, these warrants are re-valued to fair value and as a result a relevant gain of €38.250 (2023: loss €132.429) is recognized. The terms and assumptions used for such warrant re-valuation are:

Current stock price (as retrieved from Amsterdam Stock Exchange): EUR 6,05 per share
- Strike price of the warrants: EUR 7,20 per share
- Expiration date: 25 March 2027 and 15 June 2027
- Standard deviation of stock price: 20,24%
- Annualized dividend yield on shares: 0,00%
- 5 year Government Bond rate (weighted average rate of Government Bonds of countries that Arcona is exposed): 5,09%

During 2023, the Company realized dividend income from the shareholding in Arcona of the order of €160.937, as part of the dividend distribution policy of Arcona.

25. Cash and cash equivalents

Cash and cash equivalents represent liquidity held at banks.

	31 Dec 2024	31 Dec 2024	31 Dec 2023	31 Dec 2023
	Continued operations	**Discontinued operations**	**Continued operations**	**Discontinued operations**
	€	€	€	€
Cash with banks in USD	922.716	-	399	-
Cash with banks in EUR	23.119	74	144.760	89
Cash with banks in UAH	223	288	46	455
Cash with banks in RON	101.731	118.423	7.008	344.604
Cash with banks in GBP	129	-	28	-
Total	**1.047.918**	**118.785**	**152.241**	**345.148**

26. Share capital

Number of Shares during 2024 and 2023

	31 December 2024	31 December 2023
Authorised		
Ordinary shares of €0,01	989.869.935	989.869.935
Total ordinary shares	**989.869.935**	**989.869.935**
RCP Class A Shares of €0,01	**-**	**-**
RCP Class B Shares of €0,01	-	8.618.997
Total redeemable shares	**-**	**8.618.997**
Issued and fully paid		
Ordinary shares of €0,01	129.191.442	129.191.442
Total ordinary shares	**129.191.442**	**129.191.442**
Total	**129.191.442**	**129.191.442**

Nominal value (€) for 2024 and 2023

€	31 December 2024	31 December 2023
Authorised		
Ordinary shares of €0,01	9.898.699	9.898.699
Total ordinary shares	**9.898.699**	**9.898.699**
RCP Class A Shares of €0,01	**-**	**-**
RCP Class B Shares of €0,01	-	86.190
Total redeemable shares	**-**	**86.190**
Issued and fully paid		
Ordinary shares of €0,01	1.291.281	1.291.281
Total ordinary shares	**1.291.281**	**1.291.281**
Total	**1.291.281**	**1.291.281**

26.1 Authorised share capital

The authorised share capital of the Company as at the date of issuance of this report is as follows:

989.869.935 Ordinary Shares of €0,01 nominal value each.

26.2 Issued Share Capital

As at the end of 2023, the issued share capital of the Company was as follows:

129.191.442 Ordinary Shares of €0,01 nominal value each.

With a relevant decision of the Extraodinary General Meeting in 10 July 2024, the Company proceeded to the reduction in its share capital with the cancellation of 8.618.997 redeemable preference Class B shares of €0,01 each. The shares were issued in the names of BLUEHOUSE ACCESSION PROPERTY HOLDING III S.A.R.L. and the amount reduced was settled against payment that had already been made to BLUEHOUSE pursuant to a consensual order issued by the District Court of Nicosia in action no. 3362/2018.

26.3 Capital Structure as at the end of the reporting period

As at the reporting date the Company's share capital is as follows:

Number of		(as at) 31 December 2024	(as at) 31 December 2023
Ordinary shares of €0,01	**Issued and Listed on AIM**	**129.191.442**	**129.191.442**
Total number of Shares	Non-Dilutive Basis	129.191.442	129.191.442
Total number of Shares	**Full Dilutive Basis**	**129.191.442**	**129.191.442**
Options	-	-	-

27. Foreign Currency Translation Reserve

Exchange differences relate to the translation from the functional currency to EUR of Group’s subsidiaries’ accounts and are recognized by entries made directly to the foreign currency translation reserve. The foreign exchange translation reserve represents unrealized profits or losses related to the appreciation or depreciation of the local currencies against EUR in the countries where Company’s subsidiaries’ functional currencies are not EUR. The Company had €65.387 profit on foreign exchange losses/gains on translation due to presentation currency for 2024, in comparison to €931.988 relevant loss in 2023.

28. Non-Controlling Interests

Non-controlling interests represent the percentage participations in the respective entities not owned by the Group:

%	Non-controlling interest portion	
Group Company	**31 Dec 2024**	**31 Dec 2023**
LLC Almaz-Press-Ukraine	45,00	45,00
Ketiza Holdings Limited	10,00	10,00
Ketiza Real Estate Srl	10,00	10,00

29. Borrowings

	Project	31 Dec 2024 Continued operations	31 Dec 2024 Discontinued operations	31 Dec 2023 Continued operations	31 Dec 2023 Discontinued operations
		€	€	€	€
Principal of Loans					
Loans from other 3rd parties and related parties (Note 38.4)		497.000	-	106.682	-
Overdrafts		-	132	-	71
Total principal of Loans		**497.000**	**132**	**106.682**	**71**
Interests accrued on Loans (Note 38.4)		20.240	-	8.112	-
Total		**517.240**	**132**	**114.794**	**71**

	31 Dec 2024 Continued operations	31 Dec 2024 Discontinued operations	31 Dec 2023 Continued operations	31 Dec 2023 Discontinued operations
	€	€	€	€
Current portion	517.240	132	114.794	71
Non-current portion	-	-	-	-
Total	**517.240**	**132**	**114.794**	**71**

Continued Operations

Loans from other 3rd parties and related parties under continued operations include among others:

A) Loan from one Director of €100k provided as bridge financing for future property acquisitions. The loan bears annual interest of 8% (Note 38.4).
B) Incentive payables to management converted (Note 12) into loans for facilitating the cash flow of the Company.

30. Bonds

The Company in order to acquire up to a 50% interest in a portfolio of fully let logistics properties in Romania, the Olympians Portfolio, issued a financial instrument, 35% of which consists of a convertible bond and 65% of which is made up of a warrant. The convertible loan element of the instrument has been redeemed by 30% and at the end of the reporting period the balance stands at €718.499 (2023: €723.690). The instrument bears a 6,5% coupon, originally maturing in July 2024, and is convertible into ordinary shares of the Company at the option of the holder at 25p. starting from 1 January 2018. The Company has taken the consent of most of the bondholders to extend the maturity of the bond. As at 31 December 2024 , the balance of the bonds with interest amounts to €911.602 (2023: €870.373).

31. Trade and other payables

The fair value of trade and other payables due within one year approximate their carrying amounts as presented below.

	31 Dec 2024 Continued operations	31 Dec 2024 Discontinued operations	31 Dec 2023 Continued operations	31 Dec 2023 Discontinued operations
	€	€	€	€
Payables to third parties	417.354	545.838	886.243	484.786
Payables to related parties (Note 38.2)	939.352	-	746.188	-
Deferred income from tenants	-	-	-	-
Accruals	58.493	2.856	73.281	3.826
Pre-sale advances (Advances received for sale of properties)	837.120	-	90.172	-
Total	**2.252.319**	**548.694**	**1.795.884**	**488.612**

	31 Dec 2024 Continued operations	31 Dec 2024 Discontinued operations	31 Dec 2023 Continued operations	31 Dec 2023 Discontinued operations
	€	€	€	€
Current portion	2.252.319	-	1.795.884	-
Non-current portion	-	548.694	-	488.612
Total	**2.252.319**	**548.694**	**1.795.884**	**488.612**

Continued Operations

Payables to third parties represents: a) amounts payable to various service providers including auditors, legal advisors, consultants and third party accountants related to the current operations of the Group, and b) guarantee amounts collected from tenants.

Payables to related parties under continued operations represent amounts due to directors and accrued management remuneration (Note 38.2).

Accruals mainly include the accrued, administration fees, accounting fees, facility management and other fees payable to third parties.

Pre-sale advances reflect the advance received in relation to Kiyanovskiy Residence pre-sale agreement, which upon non closing of the said sale, part of which will be returned to the prospective buyer, and advance received for the sale of Innovations Terminal in Romania.

Discontinued Operations

Payables to third parties represents amounts payable to various service providers including auditors, legal advisors, consultants and third party accountants related to the current operations of the Group.

Accruals mainly include the accrued, administration fees, accounting fees, facility management and other fees payable to third parties.

32. Deposits from Tenants

	31 Dec 2024 Continued operations	31 Dec 2024 Discontinued operations	31 Dec 2023 Continued operations	31 Dec 2023 Discontinued operations
	€	€	€	€
Deposits from tenants non-current	-	23.002	-	23.002
Total	**-**	**23.002**	**-**	**23.002**

Deposits from tenants appearing under non-current liabilities include the amounts received from tenants in Innovations Terminal.

33. Taxation

	31 Dec 2024 Continued operations	31 Dec 2024 Discontinued operations	31 Dec 2023 Continued operations	31 Dec 2023 Discontinued operations
	€	€	€	€
Corporate income tax – non current	-	-	-	-
Defence tax – non current	-	-	17.173	-
Tax provision – non current	-	-	-	-
Non- current	**-**	**-**	**17.173**	**-**
Defence tax	34.315	**-**	**-**	**-**
Corporate income tax - current	45.097	-	21.146	4.955
Other taxes including VAT payable - current	177	150.097	292	150.917
Current	**79.589**	**150.097**	**21.438**	**155.872**
Total Provisions and Taxes Payables	**79.589**	**150.097**	**38.611**	**155.872**

Corporate income tax represents taxes payable in Cyprus and Romania.

Other taxes represent local property taxes and VAT payable in Romania.

During 2023, the prior year taxes due were re-assessed downwards by the tax authorities following relevant motion by the Company.

34. Finance Lease Liabilities

As at the reporting date the finance lease liabilities consist of the non-current portion of €5.585.320 and the current portion of €56.293 (31 December 2023: €5.885.895 and €57.306, accordingly).

Discontinued operations

31 Dec 2024	Note	Minimum lease payments	Interest	Principal
		€	€	€
Less than one year	41.2	537.313	257.305	280.008
Between two and five years	&	5.462.007	100.402	5.361.605
More than five years	41.6	-	-	-
		5.999.320	**357.707**	**5.641.613**
Accrued Interest				-
Total Finance Lease Liabilities (Note 9d)				**5.641.613**

31 Dec 2023	Note	Minimum lease payments	Interest	Principal
		€	€	€
Less than one year	41.2	555.030	274.004	281.026
Between two and five years	&	6.022.565	372.190	5.650.375
More than five years	41.6	15.496	3.773	11.723
		6.593.091	**649.967**	**5.943.124**
Accrued Interest				77
Total Finance Lease Liabilities (Note 9d)				**5.943.201**

34.1 Land Plots Financial Leasing

The Group holds land plot in Ukraine under leasehold agreements which in terms of the accounts are classified as finance leases. Lease obligations are denominated in UAH. The Group's obligations under finance leases are secured by the lessor's title to the leased assets. Regarding Tsymlyanskiy, as of November 2021, the Group had submitted properly the official request to the City of Kiev to extend the lease property for another 5 years, since the Group has first extension rights over any other interested party. The first step in the process whereby the presiding committee of the municipality convenes, before the final approval by the City Council, delayed and following the Russian insurgence of Ukraine all decisions have been put on hold. We remain confident that we will be awarded the lease extension once the war status permits, and we continue calculate relevant future lease obligations.

34. Finance Lease Liabilities (continued)

34.2 Sale and Lease Back Agreements

A. <u>Innovations Logistics Park</u>

In May 2014 the Group concluded the acquisition of Innovations Logistics Park in Bucharest, owned by Best Day Real Estate Srl, through a sale and lease back agreement with Piraeus Leasing Romania SA. As at the end of the reporting period the balance is €5.641.613 (2023: €5.921.621), being repayable in monthly tranches until 2026 with a balloon payment of €5.244.926. At the maturity of the lease agreement and upon payment of the balloon Best Day Real Estate Srl will become owner of the asset.

Under the current finance lease agreement the collaterals for the facility are as follows:

1. Best Day Real Estate Srl pledged its future receivables from its tenants.
2. Best Day Real Estate Srl pledged its shares.
3. Best Day Real Estate Srl pledged all current and reserved accounts opened in Piraeus Leasing, Romania.
4. Best Day Real Estate Srl was obliged to provide cash collateral in the amount of €250.000 in Piraeus Leasing Romania, which had been deposited as follows, half in May 2014 and half in May 2015.
   SPDI provided a corporate guarantee in favor of the Leasing company related to the liabilities of Best Day Real Estate Srl arising from the sale and lease back agreement.

35. Share Premium Reduction- payable to shareholders

As per the Extraordinary General Meeting held on 10 July 2024, the shareholders of the Company resolved for the reduction of the balance of the share premium account of the Company by €11.705.448,10 as this amount exceeds the needs of the Company and that the said amount is distributed pro rata to the shareholders of the Company holding ordinary shares of €0,01 each, either by the distribution of shares in Arcona Property Fund N.V. held by the Company or by bank transfer of readily available funds or both as the board of directors may in their discretion decide. By the end of the year the Company, expecting to receive the new shares from the sale of Kiyanovskyi, had not proceeded to the distribution of shares and/ or payment of cash and therefore the amount remained as payable.

36. Earnings and net assets per share attributable to equity holders of the parent

a. Weighted average number of ordinary shares

	31 Dec 2024	31 Dec 2023
Issued ordinary shares capital	129.191.442	129.191.442
Weighted average number of ordinary shares (Basic)	129.191.442	129.191.442
Diluted weighted average number of ordinary shares	129.191.442	129.191.442

b. Basic diluted and adjusted earnings per share from continued operations

Earnings per share	31 Dec 2024	31 Dec 2023
	€	€
Profit/(Loss) after tax attributable to owners of the parent	12.054	9.443.524
Basic	0,00	0,07
Diluted	0,00	0,07

c. Basic diluted and adjusted earnings per share from discontinued operations

Earnings per share	31 Dec 2024	31 Dec 2023
	€	€
Loss after tax from discontinued operations attributable to owners of the parent	(850.123)	(2.966.646)
Basic	(0,01)	(0,02)
Diluted	(0,01)	(0,02)

d. Net assets per share

Net assets per share	31 Dec 2024	31 Dec 2023
	€	€
Net assets attributable to equity holders of the parent	6.279.629	18.657.732
Number of ordinary shares	129.191.442	129.191.442
Diluted number of ordinary shares	129.191.442	129.191.442
Basic	0,05	0,14
Diluted	0,05	0,14

By taking into account the due and not paid yet amount to shareholders, pursuant to the decision of the EGM held on 10 July 2024, the net assets per share figure as at 31 December 2024 is adjusted from €0,05 to €0,14, reflecting the actual shareholders value in the Company.

37. Segment information

All commercial and financial information related to the properties held directly or indirectly by the Group is being provided to members of executive management who report to the Board of Directors. Such information relates to rentals, valuations, income, costs and capital expenditures. The individual properties are aggregated into segments based on the economic nature of the property. For the reporting period the Group has identified the following material reportable segments:

Commercial-Industrial
- Warehouse segment –Innovations Logistics Park

Land Assets
- Land assets

There are no sales between the segments.

Segment assets for the investment properties segments represent investment property (including investment properties under development and prepayments made for the investment properties). Segment liabilities represent interest bearing borrowings, finance lease liabilities and deposits from tenants.

Continued Operations

Statement of comprehensive income for the year 2024

	Warehouse	Residential	Land Plots	Corporate	Total
	€	€	€	€	€
Segment profit					
Rental income (Note 10)	-	-	-	806.540	806.540
Service charges and utilities income (Note 10)	-	-	-	473.566	473.566
Impairment of financial investments (Note 24)	-	-	-	97.442	97.442
Profit from discontinued operations (Note 9b)	(902.115)	-	693.443	(236.570)	(445.242)
Segment profit	**(902.115)**	**-**	**693.443**	**1.140.978**	**932.306**
Administration expenses (Note 12)	-	-	-	-	(1.119.262)
Other (expenses)/income, net (Note 14)	-	-	-	-	(156.933)
Finance income (Note 15)	-	-	-	-	37.524
Interest expenses (Note 15)	-	-	-	-	(59.248)
Other finance costs (Note 15)	-	-	-	-	(65.243)
Profit from discontinued operations (Note 9b)	-	-	-	-	(409.493)
Foreign exchange losses, net (Note 16)	-	-	-	-	(1.160)
Income tax expense (Note 17)	-	-	-	-	(1.172)
Exchange difference on I/C loan to foreign holdings (Note 27)	-	-	-	-	65.387
Total Comprehensive Income	**-**	**-**	**-**	**-**	**(777.294)**

37. Segment information (continued)

Statement of comprehensive income for the year 2023

	Warehouse	Residential	Land Plots	Corporate	Total
	€	€	€	€	€
Segment profit					
Rental income (Note 10)	-	-	-	761.683	761.683
Service charges and utilities income (Note 10)	-	-	-	668.905	668.905
Impairment of financial investments (Note 24)	-	-	-	(392.210)	(392.210)
Result from disposal of Investment	-	-	-	5.604.752	5.604.752
Result from disposal of associate(Note 20)	-	-	-	2.024.927	2.024.927
Profit from discontinued operation (Note 9b)	33.736	5.773	(535.101)	(1.631.714)	(2.127.306)
Segment profit	**33.736**	**5.773**	**(535.101)**	**7.036.343**	**6.540.751**
Administration expenses (Note 12)	-	-	-	-	(1.632.282)
Other (expenses)/income, net (Note 14)	-	-	-	-	2.034.104
Dividend Income (Note 24)	-	-	-	-	160.937
Finance income (Note 15)	-	-	-	-	308.466
Interest expenses (Note 15)	-	-	-	-	(62.985)
Other finance costs (Note 15)	-	-	-	-	(3.515)
Profit from discontinued operations (Note 9b)	-	-	-	-	(860.566)
Foreign exchange losses, net (Note 16)	-	-	-	-	(26.824)
Income tax expense (Note 17)	-	-	-	-	(2.434)
Exchange difference on I/C loan to foreign holdings (Note 27)	-	-	-	-	(931.988)
Total Comprehensive Income	**-**	**-**	**-**	**-**	**5.523.664**

* It is noted that part of the rental and service charges/ utilities income related to Innovations Logistics Park in Romania is currently invoiced by the Company as part of a relevant lease agreement with the Innovations SPV and the lender. However the asset, which are held through the SPV, are planned to be transferred. Upon a final agreement for such transfer, the Company will negotiate with the lender its release from the aforementioned lease agreement, and if succeeds, upon completion such income will be also transferred.

37. Segment information (continued)

Discontinued Operations

Statement of comprehensive income for the year 2024

	Warehouse	Residential	Land Plots	Corporate	Total
	€	€	€	€	€
Segment profit					
Rental income (Note 10)	137.948	-	-	-	137.948
Service charges and utilities income (Note 10)	17.496	-	-	-	17.496
Valuation gains/(losses) from investment property (Note 13)	(710.876)	-	7.235	-	(703.641)
Loss on disposal of subsidiaries (Note 19.1.4)	-	-	694.302	-	694.302
Asset operating expenses (Note 11)	(346.682)	-	(8.094)	(236.570)	(591.346)
Segment profit	**(902.114)**	**-**	**693.443**	**(236.570)**	**(445.241)**
Administration expenses (Note 12)	-	-	-	-	(62.172)
Other (expenses)/income, net (Note 14)	-	-	-	-	(1.732)
Finance income (Note 15)	-	-	-	-	52
Interest expenses (Note 15)	-	-	-	-	(272.782)
Other finance costs (Note 15)	-	-	-	-	(1.249)
Foreign exchange losses, net (Note 16)	-	-	-	-	(61.538)
Income tax expense (Note 17)	-	-	-	-	(10.073)
Loss for the year	**-**	**-**	**-**	**-**	**(854.735)**

Statement of comprehensive income for the year 2023

	Warehouse	Residential	Land Plots	Corporate	Total
	€	€	€	€	€
Segment profit					
Rental income (Note 10)	128.878	1.800	-	-	130.678
Service charges and utilities income (Note 10)	17.497	7.841	-	-	25.338
Valuation gains/(losses) from investment property (Note 13)	53.394	-	(277.124)	-	(223.730)
Share of profits/(losses) from associates (Note 20)	-	-	(245.316)	-	(245.316)
Loss on disposal of subsidiaries (Note 19.1)	-	-	-	(946.792)	(946.792)
Asset operating expenses (Note 11)	(166.032)	(3.868)	(12.661)	(684.923)	(867.484)
Segment profit	**33.737**	**5.773**	**(535.101)**	**(1.631.715)**	**(2.127.306)**
Administration expenses (Note 12)	-	-	-	-	(201.344)
Other (expenses)/income, net (Note 15)	-	-	-	-	5.792
Finance income (Note 15)	-	-	-	-	472
Interest expenses (Note 15)	-	-	-	-	(603.339)
Other finance costs (Note 15)	-	-	-	-	(1.493)
Foreign exchange losses, net (Note 16)	-	-	-	-	(55.699)
Income tax expense (Note 17)	-	-	-	-	(4.955)
Loss for the year	**-**	**-**	**-**	**-**	**(2.987.872)**

37. Segment information (continued)

Total Operations

Statement of financial position as at 31 December 2024

	Warehouse	Residential	Land plots	Corporate	Total
	€	€	€		€
Assets					
Long-term receivables and prepayments	818	-	-	-	818
Financial Assets at FV through P&L	-	-	-	12.553.640	12.553.640
Assets held for sale	9.315.000	-	423.526	622.815	10.361.341
Segment assets	**9.315.818**	**-**	**423.526**	**13.176.455**	**22.915.799**
Tangible and intangible assets	-	-	-	-	13
Prepayments and other current assets	-	-	-	-	4.154.664
Cash and cash equivalents	-	-	-	-	1.047.918
Total assets	**-**	**-**	**-**	**-**	**28.118.394**
Liabilities associated with assets classified as held for disposal	5.664.746	-	-	698.791	6.363.537
Borrowings	-	-	-	517.239	517.240
Segment liabilities	**5.664.746**	**-**	**-**	**1.216.030**	**6.880.777**
Trade and other payables	-	-	-	-	2.252.319
Taxation	-	-	-	-	79.589
Payable to shareholders form share premium reduction	-	-	-	-	11.705.448
Bonds	-	-	-	-	911.602
Total liabilities	-	-	-	-	**21.829.735**

Statement of financial position as at 31 December 2023

	Warehouse	Residential	Land plots	Corporate	Total
	€	€	€		€
Assets					
Long-term receivables and prepayments	818	-	-	-	818
Investment in associate	-	-	-	-	-
Financial Assets at FV through P&L	-	-	-	11.686.598	11.686.598
Assets held for sale	10.025.000	-	1.547.513	754.949	12.327.462
Segment assets	**10.025.818**	**-**	**1.547.513**	**12.441.547**	**24.014.878**
Tangible and intangible assets	-	-	-	-	164
Prepayments and other current assets	-	-	-	-	4.034.537
Cash and cash equivalents	-	-	-	-	152.241
Total assets	**-**	**-**	**-**	**-**	**28.201.820**
Liabilities associated with assets classified as held for disposal	5.944.693	-	21.581	644.484	6.610.758
Borrowings	6.682	-	-	108.112	114.794
Segment liabilities	**5.951.375**	**-**	**21.581**	**752.596**	**6.725.552**
Trade and other payables	-	-	-	-	1.795.884
Taxation	-	-	-	-	38.611
Bonds	-	-	-	-	870.373
Total liabilities	-	-	-	-	**9.430.420**

37. Segment information (continued)

Discontinued operations

Assets and Liabilities held for sale 2024

	Warehouse	Residential	Land plots	Corporate	Total
	€	€	€	€	€
Assets					
Investment properties	9.000.000	-	423.526	-	9.423.526
Long-term receivables and prepayments	315.000	-	-	-	315.000
Segment assets	**9.315.000**	**-**	**423.526**	**-**	**9.738.526**
Tangible and intangible assets	-	-	-	-	-
Prepayments and other current assets	-	-	-	-	504.030
Cash and cash equivalents	-	-	-	-	118.785
Total assets	**-**	**-**	**-**	**-**	**10.361.341**
Borrowings	131	-	-	-	131
Finance lease liabilities	5.641.613	-	.	-	5.641.613
Deposits from tenants	23.002	-	-	-	23.002
Segment liabilities	**5.664.746**	**-**	**-**	**-**	**5.664.746**
Trade and other payables	-	-	-	-	548.694
Taxation	-	-	-	-	150.097
Total liabilities	**-**	**-**	**-**	**-**	**6.363.538**

Assets and Liabilities held for sale 2023

	Warehouse	Residential	Land plots	Corporate	Total
	€	€	€	€	€
Assets					
Investment properties	9.710.000	-	1.547.513	-	11.257.513
Long-term receivables and prepayments	315.000	-	-	-	315.000
Investments in associates	-	-	-	-	-
Segment assets	**10.025.000**	**-**	**1.547.513**	**-**	**11.572.513**
Tangible and intangible assets	-	-	-	-	25
Prepayments and other current assets	-	-	-	-	409.776
Cash and cash equivalents	-	-	-	-	345.148
Total assets	**-**	**-**	**-**	**-**	**12.327.462**
Borrowings	71	-	-	-	71
Finance lease liabilities	5.921.621	-	21.580	-	5.943.201
Deposits from tenants	23.002	-	-	-	23.002
Segment liabilities	**5.944.694**	**-**	**21.580**	**-**	**5.966.274**
Trade and other payables	-	-	-	-	488.612
Taxation	-	-	-	-	155.872
Total liabilities	**-**	**-**	**-**	**-**	**6.610.758**

37. Segment information (continued)

Geographical information

Income (Note 10)	31 Dec 2024 Continued operations	31 Dec 2024 Discontinued operations	31 Dec 2023 Continued operations	31 Dec 2023 Discontinued operations
	€	€	€	€
Ukraine	-	-	-	-
Romania	-	155.444	-	156.016
Greece	-	-	-	-
Bulgaria	-	-	-	-
Cyprus *	1.280.106	-	1.430.588	-
Total	**1.280.106**	**155.444**	**1.430.588**	**156.016**

* It is noted that part of the rental and service charges/ utilities income related to Innovations Logistics Park in Romania is currently invoiced by the Company as part of a relevant lease agreement with the Innovations SPV and the lender, however the asset, through the SPV, is planned to be transferred. Upon a final agreement for such transfer, the Company will negotiate with the lender its release from the aforementioned lease agreement, and if succeeds, upon completion such income will be also transferred.

	31 Dec 2024 Continued operations	31 Dec 2024 Discontinued operations	31 Dec 2023 Continued operations	31 Dec 2023 Discontinued operations
	€	€	€	€
Carrying amount of assets (investment properties)				
Ukraine	-	423.526	-	1.547.513
Romania	-	9.000.000	-	9.710.000
Cyprus	-	-	-	-
Total	**-**	**9.423.526**	**-**	**11.257.513**

38. Related Party Transactions

The following transactions were carried out with related parties:

38.1 Income/ Expense

38.1.1 Income

	31 Dec 2024 Continued operations	31 Dec 2024 Discontinued operations	31 Dec 2023 Continued operations	31 Dec 2023 Discontinued operations
	€	€	€	€
Interest Income from loan to associates	-	-	-	424
Total	**-**	**-**	**-**	**424**

Interest income from associates relates to interest income from GreenLake Development Srl.

38.1.2 Expenses

	31 Dec 2024 Continued operations	31 Dec 2024 Discontinued operations	31 Dec 2023 Continued operations	31 Dec 2023 Discontinued operations
	€	€	€	€
Management Remuneration (Note 12)	-	-	10.657	-
Incentives pursuant to RemCo proposal (Note 12)	400.000	-	151.370	-
Directors fees (Note 12)	-	-	75.020	-
Provision for Director fees (Note 12)	-	-	250.000	-
Interest expenses on Director and Management Loans (Note 15)	12.128	-	15.348	-
Total	**412.128**	**-**	**502.395**	**-**

Management remuneration includes the remuneration of the CEO and that of the administrators in Ukraine. During 2023 the Company externalized most of the related HR cost as part of the cost minimization plan adopted by the board.

38. Related Party Transactions (continued)

38.1 Income/ Expense (continued)

Incentives provided to personnel for the sussessful implementation of Group's plan pursuant to relevant Remuneration Committee proposal dated 7 May 2021 as approved by the board of directors on 1st June 2021.

The annual Directors fees including Chairman and Committee remunerations have been set at GBP 129k. Following relevant confirmation by the board, the Company registered in 2023 the remuneration of the board associated with H1 2022 (€75k) which remained pending from previous year, as well as a provision of a remuneration to cover the period including H2 2022 and 2023 (€250k).

38.2 Payables to related parties (Note 31)

	31 Dec 2024	31 Dec 2024	31 Dec 2023	31 Dec 2023
	Continued operations	**Discontinued operations**	**Continued operations**	**Discontinued operations**
	€	**€**	**€**	**€**
Board of Directors & Committees remuneration	115.776	-	148.879	-
Provision for director fees	250.000	-	250.000	-
Sec South East Continet Unique Real Estate Management Limited	435.588	-	209.321	-
Management Remuneration	137.988	-	137.988	-
Total	**939.352**	**-**	**746.188**	**-**

38.2.1 Board of Directors & Committees
The amount payable represents remuneration and expenses payable to Non-Executive Directors until the end of the reporting period.

38.2.2 Management Remuneration
Management Remuneration represents deferred amounts payable to the CEO of the Company.

38.3 Loans from SC Secure Capital Limited to the Group's subsidiaries

SC Secure Capital Limited, the finance subsidiary of the Group provided capital in the form of loans to the Ukrainian subsidiaries of the Company so as to support the acquisition of assets, development expenses of the projects, as well as various operational costs. The following table presents the amounts of such loans which are eliminated for consolidation purposes, but their related exchange difference affects the equity of the Consolidated Statement of Financial Position.

Borrower	**Limit –as at 31 Dec 2024**	**Principal as at 31 Dec 2024**	**Limit –as at 31 Dec 2023**	**Principal as at 31 Dec 2023**
	€	**€**	**€**	**€**
LLC " Trade Center"	5.800	-	5.800	5.822
LLC "Aisi Ukraine"	23.062.351	-	23.062.351	315.524
LLC "Almaz-Press-Ukraine"	8.236.554	282.674	8.236.554	264.338
LLC "Aisi Ilvo"	150.537	17.296	150.537	19.398
Total	**31.455.242**	**299.970**	**31.455.242**	**605.082**

A potential Ukrainian Hryvnia weakening/strengthening by 10% against the US dollar with all other variables held constant, would result in an exchange difference on I/C loans to foreign holdings of €29.997 (2023 €60.508), estimated on balances held at 31 December 2024.

38.4 Loans from related parties (Note 29)

	31 Dec 2024	31 Dec 2024	31 Dec 2023	31 Dec 2023
	Continued operations	**Discontinued operations**	**Continued operations**	**Discontinued operations**
	€	**€**	**€**	**€**
Loans from Directors and Management	497.000	-	100.000	-
Interest accrued on loans from related parties	20.240	-	8.112	-
Total	**517.240**	**-**	**108.112**	**-**

Loans from directors of the order of €375.000 reflect loans provided from three directors as bridge financing for future property acquisitions. The loans bear interest 8% annually. The loans have been partially repaid during 2023 and current balance is €100.000.

The rest of the amount of the order of €397.000 reflect payables to director and management, converted into loans for facilitating Company's cash flow.

39. Contingent Liabilities

39.1 Tax Litigation

The Group performed during the reporting period part of its operations in the Ukraine, within the jurisdiction of the Ukrainian tax authorities. The Ukrainian tax system can be characterized by numerous taxes and frequently changing legislation, which may be applied retroactively, open to wide and in some cases, conflicting interpretation. Instances of inconsistent opinions between local, regional, and national tax authorities and between the National Bank of Ukraine and the Ministry of Finance are not unusual. Tax declarations are subject to review and investigation by a number of authorities, which are authorised by law to impose severe fines and penalties and interest charges. Any tax year remains open for review by the tax authorities during the three following subsequent calendar years; however, under certain circumstances a tax year may remain open for longer. Overall following the sales of Terminal Brovary, Balabino and Bela, the exposure of the Group in Ukraine has been significantly reduced.

The Group performed during the reporting and comparative periods part of its operations in Romania. In respect of Romanian tax system, many aspects are subject to varying interpretations and frequent changes, which in many cases have retroactive effects. In certain circumstances it is also possible that tax authorities may act arbitrary.

These facts create tax risks which are substantially more significant than those typically found in countries with more advanced tax systems. Management believes that it has adequtely provided for tax liabilities, based on its interpretation of tax legislation, official pronouncements and court decisions. However, the interpretations of the relevant authorities could differ and the effect on these consolidated financial statements, if the authorities were successful in enforcing their interpretations, could be significant.

39.2 Construction related litigation

There are no claims from contractors due to the postponement of projects or delayed delivery other than those disclosed in the financial statements.

39.3 Other Litigation

The Group has a number of other minor legal cases pending. Management does not believe that the result of these will have a substantial overall effect on the Group's financial position. Consequently no such provision is included in the current financial statements.

39.4 Other Contingent Liabilities

The Group had no other contingent liabilities as at 31 December 2024.

40. Commitments

The Group had no other commitments as at 31 December 2024.

41. Financial Risk Management

41.1 Capital Risk Management

The Group manages its capital to ensure adequate liquidity for implementing its strategy to maximize the return to stakeholders through the optimization of the debt-equity structure and value enhancing actions in respect of its portfolio of investments. The capital structure of the Group consists of borrowings (Note 29), bonds (Note 30), trade and other payables (Note 31) deposits from tenants (Note 32), financial leases (Note 34), taxes payable (Note 33) and equity attributable to ordinary or preferred shareholders.

Management reviews the capital structure on an on-going basis. As part of the review Management considers the differential capital costs in the debt and equity markets, the timing at which each investment project requires funding and the operating requirements so as to proactively provide for capital either in the form of equity (issuance of shares to the Group's shareholders) or in the form of debt. Management balances the capital structure of the Group with a view of maximizing the shareholder's Return on Equity (ROE) while adhering to the operational requirements of the property assets and exercising prudent judgment as to the extent of gearing.

41. Financial Risk Management (continued)

41.2 Categories of Financial Instruments

	Note	31 Dec 2024	31 Dec 2024	31 Dec 2023	31 Dec 2023
		Continued operations	Discontinued operations	Continued operations	Discontinued operations
		€	€	€	€
Financial Assets					
Cash at Bank	25	1.047.918	118.785	152.241	345.148
Long-term Receivables and prepayments	22	818	315.000	818	315.000
Financial Assets at FV through P&L	24	12.553.640	-	11.686.598	-
Prepayments and other receivables	23	4.154.664	504.030	4.034.537	409.776
Total		**17.757.040**	**937.815**	**15.874.194**	**1.069.924**
Financial Liabilities					
Borrowings	29	517.240	131	114.794	71
Trade and other payables	31	2.252.319	548.694	1.795.884	488.612
Deposits from tenants	32	-	23.002	-	23.002
Finance lease liabilities	34	-	5.641.613	-	5.943.201
Share premium Reduction- payable to shareholders	35	11.705.448	-	-	-
Taxation	33	79.589	150.097	38.611	155.872
Bonds	30	911.602	-	870.373	-
Total		**15.466.198**	**6.363.537**	**2.819.662**	**6.610.758**

41.3 Financial Risk Management Objectives

The Group's Treasury function provides services to its various corporate entities, coordinates access to local and international financial markets, monitors and manages the financial risks relating to the operations of the Group, mainly the investing and development functions. Its primary goal is to secure the Group's liquidity and to minimize the effect of the financial asset price variability on the cash flow of the Group. These risks cover market risks including foreign exchange risks and interest rate risk, as well as credit risk and liquidity risk.

The above mentioned risk exposures may be hedged using derivative instruments whenever appropriate. The use of financial derivatives is governed by the Group's approved policies which indicate that the use of derivatives is for hedging purposes only. The Group does not enter into speculative derivative trading positions. The same policies provide for the investment of excess liquidity. As at the end of the reporting period, the Group had not entered into any derivative contracts.

41.4 Economic Market Risk Management

The Group currently operates in Romania and Ukraine. The Group's activities expose it primarily to financial risks of changes in currency exchange rates and interest rates. The exposures and the management of the associated risks are described below. There has been no change in the way the Group measures and manages risks.

Foreign Exchange Risk
Currency risk arises when commercial transactions and recognized financial assets and liabilities are denominated in a currency that is not the Group's functional currency. Most of the Group's financial assets are denominated in the functional currency. Management is monitoring the net exposures and adopts policies to encounter them so that the net effect of devaluation is minimized.

Interest Rate Risk
The Group's income and operating cash flows are substantially independent of changes in market interest rates as the Group has no significant floating interest-bearing assets. On December 31st, 2024, cash and cash equivalent (including continued and discontinued operations) financial assets amounted to €1.166.703 (2023: €497,389) of which approx. €511 in UAH and €220.154 in RON (Note 25) while the remaining are mainly denominated in either USD,GBP or €.

The Group is exposed to interest rate risk in relation to its borrowings (including continued and discontinued operations) amounting to €517.371 (31 December 2023: €114.865) as they are issued at variable rates tied to the Libor or Euribor. Management monitors the interest rate fluctuations on a continuous basis and evaluates hedging options to align the Group's strategy with the interest rate view and the defined risk appetite. Although no hedging has been applied for the reporting period, such may take place in the future if deemed necessary in order to protect the cash flow of a property asset through different interest rate cycles.

41. Financial Risk Management (continued)

41.4 Economic Market Risk Management (continued)

Management monitors the interest rate fluctuations on a continuous basis and evaluates hedging options to align the Group's strategy with the interest rate view and the defined risk appetite. Although no hedging has been applied for the reporting period, such may take place in the future if deemed necessary in order to protect the cash flow of a property asset through different interest rate cycles.

Interest Rate Risk (continued)
As at 31 December 2024, the weighted average interest rate for all the interest bearing borrowing and financial leases of the Group stands at 5,05% (31 December 2023: 4,7%).

The sensitivity analysis changes applying to the interest calculation on the borrowings principal outstanding as at 31 December 2024 is presented below:

	Actual as at 31.12.2024	+100 bps	+200 bps
Weighted average interest rate	5,05%	6,05%	7,05%
%Influence on yearly finance costs		61.387	122.775

The sensitivity analysis changes applying to the interest calculation on the borrowings principal outstanding as at 31 December 2023 is presented below:

	Actual as at 31.12.2023	+100 bps	+200 bps
Weighted average interest rate	4,7%	5,7%	6,7%
%Influence on yearly finance costs		60.284	120.567

The Group's exposures to financial risk are discussed also in Note 7.

41.5 Credit Risk Management

The Group has no significant credit risk exposure. The credit risk emanating from the liquid funds is limited because the Group's counterparties are banks with high credit-ratings assigned by international credit rating agencies. The Credit risk of receivables is reduced as the majority of the receivables represent VAT to be offset through VAT income in the future. In respect of receivables from tenants these are kept to a minimum of 2 months and are monitored closely.

41. Financial Risk Management (continued)

41.6 Liquidity Risk Management

Ultimate responsibility for liquidity risk management rests with the Board of Directors, which applies a framework for the Group's short, medium and long term funding and liquidity management requirements. The Treasury function of the Group manages liquidity risk by preparing and monitoring forecasted cash flow plans and budgets while maintaining adequate reserves. The following table details the Group's contractual maturity of its financial liabilities. The tables below have been drawn up based on the undiscounted contractual maturities including interest that will be accrued.

Continued Operations

31 December 2024	Carrying amount	**Total Contractual Cash Flows**	Less than one year	From one to two years	More than two years
	€	**€**	€	€	€
Financial assets					
Cash at Bank	1.047.918	**1.047.918**	1.047.918	-	-
Prepayments and other receivables	4.154.664	**4.154.664**	4.154.664	-	-
Financial Assets at FV through P&L	12.553.640	**12.553.640**	12.553.640	-	-
Long-term Receivables and prepayments	818	**818**	-	-	818
Total Financial assets	**17.757.040**	**17.757.040**	**17.756.222**	**-**	**818**
Financial liabilities					
Borrowings	517.240	**596.760**	60.000	536.760	-
Trade and other payables	2.252.319	**2.252.319**	2.252.319	-	-
Bonds issued	911.602	**911.602**	911.602	-	-
Share premium Reduction-payable to shareholders	11.705.448	**11.705.448**	11.705.448	-	-
Taxes payable and provisions	79.589	**79.589**	79.589		-
Total Financial liabilities	**15.466.198**	**15.545.718**	**15.008.958**	**536.760**	**-**
Total net assets/(liabilities)	**2.290.842**	**2.211.322**	**2.747.264**	**(536.760)**	**818**

Discontinued Operations

31 December 2024	Carrying amount	**Total Contractual Cash Flows**	Less than one year	From one to two years	More than two years
	€	**€**	€	€	€
Financial assets					
Cash at Bank	118.785	**118.785**	118.785	-	-
Long-term receivables	315.000	**315.000**	-	-	315.000
Prepayments and other receivables	504.030	**504.030**	504.030	-	-
Total Financial assets	**937.815**	**937.815**	**622.815**	**-**	**315.000**
Financial liabilities					
Borrowings	131	**131**	131	-	-
Trade and other payables	548.694	**548.694**	548.694	-	-
Deposits from tenants	23.002	**23.002**	-	-	23.002
Finance lease liabilities	5.641.613	**5.999.320**	537.313	5.462.007	-
Taxation	150.097	**150.097**	150.097	-	-
Total Financial liabilities	**6.363.537**	**6.721.244**	**1.236.235**	**5.462.007**	**23.002**
Total net assets/(liabilities)	**(5.425.722)**	**(5.783.429)**	**(613.420)**	**(5.462.007)**	**291.998**

41. Financial Risk Management (continued)

41.6 Liquidity Risk Management (continued)

Continued Operations

31 December 2023	Carrying amount	Total Contractual Cash Flows	Less than one year	From one to two years	More than two years
	€	**€**	€	€	€
Financial assets					
Cash at Bank	152.241	**152.241**	152.241	-	-
Prepayments and other receivables	4.034.537	**4.034.537**	4.034.537	-	-
Financial Assets at FV through P&L	11.686.598	**11.686.598**	11.686.598	-	-
Long-term Receivables and prepayments	818	**818**	-	-	818
Total Financial assets	**15.874.194**	**15.874.194**	**15.873.376**	**-**	**818**
Financial liabilities					
Borrowings	114.794	**125.461**	13.445	112.016	-
Trade and other payables	1.795.884	**1.795.884**	1.795.884	-	-
Bonds issued	870.373	**870.373**	870.373	-	-
Taxes payable and provisions	38.611	**38.611**	21.438	17.173	-
Total Financial liabilities	**2.819.662**	**2.830.329**	**2.701.140**	**129.189**	**-**
Total net assets/(liabilities)	**13.054.532**	**13.043.865**	**13.172.236**	**(129.189)**	**818**

Discontinued Operations

31 December 2023	Carrying amount	Total Contractual Cash Flows	Less than one year	From one to two years	More than two years
	€	**€**	€	€	€
Financial assets					
Cash at Bank	345.148	**345.148**	345.148	-	-
Long-term receivables	315.000	**315.000**	-	-	315.000
Prepayments and other receivables	409.776	**409.776**	409.776	-	-
Total Financial assets	**1.069.924**	**1.069.924**	**754.924**	**-**	**315.000**
Financial liabilities					
Borrowings	71	**11.831**	71	11.760	-
Trade and other payables	488.612	**488.612**	488.612	-	-
Deposits from tenants	23.002	**23.002**	-	-	23.002
Finance lease liabilities	5.943.201	**6.593.092**	555.030	541.962	5.496.100
Taxation	155.872	**155.872**	155.872	-	-
Total Financial liabilities	**6.610.758**	**7.272.409**	**1.199.585**	**553.722**	**5.519.102**
Total net assets/(liabilities)	**(5.540.834)**	**(6.202.485)**	**(444.661)**	**(553.722)**	**(5.204.102)**

42. Events after the end of the reporting period

a) Extraordinary General Meeting of the Shareholders

During the Extraordinary General Meeting (EGM) of the Company, held on 23 April 2025, all resolutions proposed to shareholders were duly passed. Following the approval of the resolutions at the EGM, the necessary changes to the Company's share capital structure, as set out in the Notice of EGM and described in the following RNS, https://www.secure-property.eu/cms/wp-content/uploads/2025/04/SECURE-PROPERTY-Result-of-EGM-23-April-2025.pdf, will be undertaken, subject to relevant approvals from competent Authoroties.

b) Receipt of consideration in Arcona Property Fund N.V. shares

In February 2025 the Company successfully received the 68.782 newly issued shares in Arcona Property Fund N.V. as part of the transaction for the transfer of the Ukrainian property Kiyanovskyi Residence. At the same time, the Company also received 10.689 additional shares in Arcona property Fund N.V. as deferred consideration for the transfers of EOD and Delea Nuova properties in 2022.

c) Set up of JV vehicle

As part of the agreement of the Company with Myrian Nes Limited for a joint development and management of logistic properties in Romania, the two parties have established SECNES Limited, the relevant SPV in Cyprus, while at the same time, the parties have agreed with a tenant for the development of two terminals in two regional cities in Romania.

d) Sale of assets

During 2025 the Company has indicatively agreed the sale of 50% of the share capital of Best Day SRL, the SPV holding the Master Leasing agreement with Piraeus leasing regarding Innovations Terminal in Bucharest, to Myrian Nes Limited. The two parties intend to contribute their 50% share each into SECNES Limited, the joint SPV as per (c) above, effectively adding the terminal into the under development logistics platform. Subsequently, the Company has already indicatively agreed and will proceed to sell its 50% interest in SECNES Limited for a consideration of €2,25 million.

In addition, following the refusal of Arcona Property Fund N.V. to acquire in 2024 Rozny asset in Kiev as per initial plans, the Company during 2025 has indicatively agreed to sell the asset in the market for a consideration of $255 thousand.