LAMDA MALLS S.A.

REAL ESTATE EXPLOITATION AND SERVICES SOCIETE ANONYME

- **Annual Report of the Board of Directors**
- **Independent Auditor`s Report**
- **Financial Statements for the year ended 31 December 2019 according to International Financial Reporting Standards (“IFRS”)**

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These financial statements have been translated from the original statutory financial statements that have been prepared in the Greek language. In the event that differences exist between this translation and the original Greek language financial statements, the Greek language financial statements will prevail over this document.

ANNUAL MANAGEMENT REPORT OF THE BOARD OF DIRECTORS OF THE COMPANY «LAMDA MALLS S.A. REAL ESTATE EXPLOITATION AND SERVICES SOCIETE ANONYME» FOR THE CONSOLIDATED AND STANDALONE FINANCIAL STATEMENTS FOR THE FISCAL YEAR THAT ENDED ON 31 DECEMBER 2019

According to the International Financial Reporting Standards, the main financial figures for the Group and the Company for the fiscal year from 1.1.2019 to 31.12.2019 are as follows:

Results: Group results after tax for the current year amounted to profits of €43.044 thousand compared to profits of €57.021 thousand in the year 2018. Positive was the impact to the Group results of the fair value adjustments of the Group's shopping centers which reached the amount of €31.009 thousand compared to €48.255 thousand for 2018. The finance costs in 2019 were increased due to the increased borrowings as well as of the application of IFRS 16 "Leases" according to which, part of the lease payments amount of €3.460 thousand was recognized as finance cost. It is noted that applying IFRS 16 "Leases" there was no significant impact in results after tax. In addition, due to the decrease in the income tax rate in Greece, the Group results after tax were positively affected by the revaluation of the deferred tax assets and liabilities, leading to deferred income tax, income of €1.866 thousand compared to €5.188 thousands that incurred due to a respective decrease in the income tax rate in the previous fiscal year.

Revenues: Consolidated revenues reached €45.480 thousand, compared to €44.562 thousand for the year 2018.

Dividend policy: At the Annual General Meeting of the Company's shareholders the dividend distribution that will be proposed for approval for 2019 will amount to €12.065.180,00 thus €0,0733 per share.

Borrowings: On 19.04.2019 the Management competed the refinancing of the bond loan of the subsidiary PYLAIA SMSA amount of €72 million. It has a seven-year tenor and the purpose is the repayment of a) the existing loan and b) the overdraft account. Also, the Company's subsidiary LAMDA DOMI SMSA in 2019, increased its borrowings by €25,3 million whereas repaid capital of €2,9 million. At the end of the current fiscal year, total borrowings of the subsidiary LAMDA DOMI SMSA refer to floating rate, in the amount of €86,4 million.

Financial ratios: The statistical financial situation of the Group can be summarized in the following financial ratios per year as follows:

Financial Ratios	2019	2018
Equity / Total liabilities	89,4%	128,1%
Net Debt / Total investment property	23,2%	26,6%
Net Debt / Equity	44,4%	41,6%
EBITDA before valuations / Equity	12,1%	12,0%

PROSPECTS

Suspension of Group's operations due to the coronavirus COVID-19

The Group carefully monitors the events with regards to the spread of coronavirus COVID-19. Until today, precautionary measures have been taken to ensure the safety of its visitors and acts in compliance with obligations as imposed by the official competent authorities. According to the IAS 10, the effects of the spread of coronavirus do not constitute an event that has impact on the Standalone and the Group's financial statements for the year that ended at December 31, 2019.

Due to the measures to reduce the spread of coronavirus COVID-19 by decision of the government, the operation of the shopping center of the Company was suspended for the period from 13/03/2020 to 17/05/2020. According to article 1 of the Act of Legislative Content (A’ 68) which was ratified by article 1 of law 4683/2020 (A'83) and to which paragraph 5 was added with law 4690/30.05. 2020 Article 15, the shopkeepers are exempted from paying 40% of their rents for the months of March, April, May and June 2020. In addition to the aforementioned reductions in rents, the Group, in the context of further strengthening the shopkeepers, proceeded to further reduction by 30% of their rents for the months of April and May. Both the loss of income from the exemption from paying 40% of their rents, the additional reductions of 30% as well as the impact on the Group’s financial results cannot be accurately assessed due to the fact that the phenomenon is ongoing. Indicatively, we mention that as a result of the above-mentioned Acts of Legislative Content and the Group’s decision to further reduction by 30% on the total rents, the invoiced revenue for the months of March, April, May and June 2020 were reduced by €6,6 million. Furthermore, the Group has completely lost the parking revenue, the advertising revenue and the turnover rent. In the comparative period from March to May 2019, the Group had recognized revenue of €1,2 million. The impact on the Group’s earnings after tax for the period from March to May June 2020 is estimated at €5,4 million.

The Management of the Company has carried out all the necessary analysis in order to confirm its cash adequacy at Company and Group level. The Group's cash flow is sufficient to ensure that its contingent obligations are met. In addition, according to estimates, it is predicted that the main financial covenants of the Group's loans will continue to be satisfied.

SIGNIFICANT RISKS FOR THE YEAR 2020

Impact of coronavirus COVID-19

The Group carefully monitors the events regarding the spread of coronavirus COVID-19. Until today, precautious measures are taken for the safety of its employees and acts in compliance with obligations as imposed by the official competent authorities.

The spread of the pandemic will have a negative impact on both global and domestic economic activity. It is also expected to hit sectors of the Greek economy related to the Group's activities, such as retail market. The effects on the Group related to the suspension of the operation of the Shopping Centers are described in the above section “PROSPECTS”.

Currently, the effects on the real economy, in Gross Domestic Product (GDP) of the country and therefore in consumption, remain unknown. Reducing consumption may lead shopkeepers in shopping centers to fail to meet their obligations to the Group. Short-term effects on the value of the Group's investment property which is directly related to the net asset value of the Group also remain unknown. Given the fact that the phenomenon is in progress, its effects on the Company and the Group are being evaluated and will be presented in the next interim financial statements.

Opening of the western part of Golden Hall

On December 2019 the works for the expansion of the western part of the building of the former International Broadcasting Center (IBC) in which Golden Hall operates, were completed. This investment has already strengthened and supplemented the existing shopping center Golden Hall adding mainly activities related to children's leisure. The operation of the Museum of the Olympic Games which is included in this certain part is expected to open in 2020.

Fluctuations in investment property values

Fluctuations in investment property values are reflected in the Income Statement and Statement of Financial Position according to their fair value. An increase in yields would have a significant impact on the Group’s profitability and assets. However, due to the strong successful performance of Shopping and Leisure Centers

"Golden Hall" in Maroussi and "Mediterranean Cosmos" in Pylaia Thessaloniki, their market value is less likely to be reduced. In this context, we note that despite the existing factors of increased uncertainty, the values reported provide the best estimate for the Company's investment property. The complete impact of the economic situation as well as the events regarding the spread of coronavirus COVID-19 may affect the value of investment property in the future.

Credit risk

The credit risk management is monitored at Group level. Credit risk derives from credit exposures to customers, including outstanding receivables, bonds and mutual funds as well as cash and cash equivalents.

Regarding Group's revenue,, these are mainly deriving by customers with an assessed credit history and credit limits, while certain sale and collection terms are applied.

Revenue will significantly be affected in case customers are unable to fulfil their contractual obligations due to either downsizing of their financial activities or weakness of the local banking system.

However, the Group at 31.12.2019 has a well-diversified tenant mix consisting mainly of profitable and reputable companies. The customers' financial condition is monitored on a recurring basis. The Company's Management considers that there is no substantial risk for doubtful debts, other than those for which sufficient provisions have already been recognized.

Foreign exchange risk

The Group operates in Greece and consequently its transactions are carried out in Euros. The Group is not exposed to foreign exchange risk.

Interest rate risk

The Group's interest rate risk derives mainly from bank loans with floating interest rates based on Euribor. The risk is partially hedged with cash held at floating rates.

The Group considers its exposure to interest rate risk and manages the risk of changes in interest rates taking into account the possibility of refinancing, renewal of existing loans, alternative means of financing and hedging. The interest rate risk is disclosed in note 2.11 of the annual consolidated and standalone financial statements for the year that ended at 31.12.2019.

Price risk

The Group is exposed to price risk relating to fluctuations of the rental prices of its investment property primarily connected to inflation risk, which is limited, as the Group enters into long term operating lease arrangements with customer for a period of at least six years in which annual rental increases are linked to the consumer price index plus a spread of up to 2%.

The demand of spaces in the Company's investment property may decrease due to the difficult economic condition or due to increased competition. The above may result to lower occupancy rates, renegotiation of the terms of lease contracts, higher costs required for the lease contracts, lower revenue from base remuneration, as well as of lease contracts with possible lower duration.

Liquidity risk

Group's and Company's liquidity needs are satisfied in full by the timely forecasting of cash needs in conjunction with the prompt receipt of receivables and by using sufficient and available cash resources.

Surplus cash held by the Group over and above balance required for working capital management are transferred to the Group treasury department. Group treasury invests surplus cash in interest bearing current

accounts, time deposits, money market deposits and marketable securities, by choosing instruments with appropriate maturities or sufficient liquidity to provide sufficient head-room as determined by the above-mentioned forecasts. Cash and cash equivalents are considered assets with high credit risk since the current macroeconomic environment in Greece affects significantly the local banks. The Group does not anticipate any credit losses in deposits held at banks as a result of banks' credit rating downgrade. .

Reference is made to note 3 to the annual financial statements for the year ended 31 December 2019.

RELATED-PARTY TRANSACTIONS

The related-party transactions according to IAS 24 of the Company and the Group are disclosed in the note 28 of the consolidated financial statements for the year ended on 31 December 2019. It is noted that the transactions with the related parties are intra-group transactions and there are not significant transactions with related parties outside Group.

ENVIRONMENTAL ASPECTS

For the Group, environmental and social responsibility is a key aspect in every business and commercial venture.

Carefully planned, with modern architectural design and model support services, the Company's shopping centers aim to ensure that they all operate in an environmentally friendly way that promotes sustainable development and responsible entrepreneurship. More specifically, Building Management Systems (BMS) are in place in all shopping centers to control lighting and air conditioning, optimizing energy consumption and maximizing energy efficiency.

Furthermore, modern waste management practices and processes are used, focusing on recycling (five flows division - material categories – recycling). Similarly, used oils and fats are collected from the health centers of the shopping centers by authorized companies, thus avoiding their pouring in the sewerage network. Hygiene stores keep stringent specifications by installing filter arrays in ventilation systems to minimize burden on air quality.

Air quality in underground car parks in shopping centers is constantly controlled by a special automatic installation to keep the air at constant permissible levels.

EMPLOYMENT

a) Equal Opportunities

The Company is committed to the International Standards for the diversity and equality of opportunities in all of its employment practices and activities. It provides equal opportunities to all the employees and candidates regardless of hierarchy levels, race, national or ethnic origin, disability, age, gender, sexual orientation or religion and explicitly forbids any discrimination that relate to the aforementioned factors.

All decisions related to recruitment, promotion, training, performance evaluation, salaries and benefits, travel, disciplinary offenses and dismissals are free from any unlawful discrimination. Noticeably, there have been no incidents of discrimination in the Company's workplace.

The constructive exploitation of diversity, respect and the attribute of worthiness of the individual differentiation as well as the formation of a fair work environment for every employee consists of a core element for the Company's achievement of its strategic objectives and its development.

b) Human Rights and Training Systems

The main purpose of the Company is the development and evolution of its people. Through institutionalized procedures the best employees who take wider responsibilities or higher positions are highlighted. That ensures the development of the employees, meritocracy and the Company's success.

The Company supports its people to learn, develop and achieve their goals and assures them the right of association. It implements training programs, which all employees can participate in, aiming to the improvement of their skills, their constant professional development and their better respondence to the fulfillment of the Company's objectives.

Performance evaluation is a key tool for the development of employees' skills and career management as well as the recognition of the work and the contribution in cases of fulfilling satisfactory operating results.

The Company considers that equal treatment of the employees is the fairer and best way of creating an environment that ensures an optimal level of performance. Equal treatment policy, without gender, age, religion or nationality discrimination, exists – without being exhausted - in the fields of recruitment, training, salaries and dismissals.

c) **Health and Safety**

The formation of an environment of health and safety in the workplace, through a coordinated effort of management and personnel, consist of a basic priority of the Company since they effectively contribute to the development and progress of the Company. For this reason, the Company continuously invests on this sector.

The Company takes the following main measures:

- It conducts risk reviews in health and safety matters
- It conducts systematic measurements to the air quality, the noise level and the suitability of brightness in its premises
- It has drafted an office evacuation draft and has created special groups of employees who are in charge of the implementation of the plan and conducts evacuation tests of the buildings twice a year.
- It trains and informs regularly the employees on matters of fire safety, emergency situation management, provision of first aid (there is a special group trained and certified in KARPA and the use of defibrillators that exist in the Company's buildings).

BRANCHES

The branch office of the Group consists the commercial and leisure shopping center "Mediterranean Cosmos" at 11th km of National road Thessaloniki – New Moudania.

Maroussi June 12, 2020

THE BOD PRESIDENT	THE VICE PRESIDENT & CHIEF EXECUTIVE OFFICER
ANASTASIOS K. GIANNITSIS	ODYSSEUS E. ATHANASIOU

Independent Auditor's Report

To the Shareholders of "Lamda Malls S.A."

Report on the audit of the separate and consolidated financial statements

Our opinion

We have audited the accompanying separate and consolidated financial statements of Lamda Malls S.A. Company (Company or/and Group) which comprise the separate and consolidated statement of financial position as of 31 December 2019, the separate and consolidated statements of profit or loss, comprehensive income, changes in equity and cash flow statements for the year then ended, and notes to the separate and consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the separate and consolidated financial statements present fairly, in all material respects the separate and consolidated financial position of the Company and the Group as at 31 December 2019, their separate and consolidated financial performance and their separate and consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards, as adopted by the European Union and comply with the statutory requirements of Law 4548/2018.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs), as they have been transposed into Greek Law. Our responsibilities under those standards are further described in the Auditor's responsibilities for the audit of the separate and consolidated financial statements section of our report. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Independence

During our audit we remained independent of the Company and the Group in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) that has been transposed into Greek Law, and the ethical requirements of Law 4449/2017, that are relevant to the audit of the separate and consolidated financial statements in Greece. We have fulfilled our other ethical responsibilities in accordance with Law 4449/2017, and the requirements of the IESBA Code.

Other Information

The members of the Board of Directors are responsible for the Other Information. The Other Information is the Board of Directors Report (but does not include the financial statements and our auditor's report thereon), which we obtained prior to the date of this auditor's report.

Our opinion on the separate and consolidated financial statements does not cover the Other Information and except to the extent otherwise explicitly stated in this section of our Report, we do not express an audit opinion or other form of assurance thereon.

In connection with our audit of the separate and consolidated financial statements, our responsibility is to read the Other Information identified above and, in doing so, consider whether the Other Information is materially inconsistent with the separate and consolidated financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

With respect to the Board of Directors Report, we considered whether the Board of Directors Report includes the disclosures required by Law 4548/2018.

Based on the work undertaken in the course of our audit, in our opinion:

- The information given in the the Board of Directors' Report for the year ended at 31 December 2019 is consistent with the separate and consolidated financial statements,
- The Board of Directors' Report has been prepared in accordance with the legal requirements of articles 150 and 153 of Law 4548/2018.

In addition, in light of the knowledge and understanding of the Company and Group and their environment obtained in the course of the audit, we are required to report if we have identified material misstatements in the Board of Directors' Report. We have nothing to report in this respect.

Responsibilities of Board of Directors and those charged with governance for the separate and consolidated financial statements

The Board of Directors is responsible for the preparation and fair presentation of the separate and consolidated financial statements in accordance with International Financial Reporting Standards, as adopted by the European Union and comply with the requirements of Law 4548/2018, and for such internal control as the Board of Directors determines is necessary to enable the preparation of separate and consolidated financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the separate and consolidated financial statements, the Board of Directors is responsible for assessing the Company's and 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 Board of Directors either intends to liquidate the Company and Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Company's and Group's financial reporting process.

Auditor's responsibilities for the audit of the separate and consolidated financial statements

Our objectives are to obtain reasonable assurance about whether the separate and 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 separate and 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 separate and 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 Company's and 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 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 Company's and 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 separate and 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 Company and Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the separate and consolidated financial statements, including the disclosures, and whether the separate and consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Company and Group audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance 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.

Report on other legal and regulatory requirements

"With respect to the Board of Directors Report, the procedures we performed are described in the "Other Information" section of our report".

Athens, 12 June 2020
The Certified Auditor Accountant

PricewaterhouseCoopers
Auditing Company S.A.
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LAMDA MALLS S.A.

Standalone and Consolidated Financial Statements for the year ended 31 December 2019

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LAMDA MALLS S.A.

Statement of financial position (Company and Consolidated)

Amounts in €	Note	GROUP 31.12.2019	GROUP 31.12.2018	COMPANY 31.12.2019	COMPANY 31.12.2018
ASSETS					
Non-current assets					
Investment property	5	519.427.568	390.850.000	-	-
Tangible assets	6	1.577.012	1.562.607	-	-
Intangible assets	7	44.229	52.164	-	-
Right-of-use assets	31	16.086	-	8.279	-
Investments in subsidiaries	8	-	-	172.656.643	172.656.643
Other receivables	9	9.604.076	9.896.374	5.654	-
		530.668.972	**402.361.145**	**172.670.575**	**172.656.643**
Current assets					
Trade and other receivables	9	6.995.496	10.904.095	13.769	9.000.490
Current tax assets		608.303	-	-	-
Cash and cash equivalents	10	36.431.861	31.079.360	4.203.575	2.822.732
		44.035.660	**41.983.454**	**4.217.344**	**11.823.221**
Total assets		**574.704.632**	**444.344.600**	**176.887.920**	**184.479.864**
EQUITY					
Equity attributable to equity holders					
Share capital	12	172.792.043	172.792.043	172.792.043	172.792.043
Other reserves	13	5.678.761	5.136.223	1.723.356	1.134.992
Retained earnings		181.672.778	160.467.431	1.095.325	9.647.810
Business combination diferrences	32	(88.871.204)	(88.871.204)	-	-
Total equity		**271.272.377**	**249.524.493**	**175.610.724**	**183.574.845**
LIABILITIES					
Non-current liabilities					
Borrowings	14	155.879.941	104.122.127	-	-
Deferred tax liabilities	17	52.864.115	46.648.364	-	-
Lease liability	31	78.144.877	-	89	-
Net employee defined benefit liabilities	18	178.948	-	178.948	-
Derivative financial instruments	16	775.886	-	-	-
Other non-current liabilities	15	156.721	258.550	-	-
		288.000.488	**151.029.042**	**179.037**	**-**
Current liabilities					
Trade and other payables	15	14.043.001	11.822.954	1.089.821	905.019
Current tax liabilities		6.060	1.086.205	-	-
Lease liability	31	349.157	-	8.338	
Borrowings	14	1.033.549	30.881.907	-	-
		15.431.767	**43.791.066**	**1.098.159**	**905.019**
Total liabilities		**303.432.255**	**194.820.107**	**1.277.196**	**905.019**
Total equity and liabilities		**574.704.632**	**444.344.600**	**176.887.920**	**184.479.864**

These consolidated and standalone financial statements of LAMDA Malls SA for the year ended December 31, 2019 have been approved for issue by the Company's Board of Directors on June 12, 2020.

Chairman of the BoD	THE VICE PRESIDENT AND CHIEF EXECUTIVE OFFICER	Chief Financial Officer
ANASTASIOS K. GIANNITSIS ID H865601	ODYSSEAS E. ATHANASIOU ID AB510661	VASSILIOS BALOUMIS ID AK130062

Notes on pages 16 to 59 form an integral part of these financial statements.

Income Statement (Company and Consolidated)

Amounts in €	Note	GROUP 01.01.2019 to 31.12.2019	GROUP 01.01.2018 to 31.12.2018	COMPANY 01.01.2019 to 31.12.2019	COMPANY 01.01.2018 to 31.12.2018
Revenue	19	45.480.452	44.562.258	-	-
Dividends income		-	-	15.562.725	12.965.227
Net gain from fair value adjustment on investment property	5	31.008.595	48.254.546	-	-
Expenses related to investment property	20	(9.629.489)	(11.419.838)	-	-
Employee benefits expense	22	(2.636.578)	-	(2.636.578)	-
Depreciation	6,7,31	(401.981)	(360.965)	-	-
Other operating income / (expenses) - net	21	(486.543)	(3.118.621)	(160.269)	(2.787.049)
Operating profit		**63.334.454**	**77.917.380**	**12.765.878**	**10.178.178**
Finance income	23	13.290	17.966	2.308	3.116
Finance costs	23	(7.893.669)	(5.449.604)	(26.340)	(38.751)
Profit before income tax		**55.454.075**	**72.485.742**	**12.741.846**	**10.142.543**
Income tax expense	24	(12.410.549)	(15.465.158)	-	-
Profit for the year		**43.043.527**	**57.020.584**	**12.741.846**	**10.142.543**

Notes on pages 16 to 59 form an integral part of these financial statements.

Comprehensive income statement (Company and Consolidated)

	GROUP		COMPANY	
Amounts in €	01.01.2019 to 31.12.2019	01.01.2018 to 31.12.2018	01.01.2019 to 31.12.2019	01.01.2018 to 31.12.2018
Profit for the year	**43.043.527**	**57.020.584**	**12.741.846**	**10.142.543**
Actuarial losses, after tax	(48.668)	-	-	-
Change in cash flow hedges, after tax	(589.673)	160.043	-	-
Items that may be subsequently reclassified to Income Statement	**(638.341)**	**160.043**	**-**	**-**
Other Comprehensive Income for the year	**(638.341)**	**160.043**	**-**	**-**
Total Comprehensive Income for the year	**42.405.185**	**57.180.627**	**12.741.846**	**10.142.543**

Notes on pages 16 to 59 form an integral part of these financial statements.

Statement of changes in equity (Consolidated)

Amounts in €	Note	Share capital	Other reserves	Retained earnings	Business combination diferrences	Total equity
GROUP						
1 January 2018		**172.792.043**	**3.977.077**	**116.362.989**	**(88.871.204)**	**204.260.905**
Total Income:						
Profit for the year		-	-	57.020.584	-	57.020.584
Other comprehensive income for the year:						
Change in cash flow hedges, after tax	16	-	160.043	-	-	160.043
Total comprehensive income for the year		**-**	**160.043**	**57.020.584**	**-**	**57.180.627**
Transactions with the shareholders:						
Other reserves	13	-	999.103	(999.103)	-	-
Dividends for 2017	29	-	-	(11.917.040)	-	(11.917.040)
		-	**999.103**	**(12.916.143)**	**-**	**(11.917.040)**
31 December 2018		**172.792.043**	**5.136.223**	**160.467.431**	**(88.871.204)**	**249.524.493**
1 January 2019		**172.792.043**	**5.136.223**	**160.467.431**	**(88.871.204)**	**249.524.493**
Total Income:						
Profit for the year		-	-	43.043.527	-	43.043.527
Other comprehensive income for the year:						
Actuarial losses, after tax		-	(48.668)	-	-	(48.668)
Change in cash flow hedges, after tax	16	-	(589.673)	-	-	(589.673)
Total comprehensive income for the year		**-**	**(638.341)**	**43.043.527**	**-**	**42.405.185**
Transactions with the shareholders:						
Other reserves	13	-	1.180.879	(1.180.879)	-	-
Dividends for 2018	29	-	-	(9.629.100)	-	(9.629.100)
Interim dividend 2019	29	-	-	(11.028.200)	-	(11.028.200)
		-	1.180.879	(21.838.179)	-	(20.657.300)
31 December 2019		**172.792.043**	**5.678.761**	**181.672.778**	**(88.871.204)**	**271.272.377**

Notes on pages 16 to 59 form an integral part of these financial statements.

Statement of changes in equity (Company)

Amounts in €		Share capital	Other reserves	Retained earnings	Total equity
COMPANY					
1 January 2018		**172.792.043**	**627.865**	**11.929.434**	**185.349.342**
Total Income:					
Profit for the year				10.142.543	10.142.543
Total comprehensive income for the year		**-**	**-**	**10.142.543**	**10.142.543**
Transactions with the shareholders:					
Other reserves	13	-	507.127	(507.127)	-
Dividends for 2017	29	-	-	(11.917.040)	(11.917.040)
		-	507.127	(12.424.167)	(11.917.040)
31 December 2018		**172.792.043**	**1.134.992**	**9.647.810**	**183.574.845**
1 January 2019		**172.792.043**	**1.134.992**	**9.647.810**	**183.574.845**
Total Income:					
Profit for the year		-	-	12.741.846	12.741.846
Actuarial losses, after tax		-	(48.668)	-	(48.668)
Total comprehensive income for the year		**-**	**(48.668)**	**12.741.846**	**12.693.178**
Transactions with the shareholders:					
Other reserves	13	-	637.032	(637.032)	-
Dividends for 2018	29	-	-	(9.629.100)	**(9.629.100)**
Interim dividend 2019	29	-	-	(11.028.200)	**(11.028.200)**
		-	**637.032**	**(21.294.332)**	**(20.657.300)**
31 December 2019		**172.792.043**	**1.723.356**	**1.095.325**	**175.610.724**

Notes on pages 16 to 59 form an integral part of these financial statements.

Cash Flow Statement (Company and Consolidated)

		GROUP		COMPANY	
Amounts in €	**Note**	**01.01.2019 to 31.12.2019**	**01.01.2018 to 31.12.2018**	**01.01.2019 to 31.12.2019**	**01.01.2018 to 31.12.2018**
Cash flows from operating activities					
Cash generated from / (used in) operations	25	38.857.224	21.537.178	(2.492.471)	(1.895.691)
Interest expense on lease liabilities	31	(3.460.227)	-	(482)	-
Interest paid and interest related finance cost		(3.723.026)	(4.966.386)	(25.858)	(38.751)
Income taxes paid		(7.697.033)	(5.622.921)	-	-
Net cash inflow / (outflow) from operating activities		**23.976.937**	**10.947.872**	**(2.518.811)**	**(1.934.442)**
Cash flows from investing activities					
Purchase of property, plant and equipment and in	5,6	(19.346.185)	(2.268.300)	-	-
Purchase of intangible assets	7	(795)	(7.723)	-	-
Dividends received		-	-	24.562.645	9.512.327
Interest received		2.823	3.014	2.272	3.014
Net cash inflow / (outflow) from investing activities		**(19.344.157)**	**(2.273.009)**	**24.564.917**	**9.515.341**
Cash flows from financing activities					
Dividends paid to shareholders	29	(20.657.300)	(11.194.446)	(20.657.300)	(11.194.446)
Repayment of lease liabilities	31	(153.291)	-	(7.963)	-
Proceeds from borrowings	14	97.270.000	71.180.000	-	-
Repayment of borrowings	14	(74.840.684)	(62.068.953)	-	-
Borrowings transaction costs	14	(899.004)	(1.265.111)	-	-
Net cash inflow / (outflow) from financing activities		**719.720**	**(3.348.510)**	**(20.665.263)**	**(11.194.446)**
Net increase / (decrease) in cash and cash equivalents		**5.352.501**	**5.326.353**	**1.380.843**	**(3.613.548)**
Cash and cash equivalents at the beginning of the year	10	31.079.360	25.753.007	2.822.732	6.436.279
Cash and cash equivalents at end of year	10	**36.431.861**	**31.079.360**	**4.203.575**	**2.822.732**

Notes on pages 16 to 59 form an integral part of these financial statements.

Notes to the consolidated and standalone financial statements

1. General information

These financial statements include the standalone financial statements of the Company LAMDA Malls S.A. (the "Company") and the consolidated annual financial statements of the Company and its subsidiaries (together "the Group") for the fiscal year ended 31 December 2019. The names of the subsidiaries are presented in note 8 .

The main activities of the Group is the operation of the shopping centers "Mediterranean Cosmos" that is located in Pylaia Thessaloniki and "Golden Hall" in Maroussi Attica.

The registered office is located at 37^{A} Kifissias Ave., 15123, Maroussi, it is registered in the General Electronic Commercial Registry with the unique number 141173801000 and its website address is www.lamdamalls.gr. The Company LAMDA DEVELOPMENT S.A., ("Parent company" of the Company) which is also domiciled in Maroussi, as of 31.12.2019, is the main shareholder of the Company with interest held at 54,57% of the share capital directly and 68,3% indirectly (through its subsidiary Lamda Development (Netherlands) BV by 100%) and therefore the Group's financial statements are included in Parent's consolidated financial statements. The remaining 31,7% of LAMDA MALLS SA is held by Wert Blue Sarl, a 100% subsidiary company of the company Värde Partners.

These annual consolidated and standalone financial statements have been approved for release by the Company's Board of Directors on 12 June 2020 and are subject to the approval of the ordinary General Meeting of Shareholders.

2. Summary of significant accounting policies

2.1. Basis of preparation of annual financial statements

These standalone and consolidated financial statements have been prepared by Management in accordance with International Financial Reporting Standards (IFRS) and Interpretations by the International Financial Reporting Interpretations Committee (IFRIC), as they have been adopted by the European Union, and present the financial position, the operating results and the cash flows based on a going concern assumption which assumes that the Company has plans in place to avoid material disruptions to its operations and available financial resources to meet its operating requirements. In this respect Management has concluded that (a) the basis of going concern assumption of these financial statements is appropriate, and (b) all assets and liabilities are appropriately presented in accordance with the Company's accounting policies.

The Management's decision to apply the going concern principle is based on the assumptions that are related to the possible impact of the spread of coronavirus COVID-19 (note 32).

The factors above have been taken into account by Management when preparing the financial statements for the year ended December 31, 2019. In this uncertain economic environment, management continually assesses the situation, in this uncertain economic environment, and its possible future impact to ensure that all necessary actions and measures are taken in order to minimize any impact on the Group's operations.

Note 3, dealing with "Financial risk management" provides information on the Group's overall risk management approach as well as the general financial risks that the Group faces regarding the going concern principle.

These annual consolidated and standalone financial statements have been prepared under the historical cost convention, except for the investment property and the derivative financial instruments which are presented at fair value.

The preparation of financial statements in accordance with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgement in the process of applying the Group's accounting policies. In addition, the use of certain estimates and assumptions is required that affect the balances of the assets and liabilities, the disclosure of contingent assets and liabilities as at date of preparation of the financial statements and the amounts of income and expense during the reporting period. Although these estimates are based on the best knowledge of management in relation to the current conditions and actions, the actual results can eventually differ from these estimates. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements disclosed in note 4.

2.2. New standards, amendments to standards and interpretations

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning on or after 1.1.2019. The Group's assessment of the effect of these new standards, amendments to standards and interpretations is presented below:

Standards and Interpretations effective for the current financial year

IFRS 16 'Leases'

IFRS 16 has been issued in January 2016 and supersedes IAS 17. The objective of the standard is to ensure the lessees and lessors provide relevant information in a manner that faithfully represents those transactions. IFRS 16 introduces a single lessee accounting model and requires a lessee to recognize assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. IFRS 16 substantially carries forward the lessor accounting requirements in IAS 17. Accordingly, a lessor continues to classify its leases as operating leases or finance leases, and to account for those two types of leases differently. The effect of this standard on the Group is described in note 31. The application of the standard did not have an impact on the leases that the Group operates as a lessor.

IFRS 9 (Amendments) 'Prepayment Features with Negative Compensation'

The amendments allow companies to measure particular prepayable financial assets with so-called negative compensation at amortized cost or at fair value through other comprehensive income if a specified condition is met instead of at fair value through profit or loss. The amendment had no impact on the financial statements of the Group.

IAS 28 (Amendments) 'Long term interests in associates and joint ventures'

The amendments clarify that companies account for long-term interests in an associate or joint venture, to which the equity method is not applied, using IFRS 9. The amendment had no impact on the financial statements of the Group.

IFRIC 23 'Uncertainty over income tax treatments'

The interpretation explains how to recognise and measure deferred and current income tax assets and liabilities where there is uncertainty over a tax treatment. IFRIC 23 applies to all aspects of income tax accounting where there is such uncertainty, including taxable profit or loss, the tax bases of assets and liabilities, tax losses and credits and tax rates. The interpretation had no impact on the financial statements of the Group.

IAS 19 (Amendments) 'Plan amendment, curtailment or settlement'

The amendments specify how companies determine pension expenses when changes to a defined benefit pension plan occur. The interpretation had no impact on the financial statements of the Group.

Annual Improvements to IFRS (2015 – 2017 Cycle)

The amendments set out below include changes to four IFRSs.

IFRS 3 'Business combinations'
The amendments clarify that a Company remeasures its previously held interest in a joint operation when it obtains control of the business.

IFRS 11 'Joint arrangements'
The amendments clarify that a Company does not remeasure its previously held interest in a joint operation when it obtains joint control of the business.

IAS 12 'Income taxes'
The amendments clarify that a Company accounts for all income tax consequences of dividend payments in the same way.

IAS 23 'Borrowing costs'
The amendments clarify that a Company treats as part of general borrowings any borrowing originally made to develop an asset when the asset is ready for its intended use or sale.

Standards and Interpretations effective for subsequent periods

IFRS 3 (Amendments) 'Definition of a business' (effective for annual periods beginning on or after 1 January 2020)

The amended definition emphasises that the output of a business is to provide goods and services to customers, whereas the previous definition focused on returns in the form of dividends, lower costs or other economic benefits to investors and others. The amendments have not yet been endorsed by the EU.

IAS 1 and IAS 8 (Amendments) 'Definition of material' (effective for annual periods beginning on or after 1 January 2020)

The amendments clarify the definition of material and how it should be applied by including in the definition guidance which until now was featured elsewhere in IFRS. In addition, the explanations accompanying the definition have been improved. Finally, the amendments ensure that the definition of material is consistent across all IFRS. The amendments have not yet been endorsed by the EU.

IFRS 9, IAS 39 and IFRS 7 (Amendments) 'Interest rate benchmark reform' (effective for annual periods beginning on or after 1 January 2020)

The amendments modify some specific hedge accounting requirements to provide relief from potential effects of the uncertainty caused by the IBOR reform. In addition, the amendments require companies to provide additional information to investors about their hedging relationships which are directly affected by these uncertainties. The amendments have not yet been endorsed by the EU.

IAS 1 (Amendment) 'Classification of liabilities as current or non-current' (effective for annual periods beginning on or after 1 January 2022)

The amendment clarifies that liabilities are classified as either current or non-current depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the reporting date. The amendment also clarifies what IAS 1 means when it refers to the 'settlement' of a liability. The amendment has not yet been endorsed by the EU.

There are no other new standards or amendments to standards, which are obligatory for financial years that begin during current year.

2.3. Consolidation

(a) 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. Subsidiaries are fully consolidated from the date on which control is transferred to the Group and they are deconsolidated from the date that control ceases.

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 assumed to the former owners of the acquiree and shares 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 and liabilities and contingent liabilities assumed in a business combination are measured initially at their fair values at the acquisition date. The Group recognises 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 recognised amounts of acquiree's identifiable net assets.

Acquisition-related costs are recorded in the Income Statement.

If the business combination is achieved in stages, the fair value of the equity interest held by the Group to the acquired entity is re-measured to fair value at the acquisition date any gains or losses arising from such re measurement are recognized in Income Statement.

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.

Inter-company transactions, balances and unrealized gains on transactions between Group entities are eliminated. Unrealized losses are also eliminated. Accounting policies applied by subsidiaries have been adjusted to conform to those adopted by the Group.

The Company recognizes investments in its subsidiaries in the standalone financial statements at cost less impairment. In addition, the acquisition cost is adjusted to reflect changes in price resulting from any modifications of contingent consideration.

The Company determines at each reporting date whether there is any indication that the investment in the subsidiary is impaired. In case of such indication, management determines recoverable amount as the higher amount between the value in use and the fair value less the cost to sell. When the carrying amount of the subsidiaries exceeds the recoverable amount, the respective impairment loss is recognized in the Income Statement. The determination of the recoverable amount of each subsidiary depends directly on the fair value of investment property held by the subsidiary, as the investment property is the most significant asset. The impairment that has been recognized in previous reporting periods are examined at each balance sheet date for possible reversal.

(b) Transactions with non-controlling interest

The Group accounts transactions with non-controlling interests that do not result in loss of control, like transactions with the major owners of the Group. 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 to non-controlling interests are also recorded in equity.

(c) Disposal of subsidiary

When the Group ceases to have control any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. Following this, the asset is recognized as investment in associate, joint venture of financial asset at fair value. . In addition, any amounts previously recognised in other comprehensive income are accounted for as if the Group had directly disposed of the related assets or liabilities, meaning that may be reclassified to Income Statement.

(d) Business Combinations

Business combinations among companies of the same Group are exempted from the implementation field of IFRS 3. Therefore, the Company implements these kinds of transactions, the «predecessor accounting» method. According to this method, the Company incorporates the accounting values of the entities that are combined (without any adjustment to their fair values). Any difference between the value at the date of contribution and the book value of the net asset value contributed, goes directly to equity.

2.4. Foreign currency translation

(a) Functional and presentation currency

Items included in the financial statements of each of the Group's entities are measured using the currency of the primary economic environment in which the entity operates ('the functional currency'). The consolidated financial statements are presented in Euro (€), which is the Group's financial statements presentation currency.

(b) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange differences (gains and losses) resulting from the settlement of such transactions in foreign currency and from the translation of monetary from foreign to functional currency according to the exchange rates of at reporting date , are recognised in the Income Statement.

(c) Group companies

The results and financial position of all the Group entities (none of which has the currency of a hyper-inflationary economy) that have a functional currency different from the group's presentation currency are translated into the presentation currency as follows:

i. Assets and liabilities at each reporting date are translated at the closing rate at the reporting date

ii. Income and expenses of each income statement are translated at average exchange rates (unless this average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in such case income and expenses are translated at the rate of the dates of the transactions) and

iii. All resulting exchange differences are recognised in in other comprehensive income

During consolidation procedure, exchange differences arising from the translation of the net investment in foreign entities' are recognised in equity. When a foreign operation is sold, cumulative exchange differences are recognised in the Income Statement as part of the disposal gain or loss.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rate of the reporting date.

2.5. Investment property

Property that is held for either long-term rentals or for capital appreciation or both, and that is not owner-occupied by the Group, is classified as investment property.

Investment property comprises freehold land, freehold buildings, property held under finance leases and property that is being constructed to be developed for future use as investment property.

Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs (see note 2.16). Investment properties deriving from finance and operating leases are initially recognized at the lower of fair value of the property or the present value of the minimum lease payments.

After initial recognition, investment property is carried at fair value. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the Group uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. These valuations are performed semi-annually by independent external valuers in accordance with the guidance issued by the International Valuation Standards Committee.

Fair value measurement on property under construction is only applied if the fair value is considered to be reliably measured. Otherwise, it is recognized at cost and remain at cost (less any impairment) until (a) the fair value can be reliably measured or (b) the construction is completed.

Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value.

The fair value of investment property reflects, among other things, rental income from current leases, income from concession arrangements and assumptions about rental income from future leases in the light of current market conditions.

The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognised as a liability, including finance lease liabilities in respect of leasehold land classified as investment property. Other outflows, including contingent rent payments, are not recognised in the financial statements.

Subsequent expenditure is charged to the property’s carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Group and the cost of the item can be measured reliably. Repairs and maintenance costs are expensed in the Income Statement when incurred.

Changes in fair values are recognised in the Income Statement. Investment properties are derecognised when they have been disposed or its use has been terminated and no cash flow is expected from its disposal.

If an investment property becomes owner-occupied, it is reclassified as tangible asset, and its fair value at the date of reclassification becomes its cost for subsequent accounting purposes.

If an item of owner-occupied property becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is recognised in equity as a revaluation of tangible under IAS 16. However, any fair value revaluation gain is recognized in Income Statement to the extent that it reverses a previous impairment loss. Any remaining gain is 21ecognized in other comprehensive income and increasing assets revaluation reserve within equity

In general, reclassifications from and to investment properties take place when there is a use change that is evidence as follows:

(a) commencement of owner-occupation, for a transfer from investment property to owner-occupied property

(b) commencement of development with a view to sale, for a transfer from investment property to inventory,

(e)

© the expiration of owner-occupied property, for a transfer from owner-occupied property to investment property,d) commencement of an operating lease to a third party, for a transfer from inventories to investment property.

2.6. Tangible assets

Tangible assets include facilities in third party buildings, transportation equipment and machinery, software, furniture and other equipment.

Tangible assets is shown at cost less subsequent depreciation and any impairment. Cost includes expenditure that is directly attributable to the acquisition of the items as well as possible borrowing costs.

Subsequent costs are accounted by increasing the tangible assets carrying amount or recognised as a separate asset, only when it is probable that future economic benefits associated with the item will flow to the Group and under the assumption that the cost can be measured reliably.

Repairs and maintenance costs are charged to the Income Statement when they are incurred.

Depreciation on other tangible assets is calculated using the straight-line method with equal annual allocations over the item's estimated useful life, in order to write down the cost in its residual value. The expected useful life of property, plant and equipment is as follows:

- Buildings in third party buildings	10-20	years
- Transportation equipment, and machinery	5-10	years
- Furniture and other equipment	5-10	years

The 'tangible assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

When tangible assets carrying amounts are greater than their recoverable amount, the difference (impairment loss) is recognized immediately in Income Statement. (see note 2.8). In case of write-off of assets that are fully obsolete, the net book value is recognised as loss in the Income Statement.

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognized in the Income Statement.

2.7. Intangible assets

Group's intangible assets refers to installed software in computers valued at cost less depreciation and any impairment losses. Depreciation is charged on a straight-line basis over the estimated useful life of those assets, which is up to 10 years.

2.8. Impairment of non-financial assets

Assets that have an indefinite useful life are not subject to amortisation but are tested annually for impairment and whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

Assets that are subject to amortisation as well as investments in subsidiaries, joint ventures and associates are tested for impairment whenever there are indications that the carrying amount may not be recoverable.

The recoverable amount is the higher of an the asset's net realisable value less costs to sell and value in use. For the purposes of the impairment's estimation, the assets are categorized at the lower level for which the cash flows can be determined separately.

Specifically, for the investments in subsidiaries, joint ventures and associates that own directly or indirectly investment property (which comprise the largest part of the Group) the valuations of the investment property are taken into account as described in note 5.

Impairment losses are recognised as an expense to the Income Statement, when they occur.

2.9. Financial assets

(f) Classification and measurement

IFRS 9 maintains the existing requirements of IAS 39 for the Classification and Measurement of Financial Liabilities. However, it eliminates the previous categories of IAS 39 for financial assets: held-to-maturity, loans and receivables and available-for-sale. According to IFRS 9, financial instruments are subsequently measured at fair value through profit or loss, at amortized cost, or at fair value through other comprehensive income.

Classification is based in two criteria:

- the business model in which the financial asset is held, whether the objective is to hold for the purpose of collecting contractual cash flows or the collection of contractual cash flows and the sale of financial assets; and
- whether the contractual cash flows of the financial asset consist exclusively of capital repayment and interest on the outstanding balance («SPPI» criterion).

The Company uses the following measurement categories for financial assets:

Financial assets measured at amortized cost

Financial assets held within the business model are classified as held for the purpose of holding and collecting contractual cash flows that meet the "SPPI" criterion. This category includes all financial assets of the Group.

Financial assets classified in this category mainly include the following assets:

- Cash and cash equivalents
- Receivables
- Other receivables

Trade receivables are amounts required from customers by selling products or providing services in the normal course of business. If the receivables are collected in the normal operating cycle of the business, which is not more than one year, they are presented as current assets, if not, they are presented as non-current assets. Trade receivables are initially recognized at fair value and subsequently measured at amortized cost using the effective interest method less the provision for impairment.

Financial assets at fair value through other comprehensive income

They relate to assets held for the purpose of both the collection of contractual cash flows and their sale and create at specific dates cash flows that consist exclusively of capital repayment and interest on outstanding capital.

Changes in the current value are recognized in other comprehensive income except for the recognition of impairment losses, interest income and foreign exchange gains / losses that are recognized in the Income Statement. When the asset is de recognized, the cumulative gain / loss recognized in other comprehensive income is reclassified to the Income Statement in the line "Other operating income / (expenses) (net)". Interest income is calculated using the effective interest method and is recognized as financial income. Foreign exchange gains / losses are recognized in the line "Foreign exchange differences" and impairment losses are recognized on a separate line in the Income Statement.

On December 31, 2019, the Group does not hold any items classified in this category.

Financial assets at fair value through profit or loss

Assets that do not meet the classification criteria under "Unamortized cost" and "Fair value through other comprehensive income" are measured at fair value through profit or loss. The gain / loss is recognized in the Income Statement in the line "Other operating income / (expenses) (net)" in the period in which it arises.

Impairment

For investments in debt securities measured at amortized cost or at fair value through other comprehensive income, as of 1 January 2018, the Company determines the impairment loss for the expected credit losses. The relevant approach depends on whether there is a significant increase in credit risk.

Expected credit losses are recognized based on the following:

- the expected 12-month credit losses are recognized on initial recognition, reflecting part of cash the flow deficiencies during the lifetime that arise if there is a breach of 12 months after the reporting date, weighted by the probability of default (Stage 1).

- the expected credit losses over the lifetime are recognized in the event of a significant increase in credit risk detected subsequent to the initial recognition of the financial instrument, reflecting cash flow deficiencies arising from all propable default events over the lifetime of a financial instrument, weighted with the probability of default (Stage 2).

- the expected credit losses over the lifetime are always recognized for receivables with impaired credit value and reported as financial instruments in Stage 3. A financial asset is considered impaired credit when one or more events have occurred that have a detrimental effect on its estimated future cash flows financial asset.

Trade receivables

The Group applies the simplified approach of IFRS 9 for the calculation of expected credit losses. The provision for impairment is always measured in an amount equal to the expected credit losses over the lifetime of receivable. For the purposes determining expected credit losses in relation to trade and other receivables (including those arising by operating leases), the Group uses a credit loss provisioning table based on the maturity of the outstanding claims. Credit loss projection are based on historical data taking into account future factors in relation to debtors and the economic environment.

Other financial assets measured at amortized costs

For other financial assets measured at amortized cost, the general approach is used as referred to above (Stage 1-3). These financial assets are considered to be low credit risk and any provision for impairment is limited to the expected credit losses of the next 12 months. In case there is a significant increase in credit risk from initial recognition, the provision for impairment is based on the expected credit losses over the life of the financial asset.

2.10. Offsetting financial instruments

Financial assets and liabilities are offset and the net amount reported in the Statement of Financial Position when there is a legally enforceable right to offset the recognised amounts and there is an intention to settle on a net basis, or realise the asset and settle the liability simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the Company or the counterparty.

2.11. Derivative financial instruments and hedging activities

The Group uses derivative financial instruments to hedge the risks related to future rate fluctuation. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured at their fair value. The method of recognising the resulting gain or loss resulting by the above valuation depends on whether the derivative is designated as a hedging instrument , and if so, by the nature of the item being hedged.

At the inception of the transaction the relationship between hedging instruments and hedged items, as well as its risk management objectives and strategy for undertaking various hedging transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions are highly effective in offsetting changes in fair values or cash flows of hedged items.

For the purpose of hedge accounting, derivative financial instruments are classified as:

1) Cash flow hedges when they are used to hedge the fluctuation of cash flows in relation to a recognized asset or liability or in relation to the exchange rate risk of a corporate commitment.

2) Fair value hedges when they are used to hedge changes in the fair value of a recognized asset or liability or corporate commitment.

As regards cash flow hedges which meet the hedge accounting criteria, the portion of changes in the fair value corresponding to effective hedging is recognized in an equity special reserve. The gain or loss relating to the ineffective portion is recognized immediately in Group’s results (Income Statement) within “Other operating income / (expenses) – net”. Amounts accumulated in equity are recycled in the Income Statement in the periods when the hedged item affects profit or loss (when the forecast sale that is hedged takes place).

As regards those fair value hedges meeting the hedge accounting criteria, the profit or loss arising from the effective portion of the financial instrument of different borrowing rates is recognized in the “Financial cost - net” account in the Income Statement. The gain or loss relating to the effective portion of interest rate swaps hedging variable rate borrowings is recognized in the Income Statement within “finance income / (cost) net”. The gain or loss relating to the ineffective portion is recognized in the Income Statement within “Other operating income / (expenses) - net”. Amounts accumulated in equity are reclassified to profit or loss in the periods when the hedged item affects profit or loss (when a forecast transaction occurs).

Hedge accounting is discontinued when the hedging instrument expires or is sold, is terminated or exercised, or when the hedge does no longer meet the criteria for hedge accounting. If a hedged transaction is not expected any longer to take place, the net accumulated profits or losses which had been recognized in the equity reserves are transferred to the Income Statement.

Any derivative financial instruments that are not designated as hedging instruments and do not meet the hedge accounting conditions are classified as derivatives held for sale and are measured at fair value through the income statement. Any fluctuations in the fair value of these derivatives that do not meet the hedge accounting conditions are recognized directly in the “Other operating income/(expenses) (net)” account in the Income Statement.

On 31.12.2019 the Group does not hold any fair value hedging instruments. On the same date the Group held instruments of cash flow hedging applying risk hedge accounting and therefore changes in fair value were recorded in a special equity reserves (note 16).

2.12. Cash and cash equivalents

Cash and cash equivalents include cash in hand, deposits held at call with banks and other short-term highly liquid investments with original maturities of three months or less and low risk.

Bank overdrafts are shown within current borrowings in the Statement of Financial Position and in the Cash Flow Statement.

2.13. Share Capital

The share capital includes ordinary shares and share premium reserve. The share capital represents the value of the company's shares that have been issued and are in circulation.

Incremental costs directly attributable to the issue of new ordinary shares are shown in equity as a deduction, net of tax, from the proceeds.

2.14. Trade and other payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payables are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer).

Trade payables are recognised initially at fair value and subsequently measured at unamortized cost using the effective interest method.

2.15. Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost using the effective interest method. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the Income Statement over the period of the loans using the effective interest method.

Borrowings are classified as current liabilities unless the Group has an unconditional right to defer settlement of the liability for at least 12 months after the reporting date.

2.16. Borrowing costs

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, are capitalized as part of the cost of this asset, for the time required until the asset is ready for use or sale. Qualifying asset is an asset that necessarily take a substantial period of time to get ready for its intended use or sale. Also, the respective borrowing cost is added to the investment property and to the inventory.

Income earned on the temporary investment of specific borrowings that have been drawn for the acquisition, construction or development of an asset is deducted from the borrowing costs eligible for capitalization.

2.17. Current and Deferred income tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in the Income Statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated using the financial statements of every company included in the consolidated financial statements, along with the applicable tax law in the respective countries where these

companies operate. Management periodically evaluates position in relation to the tax authorities and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit nor loss. Deferred income tax is determined using tax rates (and tax laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

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

Deferred tax liabilities are provided on taxable temporary differences arising from investments in subsidiaries, associates and joint arrangements, except for deferred income tax liability where the timing of the reversal of the temporary difference is controlled by the Group and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred income tax assets are recognized for temporary differences arising from investments in subsidiaries and associates, unless the Group is able to control the reversal of temporary differences and the temporary differences are not expected to be reversed in the near future.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred tax assets and liabilities relate to income taxes levied by the same taxation authority or different taxable entities where there is an intention to settle the balances on a net basis.

2.18. Provisions

Provisions are recognized when the Group has a present legal or constructive obligation as a result of past events, when it is probable that an outflow of resources will be required to settle the obligation and when the amount can be reliably estimated.

In the case there are several similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of similar obligations. In this case, a provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the reporting date (note 4.1). The discount rate used to determine the present value reflects current market assessments regarding the time value of money and the risks related to the specific liability.

2.19. Revenue recognition from investment property

Revenue includes the rental income at fair value excluding value added tax (VAT) and rebates. Revenue from investment property includes revenues from operating leases, concessions, and commercial partnership contracts.

The income from operating leases is recognized in the Income Statement using the straight-line method over the duration of the lease. The most significant part of the revenue from operating leases refers to the annual base remuneration that each tenant pays into the shopping centers (Base Remuneration – standard remuneration deriving from the commercial cooperation agreement), which is adjusted annually by CPI plus indexation which varies from tenant to tenant. When the Group provides incentives to its customers, the cost of these incentives is recognized over the duration of the lease or commercial cooperation, using the straight-line method, reducing revenue.

The above-mentioned income is recognized during the period for which the concession and commercial cooperation services are provided.

2.20. Contract revenues

Revenue comes mainly from the retail use of parking lots excluding the value added tax (VAT) and the re-pricing of premiums to the shopkeepers of the shopping centres.

2.21. Interest income

Interest income is recognized on a time-proportion basis using the effective interest method. When a receivable is impaired, the Group reduces the carrying amount to its recoverable amount, being the estimated future cash flow discounted at original effective interest rate. Afterwards, interests are calculated by using the same rate on the impaired value (new carrying amount).

2.22. Dividends

Dividend distribution to the shareholders is recognized as a liability to the financial statements when the dividend distribution is approved by the Annual General Meeting of shareholders. Interim-dividends are recognized as a deduction from the retained earnings presented in the statement of changes in equity at the period when their distribution is decided by the Company's Board of Directors, applying from 01.01.2019.

Dividend income is recognized as revenues when the right to receive payment is established.

2.23. Leases

Accounting policies applied up to 31.12.2018

(a) Company as the lessee

Leases of tangible assets where the Group has substantially all the risks and rewards of ownership are classified as finance leases. Finance leases are capitalized at the lease's commencement at the lower of the fair value of the leased property and the present value of the minimum lease payments. Each lease payment is allocated between the liability and finance charges so as to achieve a constant rate on the outstanding finance lease balance. The corresponding rental obligations, net of finance charges, are accounted for in liabilities. The interest element of the finance cost is charged to the Income Statement over the lease period. The tangible assets acquired under finance leases is depreciated over the shorter of the asset's useful life and the lease term if classified as tangible assets, while if classified as investment properties they are not depreciated but presented in their fair value.

Leases in which a significant portion of the risks and rewards of ownership are retained by another party, the lessor, are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the Income Statement on a straight-line basis over the period of the lease.

As at 31.12.2018, the Company does not hold any leases that are classified as financial leases.

(b) Company as the lessor

Assets leased under operating lease contracts are included in investment properties and measured at fair value(note 2.5). Note 2.19 describes the accounting principle of revenue recognition from leases.

In respect of the accounting policies that are applied from 01.01.2019 regarding the leases and the amended IFRS 16 "Leases" (note 31).

2.24. Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the financial statements when the dividend distribution is approved by the the Shareholders Ordinary General Assembly. The first dividend is recognized at its payment.

2.25. Roundings

Discrepancies between amounts in the financial statements and the corresponding amounts in the notes are due to the rounding off process.

3. Financial risk management

3.1. Financial risk factors

The Group's is exposed to financial risks: such as market risk (fluctuations in exchange rates, interest rates and market prices), credit risk and liquidity risk. The Group's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Group's financial performance.

Financial risks management is carried out by the central Group finance department, that operates under specific policies approved by the Board of Directors. The Board of Directors provides instructions and directions for overall risk management, as well as specific instructions regarding the management of specific risks, such as foreign exchange risk, interest rate risk and credit risk.

In addition to the foregoing, and as described in note 2.1 with respect in the macroeconomic environment in Greece, the discussions at national and international level on Greece's funding program continue to make the macroeconomic and financial environment in the country volatile. Any adverse developments cannot be predicted, however, Management is constantly assessing the situation to ensure that all necessary and effective measures and actions are taken in time to minimize any impact on the Group's activities.

(a) Market risk

i) Foreign exchange risk

The Group operates mainly in Greece and therefore its transactions are carried out in Euros. The Group is not exposed to currency risk.

ii) Price risk

The Group is exposed to price risk relating to fluctuations of the rental prices of its investment property primarily connected to inflation risk, which is limited, as the Group enters into long term operating lease arrangements with customer for a period of at least six years in which annual rental increases are linked to the consumer price index plus a spread of up to 2%.

The demand of spaces in the Company's investment property may decrease due to the difficult economic condition or due to increased competition. The above may result to lower occupancy rates, renegotiation of the terms of lease contracts, higher costs required for the lease contracts, lower revenue from base remuneration, as well as of lease contracts with possible lower duration.

iii) Interest rate risk

Interest risk mainly derives from the Group's loans with floating interest rates based on Euribor.

The Group analyses its interest rate exposure and manages the interest rate risk through refinancing, renewal of existing loans, alternative financing and hedging.

Specifically, to cover the changes in interest rates, the Group had entered into interest rate swaps for the conversion of floating interest rates into fixed amounts for part of the loan of the subsidiary LAMDA DOMI SMSA. Specifically, to cover the changes in interest rates, the subsidiary had entered into interest rate swaps for the conversion of floating interest rates into fixed amounts for part of its loan. The nominal value of interest rate swaps that are hedged as at 31.12.2019 is €44,8 million.

The sensitivity analysis below is based on change in a variable holding all other variables constant. Actually, such a scenario is unlikely to happen, and changes in variables can be related for example to change in interest rate and change in market price.

On 31 December 2019, an increase by 0,25% in interest rates on loans in the floating rate working currency applied for the entire 2019 period on a consolidated basis would lead to an increase in the financial cost of €127 thousands.

(b) Credit risk

Credit risk is managed on Group level. Credit risk arises from credit exposures to customers, as well as cash and cash equivalents.

Regarding Group`s revenue, these mainly deriving by customers with an assessed credit history and credit limits while certain sale and collection terms are applied.

Revenue will be significantly affected in case customers are unable to fulfil their contractual obligations due to either downsizing of their financial activities or weakness of the local banking system.

However, the Group on 31.12.2019 has a well-diversified tenant mix consisting mainly of profitable and reputable companies. The customers' financial condition is monitored on a recurring basis. The Company's management does not expect significant losses from impaired receivables except for those that have been provided for. Additionally, the credit risk in respect of the Group's rental of property is low over the time, due to the guarantees on the rents provided to the Group as well as due to the advance of rents in respect of Mediterranean Cosmos

The deposits and cash of the Group and the Company are rated in Moody's. The credit limit in relation to cash and cash equivalents is presented as follows:

	GROUP		**COMPANY**	
Moody's Rating	**31.12.2019**	**31.12.2018**	**31.12.2019**	**31.12.2018**
Aa3	66	-	-	-
Caa1	36.205.443	30.422.471	4.202.668	2.821.976
Caa2	83	83	-	-
	36.205.592	**30.422.554**	**4.202.668**	**2.821.976**

The remaining amount in cash and cash equivalents is related to cash in hand and time deposits.

The maximum exposure to credit risk at the reporting date is the carrying value of the trade and other receivables in the balance sheet. No credit losses are anticipated in view of the credit status of the banks that the Group keeps current accounts.

(c) Liquidity risk

Group's and Company's liquidity needs are satisfied in full by the timely forecasting of cash needs in conjunction with the prompt receipt of receivables and by using sufficient and available cash resources.

Surplus cash held by the operating entities over and above balance required for working capital management are transferred to the Group treasury. Group treasury invests surplus cash in interest bearing current accounts, time deposits, money market deposits and marketable securities, choosing instruments with appropriate maturities or sufficient liquidity to provide sufficient head-room as determined by the above-mentioned forecasts. Cash and cash equivalents are considered assets with high credit risk since the current macroeconomic environment in Greece affects significantly the local banks. We do not anticipate any losses deriving from the banks' credit ratings where the Group holds its accounts.

Based on current available cash, the management estimates that the future cash flows of the Company are fully covered for the next 12 months from the date that these financial statements are prepared.

The table below analyses the Group and Company financial liabilities into relevant maturity groupings based on the remaining period at the balance sheet to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows and for 2019, cash flows from operating leases are included.

GROUP				
Amounts in €	**Less than 1 year**	**Between 1 and 2 years**	**Between 2 and 5 years**	**Over 5 years**
31 December 2019				
Borrowings	3.699.301	8.629.673	31.719.787	139.875.546
Trade and other payables (other than public sector)	10.284.796	-	-	-
Lease liabilities	3.796.152	3.805.888	11.526.245	168.333.210
Total	**17.780.249**	**12.435.560**	**43.246.032**	**308.208.755**
Amounts in €	**Less than 1 year**	**Between 1 and 2 years**	**Between 2 and 5 years**	**Over 5 years**
31 December 2018				
Borrowings	10.905.092	18.499.843	52.386.717	60.287.476
Trade and other payables (other than public sector)	11.968.424	1.770	-	-
Total	**22.873.516**	**18.501.613**	**52.386.717**	**60.287.476**

On 19.04.2019 the Management competed the refinancing of the bond loan of the Company's subsidiary PYLAIA SMSA amount of €64,8 million with additional borrowing of €7,2 million to repay the overdraft account. It has a seven-year tenor and the repayment starts from 2021, and interest rate 3-month Euribor plus 3%. Reference is made in note 14 to the annual financial statements for the year ended 31 December 2019.

Further to the above, the Group and the Company have contingencies in respect of guarantees for good performance and other matters arising in the ordinary course of business, for which no significant additional burdens are expected to arise as described in note 27.

3.2. Capital risk management

The Group and Company objectives when managing capital are to safeguard the ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Group and Company may adjust the dividends' amounts paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

Consistent with industry practices, the Company and Group monitors capital on the basis of the gearing ratio. This ratio is calculated as total debt divided by total equity. Total debt is calculated as total borrowings

(including 'current and non-current borrowings' as shown in the consolidated statement of financial position) less cash and cash equivalents. Total equity is calculated as 'equity' as shown in the consolidated statement of financial position plus total debt.

During 2019, as well as in 2018, the Group's strategy was to maintain the gearing ratio (net debt / total equity) not to exceed 60%.

The gearing ratios at December 31, 2019 and December 31, 2018 respectively are as follows:

	GROUP	
Amounts in €	**31.12.2019**	**31.12.2018**
Total borrowings (note 14)	156.913.490	135.004.034
Less: cash and cash equivalents (note 10)	(36.431.861)	(31.079.360)
Net debt	**120.481.630**	**103.924.674**
Total equity	271.272.377	249.524.493
Total assets	**391.754.007**	**353.449.167**
Gearing ratio	31%	29%

3.3. Fair value estimation

The Group in the notes of financial statements provides the required disclosures regarding the fair value measurement through a three-level hierarchy, as follows:

- Level 1: Financial instruments that are traded in active markets and their fair value is determined based on the published quoted prices valid at the reporting date for similar assets and liabilities.
- Level 2: Financial instruments that are not traded in active markets whose fair value is determined using valuation techniques and assumptions based either directly or indirectly on market data at the reporting date.
- Level 3: Financial instruments that are not traded in active markets whose fair value is determined using valuation techniques and assumptions that are not substantially based on market data.

The items in the Statement of Financial Position that are measured and presented at fair value are investment property (note 5), the derivative financial products (note 16).

4. Significant accounting estimates and Management judgements

Estimates and judgements of the Management are continually evaluated and are based on historical experience and expectations of future events that are believed to be reasonable under the circumstances.

4.1. Critical accounting estimates and judgements

The Group makes estimates and assumptions concerning the development of future events. 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 12 months concern the following:

a. Estimate of fair value of investment property

The best evidence of fair value is current prices in an active market for similar lease and other contracts. When there is absence of such information, the Group determines the amount within a range of reasonable fair value estimates. In making its judgement, the Group considers information from a variety of sources including:

i) Current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences;

ii) Recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices; and

iii) Discounted cash flow projections based on reliable estimates of future cash flows, derived from the terms of any existing lease and other contracts and (where possible) from external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

The disclosures for the fair value estimations of the investment property are presented in note 5.

b. Estimate of the carrying value of the investments in subsidiaries

The Management on an annual basis, evaluates if there are indications for impairment regarding its investments in subsidiaries. When there are indications for impairment the Management evaluates the recoverable value of the investments and compares it with the current value in order to decide if there is a reason for an impairment provision. The Management determines the recoverable value as the biggest amount between the current amount and the fair value minus any disposal costs. Fair value is determined mainly by the fair value of the investment property that its investment owns as at December 31st each year, as this is the most significant amount of its assets.

4.2. Decisive judgements of the management for the application of the accounting principles

There are no areas that require management estimates in applying the Group's accounting policies.

5. Investment property

Amounts in €	GROUP		COMPANY	
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
Balance at 1 January	390.850.000	339.750.000	-	-
Right-of-use assets (note 31)	78.615.321	-	-	-
Subsequent expenditure on investment property (note 6)	18.953.652	2.845.454	-	-
Net gain from fair value adjustment on investment property	31.008.595	48.254.546	-	-
Balance at 31 December	**519.427.568**	**390.850.000**	-	-

The investment property includes property operating lease that amounts to €189,2 million and is related to the shopping center Mediterranean Cosmos. The rights-of-use asset of the that property according to IFRS 16 "Leases" as at 1.1.2019 amounts to €78,6 million. The reclassifications and the adjustments for the adoption of the new standard and the change in the Group's accounting policy are described in note 31.

In 2019 capital expenditure of €21,5 million occurred and are related to the expansion of the western part of the investment property of Golden Hall.

The fair value for all investment property was determined on the basis of its highest and best use by the Group taking into account each property's use which is physically possible, legally permissible and financially feasible. This estimate is based on the physical characteristics, the permitted use and the opportunity cost for each investment of the Group.

In 2019, the increase in the net fair value of investment property is mainly due to the positive effect of the discount rates and exit yields. In 2018, the significant increase in the fair value of investment property is mainly due to the positive effect of the agreement between the subsidiary Pylaia A.E. and the Ecumenical Patriarchate, the owner of the area in which the Mediterranean Cosmos Shopping Center has been developed and operated to extend the long-term lease of the above area for an additional 30 years until 2065. This agreement improved the value of the shopping center to the amount of € 28 million.

Investment property is valued on each semester or more often, in case that the market conditions meaning the terms of any existing lease and other contracts or the levels of selling prices, differ significantly from those in the previous reporting period. The valuations are prepared by independent qualified valuers mainly using the Discounted Cash Flows (DCF) for the operating properties, that are based on reliable estimates of future cash flows, deriving by the terms of any existing leases and other contracts and (where possible) by external evidence such as current market rents for similar properties in the same location and condition, using discount rates of the investment property, the designation of an exit value, as well as the current market assessments regarding the uncertainty in the amount and timing of these cash flows. For the investment properties under development a combination of residual value method and the above income approach is applied. In some cases where necessary the valuation is based on comparable approach. The aforementioned valuation methods come under hierarchy level 3 as described in note 3.

Specifically, all of the Group's investment property relates to malls, the fair value of which has been measured using the discounted future cash flow (DCF) method, as the main assumptions for the following:

- With regards to the Shopping Centres, Mediterranean Cosmos Mediterranean Cosmos is held under a lease that expires in 2065 and Golden Hall is held under a lease that expires in 2103.
- In short, the discount rates and exit yields according to the latest valuations at December 31, 2019 are as follows:

	Discount rate		Exit yields	
	31.12.2019	31.12.2018	31.12.2019	31.12.2018
Mediterrenean Cosmos	9,25%	9,75%	8,50%	9,00%
Golden Hall	9,00%	9,50%	7,50%	8,25%

- In relation to the annual consideration that every tenant of the Malls pays (Base Consideration – fixed consideration that is set in the contract), it is adjusted annually according to the CPI plus a slight indexation which is differentiated between the tenants. The average Consumer Price Index CPI that has been used over the period is 1,50%.

The most significant valuation assumptions of the investment property are the assumption regarding the future EBITDA (including the estimates regarding the future monthly rents) of each investment property as well as the discount rates applied at the valuation of the investment property. Therefore, the following table presents 4 basic scenarios regarding the impact that will have on the valuations of the following investment properties an increase/decrease of the discount rate by +/- 25 basis points (+/- 0,25%) per shopping center and office building.

Amounts in €	**Discount rate +0,25%**	**Discount rate -0,25%**
Mediterrenean Cosmos	-2,8	2,9
Golden Hall	-4,1	4,2
Malls	**-6,9**	**7,1**

The above-mentioned assessments of investment property have considered the financial situation in Greece as described in note 2.1, and the outcome is the best, based on the circumstances, assessment of the Group's investment properties. The changes in the fair value of the investment property are improved compared to the respective year of 2018 mainly due to the fall of the discount rates and the exit yields.

Management will observe the trends that will be formed in the investment property market in the next few months since the complete impact of the consequences of the economic situation in Greece may affect the value of the Group's investment property in the future. In this context, the Management carefully monitors the events regarding the spread of coronavirus, as the short-term impact on the Group's investment property that are directly connected to the Group's net asset value, remain currently unknown (note 32).

There are real estate liens and pre-notices over the total investment properties – in operation of the Group on 31.12.2019.

6. Tangible assets

Amounts in €	Lease hold land and buildings	Vehicles and machinery	Furniture, fittings and equipment	Assets under construction	Total
GROUP - Cost					
1 January 2018	**4.515**	**2.075.409**	**3.775.826**	**1.234.081**	**7.089.831**
Additions	-	-	264.912	1.739.479	2.004.390
Reclassifications	-	130.707	101.525	(232.233)	-
Transfer to investment property	-	-	-	(2.581.545)	(2.581.545)
31 December 2018	**4.515**	**2.206.116**	**4.142.263**	**159.783**	**6.512.677**
1 January 2019	**4.515**	**2.206.116**	**4.142.263**	**159.783**	**6.512.677**
Additions	-	-	283.839	19.063.688	19.347.527
Reclassifications	-	-	26.725	(26.725)	-
Disposals / Write-offs	(4.515)	-	-	-	(4.515)
Transfer to investment property	-	-	-	(18.953.652)	(18.953.652)
31 December 2019	**-**	**2.206.116**	**4.452.827**	**243.094**	**6.902.037**
Accumulated depreciation					
1 January 2018	**(2.017)**	**(1.298.162)**	**(3.295.110)**	**-**	**(4.595.288)**
Depreciation for the year	(181)	(248.956)	(105.645)		(354.781)
31 December 2018	**(2.197)**	**(1.547.117)**	**(3.400.755)**	**-**	**(4.950.070)**
1 January 2019	**(2.197)**	**(1.547.117)**	**(3.400.755)**	**-**	**(4.950.070)**
Depreciation for the year	(181)	(258.405)	(118.747)	-	(377.333)
Disposals / Write-offs	2.378	-	-	-	2.378
31 December 2019	**-**	**(1.805.523)**	**(3.519.502)**	**-**	**(5.325.024)**
Net book value as at 31 December 2018	**2.318**	**658.999**	**741.508**	**159.783**	**1.562.607**
Net book value as at 31 December 2019	**-**	**400.593**	**933.325**	**243.094**	**1.577.012**

As of 31.12.2019, the Company does not hold any tangible assets. The Group does not hold assets under finance leasing and no interest cost have been capitalized. Tangible assets are not secured by mortgages.

7. Intagible assets

Amounts in €	Software	Total
GROUP - Cost		
1 January 2018	**119.838**	**119.838**
Additions	7.723	7.723
31 December 2018	**127.561**	**127.561**
1 January 2019	**127.561**	**127.561**
Additions	795	795
31 December 2019	**128.356**	**128.356**
Accumulated depreciation		
1 January 2018	**(69.213)**	**(69.213)**
Depreciation for the year	(6.184)	(6.184)
31 December 2018	**(75.397)**	**(75.397)**
1 January 2019	(75.397)	**(75.397)**
Depreciation for the year	(8.730)	(8.730)
31 December 2019	**(84.127)**	**(84.127)**
Net book value as at 31 December 2018	**52.164**	**52.164**
Net book value as at 31 December 2019	**44.229**	**44.229**

As of 31.12.2019, the Company does not hold any intangible assets.

8. Investment in subsidiaries

The Company’s investment in subsidiaries is as follows:

	COMPANY	
Amounts in €	31.12.2019	31.12.2018
Balance at 1 January	**172.656.643**	**172.656.643**
Contributed entities	-	-
Balance at 31 December	**172.656.643**	**172.656.643**

Amounts in €			31.12.2019	31.12.2018
Name	Country of incorporation	% interest held	Carrying amount	Carrying amount
LAMDA DOMI S.M.S.A.	Greece	100%	113.141.278	113.141.278
PYLAIA S.M.S.A.	Greece	100%	59.515.365	59.515.365
Investment in subsidiaries			**172.656.643**	**172.656.643**

Notes on the above-mentioned participations:

- The country of the establishment is the same with the country of operating.
- The interest held corresponds to equal voting rights.
- The Group provides guarantees to banks including pledged shares deriving from its borrowings.

9. Trade and other receivables

	GROUP		COMPANY	
Amounts in €	**31.12.2019**	**31.12.2018**	**31.12.2019**	**31.12.2018**
Trade receivables	10.677.004	10.479.280	-	-
Less: provision for impairment of trade receivables	(7.317.579)	(7.287.372)	-	-
Trade receivables - net	**3.359.424**	**3.191.908**	**-**	**-**
Prepayments and other receivables	11.402.710	10.726.761	19.387	467
Pre-dividends receivables	-	5.547.020	-	5.547.020
Receivables from related parties (note 28)	4.632	5.934	-	-
Dividends receivables	-	-	-	3.452.900
Accrued income	1.411.790	1.019.137	36	102
Deferred expenses	574.049	460.535	-	-
Less: provision for impairment	(153.033)	(150.826)	-	-
Total	**16.599.573**	**20.800.468**	**19.423**	**9.000.490**

Receivables analysis:				
Non-current assets	9.604.076	9.896.374	5.654	-
Current assets	6.995.496	10.904.095	13.769	9.000.490
Total	**16.599.573**	**20.800.468**	**19.423**	**9.000.490**

The “Prepayments and other receivables” item above includes a net amount of €9,6 million relating to the once-off lease payment of €10 million made to the Ecumenical Patriarchate in the year 2018.

The movement in Group’s doubtful receivables is as follows:

	GROUP	
	31.12.2019	**31.12.2018**
Balance at 1 January	7.287.372	8.987.448
Charged/(credited) in the income statement	30.207	(1.642.893)
Write-offs	-	(57.183)
Balance at 31 December	**7.317.579**	**7.287.372**

The classification of the Group and Company's "Trade and Other Receivables" item in financial and non-financial assets as well as the provision for expected credit loss for financial assets is as follows:

Group	**Simplified approach**	**General approach**	**Total**
Financial assets			
Gross carrying amount 31.12.2019	12.093.389	1.801.442	13.894.831
ECL (Expected Credit Loss) allowance	(7.317.579)	(153.033)	(7.470.612)
Net carrying amount 31.12.2019	**4.775.810**	**1.648.409**	**6.424.219**
Non-financial assets 31.12.2019			10.175.354
Total trade and other receivables 31.12.2019			**16.599.573**

Group	Simplified approach	General Approach	Total
Financial assets			
Gross carrying amount 31.12.2018	17.051.736	1.144.412	18.196.148
ECL (Expected Credit Loss) allowance	(7.287.372)	(150.826)	(7.438.199)
Net carrying amount 31.12.2018	**9.764.364**	**993.586**	**10.757.949**
Non-financial assets 31.12.2018			10.042.519
Total trade and other receivables 31.12.2018			**20.800.468**

The Group and the Company apply the simplified approach mainly on the impairment of lease receivables using a credit loss provision table based on the aging of the customer balances while the general approach is used to calculate the impairment of other financial assets. The Company applies the general approach for dividends and pre-dividends receivables, the credit risk of which on 31.12.2019 is insubstantial.

10. Cash and cash equivalents

	GROUP		COMPANY	
Amounts in €	**31.12.2019**	**31.12.2018**	**31.12.2019**	**31.12.2018**
Cash at bank	36.205.592	30.422.554	4.202.668	2.821.976
Cash in hand	226.269	656.806	907	756
Total	**36.431.861**	**31.079.360**	**4.203.575**	**2.822.732**

The Group and the Company did not recognize any provision for impairment on the cash and cash equivalents as the credit risk deriving from the banks that the Group keeps current accounts is unsubstantial. Taking into account the credit status of the banks that the Group keeps its current accounts, no significant credit losses are anticipated. The above comprise the cash and cash equivalents used for the purposes of the cash flow statement. In relation to the credit risk of banks see note 3.1.b.

11. Financial instruments by category

GROUP - 31.12.2019

Financial assets	Financial assets at amortized cost
Amounts in €	
Trade and other receivables	3.359.424
Receivables from related parties	4.632
Cash and cash equivalents	36.431.861
Other financial receivables	1.667.796
Total	**41.463.713**

GROUP - 31.12.2019

Financial liabilities	Financial liabilities at amortized cost
Amounts in €	
Borrowings	156.913.490
Trade and other payables	5.235.564
Liabilities to related parties	1.740.848
Other financial payables	869.330
Interest payable	336.000
Total	**165.095.232**

COMPANY - 31.12.2019

Financial assets	Financial assets at amortized cost
Amounts in €	
Other financial receivables	19.387
Total	**19.387**

COMPANY - 31.12.2019

Financial liabilities	Financial liabilities at amortized cost
Amounts in €	
Trade and other payables	3.036
Liabilities to related parties	85.472
Total	**88.508**

GROUP - 31.12.2018

Financial assets	Financial assets at amortized cost
(Amounts in €)	
Trade and other receivables	3.191.908
Receivables from related parties	5.547.020
Cash and cash equivalents	31.079.360
Other financial receivables	10.575.934
Total	**50.394.222**

GROUP - 31.12.2018

Financial liabilities	Financial liabilities at amortized cost
(Amounts in €)	
Borrowings	135.004.034
Trade and other payables	3.851.384
Payables to related parties	2.130.055
Other financial payables	1.250.738
Total	**142.236.211**

COMPANY - 31.12.2018

Financial assets	Financial assets at amortized cost
(Amounts in €)	
Receivables from related parties	5.547.020
Dividends received	3.452.900
Other financial receivables	467
Total	**9.000.387**

12. Share capital

Amounts in €	Number of shares (thousands)	Ordinary shares	Share premium	Total
1 January 2018	**164.600.000**	**164.600.000**	**8.192.043**	**172.792.043**
Changes during the year	-	-	-	-
31 December 2018	**164.600.000**	**164.600.000**	**8.192.043**	**172.792.043**
1 January 2019	**164.600.000**	**164.600.000**	**8.192.043**	**172.792.043**
Changes during the year	-	-	-	-
31 December 2019	**164.600.000**	**164.600.000**	**8.192.043**	**172.792.043**

The share capital of the Company amounts to 164.600.000 shares of nominal value €1,00.

13. Other reserves

Amounts in €	Statutory reserves	Cumulative actuarial gains (1)	Hedging reserves (1)	Total
GROUP				
1 January 2018	**4.137.120**	**-**	**(160.043)**	**3.977.077**
Changes during the year	999.103	-	160.043	1.159.146
31 December 2018	**5.136.223**	**-**	**-**	**5.136.223**
1 January 2019	**5.136.223**	**-**	**-**	**5.136.223**
Changes during the year	1.180.879	(48.668)	(589.673)	542.538
31 December 2019	**6.317.102**	**(48.668)**	**(589.673)**	**5.678.761**

Amounts in €	Statutory reserves	Cumulative actuarial gains (1)	Total
COMPANY			
1 January 2018	**627.865**	**-**	**627.865**
Changes during the year	507.127	-	507.127
31 December 2018	**1.134.992**	**-**	**1.134.992**
1 January 2019	**1.134.992**	**-**	**1.134.992**
Changes during the year	637.032	(48.668)	588.364
31 December 2019	**1.772.024**	**(48.668)**	**1.723.356**

(1) The reserves form the cumulative actuarial losses and the hedging reserves are disclosed net of deferred tax.

Statutory reserve

A legal reserve (Group €6.317 thousands and Company €1.772 thousands) is created under the provisions of Greek law (Law 2190/20, articles 44 and 45) according to which, an amount of at least 5% of the profit (after tax) for the year must be transferred to the reserve until it reaches one third of the paid share capital. The legal reserve can only be used, after approval of the Annual General meeting of the shareholders, to offset retained losses and therefore can not be used for any other purpose.

Hedging reserve

The abovementioned reserve at 31.12.2019 corresponded to €-776 thousands from the interest rate swap's valuation at fair value (after deferred tax €-590 thousands).

14. Borrowings

	GROUP		COMPANY	
Amounts in €	**31.12.2019**	**31.12.2018**	**31.12.2019**	**31.12.2018**
Non-current				
Bond loans	155.879.941	104.122.127	-	-
Total non-current	**155.879.941**	**104.122.127**	**-**	**-**
Current				
Bond loans	1.033.549	23.701.907	-	-
Overdraft account	-	7.180.000	-	-
Total current	**1.033.549**	**30.881.907**	**-**	**-**
Total borrowings	**156.913.490**	**135.004.034**	**-**	**-**

The movements in borrowings are analyzed as follows:

Amounts in €	**GROUP**	**COMPANY**
Balance at 1 January 2018	**126.599.585**	-
Borrowings transaction costs - amortization (note 21)	558.513	-
Borrowings transaction costs	(1.265.111)	-
Repayment of borrowings	(62.068.953)	-
Overdraft account	7.180.000	
Bond borrowings	64.000.000	
Balance at 31 December 2018	**135.004.034**	**-**

	GROUP	**COMPANY**
Balance at 1 January 2019	**135.004.034**	**-**
Borrowings transaction costs - amortization (note 21)	379.144	-
Borrowings transaction costs	(899.004)	-
Repayment of borrowings	(74.840.684)	-
Bond loans	97.270.000	-
Balance at 31 December 2019	**156.913.490**	**-**

Borrowings are secured by pledges of the Company's and its subsidiaries' shares, as well as and/or by assignment of receivables from the operations of the shopping centre.

The Company's subsidiary LAMDA DOMI SMSA in 2019, increased its borrowings by €25,3 million whereas repaid capital of €2,9 million. At the end of the year, total borrowings refer to floating rate, in the amount of €86,4 million and interest rate 3-month Euribor plus 3,07%. The above subsidiary LAMDA DOMI SMSA's secured syndicated bond loan of current balance €86,4 million, granted by the following banking institutions: Eurobank Ergasias, Alpha Bank, Bank of Piraeus and HSBC France has the following covenants: Loan to value <60% and Debt Service Ratio >120%.

On 19.04.2019 the management competed the refinancing of the bond loan of the Company's subsidiary PYLAIA SMSA amount of €64,8 million with additional borrowing of €7,2 million to repay the overdraft account. It has a seven-year tenor and the repayment starts from 2021, and interest rate 3-month Euribor plus 3%. The key covenants are the following: Debt Service Cover Ratio >1,20 and Loan to value < 60%.

At 31 December 2019, all above mentioned ratios are satisfied at Group and Company level.

Total borrowings at 31.12.2019 include amortized borrowing costs of € 1,5 million, of which € 0,2 million is attributable to short-term borrowing while the remaining €1,3 million in long-term borrowing.

The maturity of non-current borrowings is as follows:

	GROUP		COMPANY	
Amounts in €	**31.12.2019**	**31.12.2018**	**31.12.2019**	**31.12.2018**
Between 1 and 2 years	3.467.580	42.263.784	-	-
Between 2 and 5 years	17.616.669	4.924.694	-	-
Over 5 years	134.795.692	56.933.650	-	-
	155.879.941	**104.122.127**	**-**	**-**

The fair value of the loans with floating rate approaches their carrying amount as it is presented in the Statement of Financial Position.

The fair value estimation of the total borrowings is based on inputs for the assets or liabilities that are not based on observable market data (unobservable inputs) (Level 3).

At 31.12.2019, the average base effective interest rate of the Group is 0,16% and the average bank spread is 3,04%. Therefore, the Group total effective borrowing rate stands at 3,20% at 31.12.2019.

15. Trade and other payables

	GROUP		COMPANY	
Amounts in €	**31.12.2019**	**31.12.2018**	**31.12.2019**	**31.12.2018**
Trade payables	5.235.564	3.851.384	3.036	14.477
Liabilities to related parties (note 26)	1.740.848	2.130.055	85.472	872.042
Social security cost and other taxes/charges	558.009	326.620	238.191	-
Unearned income	2.302.944	2.275.812	-	-
Accrued expenses	3.157.028	2.246.895	763.122	18.500
Accrued interest	336.000	-	-	-
Advances from customers	492.498	342.258	-	-
Other liabilities	376.833	908.480	-	-
Total	**14.199.722**	**12.081.505**	**1.089.821**	**905.019**

	GROUP		COMPANY	
	31.12.2019	**31.12.2018**	**31.12.2019**	**31.12.2018**
Non-current assets	156.721	258.550	-	-
Current assets	14.043.001	11.822.954	1.089.821	905.019
Total	**14.199.722**	**12.081.505**	**1.089.821**	**905.019**

Trade and other payables’ carrying amounts value approach their fair value.

16. Derivative financial instruments

	GROUP				COMPANY			
	31.12.2019		31.12.2018		31.12.2019		31.12.2018	
Amounts in €	Assets	Liabilities	Assets	Liabilities	Assets	Liabilities	Assets	Liabilities
Interest rate swaps - cash flow hedges (IRS)	-	775.886	-	-	-	-	-	-
Total	**-**	**775.886**	**-**	**-**	**-**	**-**	**-**	**-**
Non-current	-	775.886	-	-	-	-	-	-
Current	-	-	-	-	-	-	-	-
Total	**-**	**775.886**	**-**	**-**	**-**	**-**	**-**	**-**

The nominal value of interest rate swaps that are hedged (IRS) as at 31.12.2019 is €44,7 million and their maturity date is in November 2025. The interest rate swaps have been measured at fair value stated by the counterpart bank. As at 31.12.2019 the long-term borrowings floating rates are secured with interest risk derivatives (IRS) ranged according to 3-month Euribor plus 3,07%.

In the consolidated Statement of Financial Position, from the total fair value of the derivative financial instruments, (which is described under hierarchy 2 in note 3.3), as long-term liability is presented the remaining duration of the covered loan agreement which is hedged and exceeds 12 months.

The movement in fair value is related to the effective portion of the cash flow hedge and is recognized in Other Comprehensive Income (special reserve of equity) or through the Income Statement. (note 13). The effectiveness test of the cash flow hedges is based on discounted cash flows according to the forward rates (3-month Euribor) and their volatility ratio.

17. Deferred income tax

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

Due to the gradual decrease in the following years of the income tax rate in Greece, the revaluation of deferred tax assets and liabilities (note 24) resulted in deferred income tax amounting to income €1,9 million on a consolidated level (2018: €5,2 million).

The amounts which have not been offset are as follows:

	GROUP		COMPANY	
Amounts in €	31.12.2019	31.12.2018	31.12.2019	31.12.2018
Deferred tax liabilities:	**(53.137.221)**	**(46.784.035)**	**-**	**-**
Deferred tax assets:	**273.106**	**135.671**	**-**	**-**
	(52.864.115)	**(46.648.364)**	**-**	**-**

The gross movement on the deferred income tax account is as follows:

Amounts in €	GROUP		COMPANY	
	31.12.2019	**31.12.2018**	**31.12.2019**	**31.12.2018**
Balance at 1 January	**(46.648.364)**	**(37.750.240)**	**-**	**-**
Charged in the income statement (note 24)	(8.267.898)	(14.020.563)	-	-
Effect due to change in the income tax rate through the income statement (note 24)	1.865.935	5.187.808	-	-
Charged/(credited) in equity	186.213	(74.386)	-	-
Effect due to change in the income tax rate through equity	-	9.017	-	-
Balance at 31 December	**(52.864.115)**	**(46.648.364)**	**-**	**-**

The movement in deferred tax assets and liabilities during the year, without taking into consideration the offsetting of balances without the same tax jurisdictions, is as follows:

Deferred Tax Liabilities:

Amounts in €	**Investment property**	**Concession right IBC**	**Other**	**Total**
1 January 2018	**36.260.012**	**3.112.026**	**252.423**	**39.624.460**
Charged in the income statement	12.453.501	206.633	(63.254)	12.596.880
Effect due to change in the income tax rate through the income statement	(4.544.244)	(429.245)	(463.816)	(5.437.305)
Charged in equity	-	-	-	-
31 December 2018	**44.169.268**	**2.889.413**	**(274.647)**	**46.784.035**
1 January 2019	**44.169.268**	**2.889.413**	**(274.647)**	**46.784.035**
Charged in the income statement	8.026.180	198.367	-	8.224.548
Effect due to change in the income tax rate through the income statement	(1.755.785)	(115.577)	-	(1.871.361)
31 December 2019	**50.439.664**	**2.972.204**	**(274.647)**	**53.137.221**

Deferred Tax Assets:

Amounts in €	**Receivables impairment**	**Other**	**Total**
1 January 2018	**1.808.850**	**65.370**	**1.874.220**
Charged in the income statement	(1.423.683)	-	(1.423.683)
Charged in equity	-	(74.386)	(74.386)
Effect due to change in the income tax rate through equity	-	9.017	9.017
Effect due to change in the income tax rate through the income statement	(249.497)	-	(249.497)
31 December 2018	**135.671**	**-**	**135.671**

1 January 2019	**135.671**	**-**	**135.671**
Charged in the income statement	(43.350)		(43.350)
Charged in equity	-	186.213	186.213
Effect due to change in the income tax rate through the income statement	(5.427)	-	(5.427)
31 December 2019	**86.894**	**186.213**	**273.106**

- Deferred tax assets are recognized per entity based on the amounts of future taxable profit for which Management believes that there is a high probability of occurrence against which temporary difference that have resulted in a deferred tax asset can be set-off.
- In relation to the deferred tax assets for tax losses, the Management estimates the anticipated future profitability of the Company, as well as its subsidiaries and at the level that the future results will not be sufficient to cover the tax losses, no deferred tax asset has been recognized.
- The Company and the Group have not recognised deferred tax assets with respect to accumulated tax losses of approximately €6,2 million (31.12.2018: €4,3 million).
- The largest proportion of deferred tax liabilities and assets are recoverable after 12 months from the balance sheet date as these relate primarily to temporary differences associated with depreciation differences, fair value changes for investment properties and inventory, provision for redundancy and tax losses.

18. Net employee defined benefit liabilities

The amounts that have been recognized in the Statement of Financial Position are as follows:

	GROUP	**COMPANY**
Amounts in €	**31.12.2019**	**31.12.2019**
Amounts recognized in the statement of financial position		
Present value of obligations	178.948	178.948
Fair value of plan assets	-	-
Net liability in balance sheet	**178.948**	**178.948**

The amounts recognised in the Income Statements are as follows:

	GROUP	**COMPANY**
Amounts in €	**31.12.2019**	**31.12.2019**
Service cost	14.037	14.037
Interest cost	2.083	2.083
P/l charge	**16.120**	**16.120**
Recognition of past service cost	9.688	9.688
Settlement/Curtailment/Termination loss/(gain)	104.472	104.472
Total charge in the income statement	**130.280**	**130.280**

The amounts recognised in the other comprehensive Income Statement are as follows:

Amounts in €	GROUP 31.12.2019	COMPANY 31.12.2019
Reconciliation of benefit obligation		
Defined Benefit Obligation at start of year	-	**-**
Service cost	14.037	14.037
Interest cost	2.083	2.083
Benefits paid directly by the Company	-	-
Settlement/Curtailment/Termination loss	104.472	104.472
Past service cost arising over last period	9.688	9.688
Actuarial (gain)/loss	48.668	48.668
Defined Benefit Obligation at end of year	**178.948**	**178.948**

The movement in the liability recognised in the Statement of Financial Position is as follows:

Amounts in €	GROUP 31.12.2019	COMPANY 31.12.2019
Movements in Net Liability in the statement of financial position		
Total expense recognized in the income statement	130.280	130.280
Total amount recognized in the OCI	48.668	48.668
Net Liability in the statement of financial position	**178.948**	**178.948**

Amounts in €	GROUP 31.12.2019	COMPANY 31.12.2019
Remeasurements		
Liability gain/(loss) due to changes in assumptions	(44.143)	(44.143)
Liability experience gain/(loss) arising during the year	(4.525)	(4.525)
Total actuarial gain/(loss) recognised in OCI	**(48.668)**	**(48.668)**

The principal annual actuarial assumptions that were used for accounting purposes are as follows:

	GROUP 31.12.2019	COMPANY 31.12.2019
Discount rate	1,09%	1,09%
Price inflation	1,43%	1,43%
Plan duration (years)	21	21

19. Revenue

Amounts in €	GROUP		COMPANY	
	01.01.2019 to 31.12.2019	01.01.2018 to 31.12.2018	01.01.2019 to 31.12.2019	01.01.2018 to 31.12.2018
Revenues from leases				
Base remuneration	35.689.463	35.362.276	-	-
Turnover Remuneration	2.016.120	1.811.068	-	-
Office Income	1.143.434	1.181.004	-	-
Mall Income	1.911.998	2.900.558	-	-
Entrance fee (key money)	22.006	19.302	-	-
Total	**40.783.020**	**41.274.209**	**-**	**-**
Parking revenue	4.697.431	3.288.049		
Total Revenue	**45.480.452**	**44.562.258**	**-**	**-**

20. Expenses related to investment property

Amounts in €	GROUP		COMPANY	
	01.01.2019 to 31.12.2019	01.01.2018 to 31.12.2018	01.01.2019 to 31.12.2019	01.01.2018 to 31.12.2018
Operating lease	(1.289.408)	(4.840.713)	-	-
Unrecovered common area expenses borne by the owner	(2.261.587)	(2.564.409)	-	-
Proportion in the common charges of vacant units	(189.740)	(141.014)	-	-
Parking expenses	(1.616.448)	(1.575.766)	-	-
Property management services	(979.634)	(970.322)	-	-
Promotion and marketing expenses	(842.589)	(822.157)	-	-
Administrative and financial services	(240.000)	(240.000)	-	-
Technical advisors' fees	(175.837)	(96.500)	-	-
Insurance costs	(466.851)	(455.194)	-	-
Other professional fees	(179.213)	(206.851)	-	-
Commercialization	(426.189)	(281.100)	-	-
Repair and maintenance costs	(622.047)	(511.203)	-	-
Reversal of provision for impaired trade receivables (note 9)	(150.000)	1.527.314	-	-
Other	(189.948)	(241.922)	-	-
Total	**(9.629.489)**	**(11.419.838)**	**-**	**-**

21. Other operating income / (expenses) net

Amounts in €	GROUP		COMPANY	
	01.01.2019 to 31.12.2019	01.01.2018 to 31.12.2018	01.01.2019 to 31.12.2019	01.01.2018 to 31.12.2018
Asset management services	(85.472)	(2.741.845)	(85.472)	(2.741.845)
Taxes - charges	(3.734)	(22.831)	(1.393)	-
Professional fees	(331.058)	(260.972)	(27.614)	(39.524)
Operating lease	(17.791)	(11.362)	(17.791)	(3.515)
Other expenses/(income)	(48.489)	(81.612)	(27.999)	(2.165)
Total	**(486.543)**	**(3.118.621)**	**(160.269)**	**(2.787.049)**

The significant decrease in other operating expenses is attributed to the decrease in Company's expenses related to the asset management services rendered by the shareholder LAMDA DEVELOPMENT S.A. based on their services agreement. In 2019, the company LAMDA DEVELOPMENT S.A. transferred part of its

personnel to the Company following the terms of their services agreement, so the former's fee for services was reduced by the equal amount of the personnel cost.

22. Employee benefits expenses

Amounts in €	GROUP 01.01.2019 to 31.12.2019	GROUP 01.01.2018 to 31.12.2018	COMPANY 01.01.2019 to 31.12.2019	COMPANY 01.01.2018 to 31.12.2018
Wages and salaries	(1.331.452)	-	(1.331.452)	-
Social security costs	(269.587)	-	(269.587)	-
Costs - defined contribution funds (note 18)	(130.280)	-	(130.280)	-
Other benefits	(905.259)	-	(905.259)	-
Total	**(2.636.578)**	**-**	**(2.636.578)**	**-**
Number of employees at the end of the year	**23**	-	**23**	-

In 2019, the Company recruited personnel which belonged to LAMDA DEVELOPMENT S.A. until 31.12.2018.

23. Finance income / (costs)

Amounts in €	GROUP 01.01.2019 to 31.12.2019	GROUP 01.01.2018 to 31.12.2018	COMPANY 01.01.2019 to 31.12.2019	COMPANY 01.01.2018 to 31.12.2018
Interest expense:				
- Borrowings interest - contractual	(3.667.709)	(4.564.923)	-	-
- Other costs and commissions	(240.094)	(326.167)	(25.858)	(38.751)
-Interest expense on lease liabilities (note 31)	(3.460.227)	-	(482)	-
- Costs related to the extension of loan repayment installments (note 14)	(158.772)	(363.880)	-	-
- Borrowings interest - transaction costs (note 14)	(379.144)	(194.634)	-	-
	(7.905.946)	**(5.449.604)**	**(26.340)**	**(38.751)**
Exchange translation differences	12.277	-	-	-
Interest expense	**(7.893.669)**	**(5.449.604)**	**(26.340)**	**(38.751)**
Interest income:				
- Interest income	4.437	3.116	2.308	3.116
- Long-term receivables impairment	8.852	14.850	-	-
Interest income	**13.290**	**17.966**	**2.308**	**3.116**
Total	**(7.880.379)**	**(5.431.637)**	**(24.032)**	**(35.635)**

24. Income tax expense

According to the article 22 of the law 4646/2019 passed at 12.12.2019, the corporate income tax rate of legal entities in Greece is set for 2019 at 24% (2018: 28%) and for 2020 and forth at 24%.

Under Greek tax regulations, an income tax advance calculation on each year's current income tax liability is paid to the tax authorities. Net operating losses which are tax deductible, can be carried forward against taxable profits for a period of five years from the year they are generated.

	GROUP		COMPANY	
Amounts in €	**01.01.2019 to 31.12.2019**	**01.01.2018 to 31.12.2018**	**01.01.2019 to 31.12.2019**	**01.01.2018 to 31.12.2018**
Income tax	(6.008.585)	(6.632.404)	-	-
Effect due to change in the income tax rate (note 17)	1.865.935	5.187.808	-	-
Deferred tax (note 17)	(8.267.898)	(14.020.563)	-	-
Total	**(12.410.549)**	**(15.465.158)**	**-**	**-**

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the weighted average tax rate applicable to profits of the company as follows:

	GROUP		COMPANY	
Amounts in €	**01.01.2019 to 31.12.2019**	**01.01.2018 to 31.12.2018**	**01.01.2019 to 31.12.2019**	**01.01.2018 to 31.12.2018**
Profit for the year	**55.454.075**	**72.485.742**	**12.741.846**	**10.142.543**
Tax calculated at domestic tax rate applicable to profits (2019:24% 2018: 29%)	(13.308.978)	(21.020.865)	(3.058.043)	(2.941.337)
Income not subject to tax	-	-	3.735.054	3.759.916
Expenses not deductible for tax purposes	(152.459)	(137.924)	(2.177)	(1.817)
Differences, no deferred tax provision	(815.046)	(558.433)	(674.978)	(816.761)
Effect due to change in the income tax rates/Deferred tax reversal	1.865.935	6.252.064	-	-
Taxes	**(12.410.549)**	**(15.465.158)**	**-**	**-**

Tax certificate and unaudited tax years

The unaudited tax years considering the statute of limitations for the Company and the Group's companies are as follows:

	Fiscal years unaudited by the tax authorities
LAMDA MALLS A.E.	2017-2019
PYLAIA S.M.S.A.	2013-2019
LAMDA DOMI S.M.S.A.	2013-2019

For the year ended 31 December 2011 and onwards, based on the Law 4174/2013 (article 65A) as it currently stands (and as per Law 2238/1994 previously provided in article 82), up to and including fiscal years starting before 1 January 2016, the Greek société anonymes and limited liability companies whose annual financial statements are audited compulsorily were required to obtain an «Annual Tax Certificate», which is issued after a tax audit is performed by the same statutory auditor or audit firm that audits the annual financial statements.

For fiscal years starting from January 1, 2016 onwards, Annual Tax Certificate is optional, however the Group will receive it. According to the Greek tax legislation and the corresponding Ministerial Decisions, companies for which a tax certificate is issued without markings for violations of the tax legislation are not exempted from the imposition of additional taxes and fines by the Greek tax authorities after the completion of the tax

audit in the context of legislative restrictions (as a general principle, 5 years from the end of the fiscal year to which the tax return should have been filed).

The Company has been audited by the audit firm and has received the relevant tax certificate for 2018 whereas the other Group companies have received the relevant tax certificates for the fiscal years 2011 to 2018. For the fiscal years ending after 31 December 2012 and onwards and remain unaudited by the relevant tax authorities, the Company`s management estimates that any taxes that may arise will not have a material effect on the financial statements. For the fiscal year 2019 tax audit is in progress by PriceWaterhouseCoopers SA., and the relevant tax certificate is expected to be issued in the first nine months of 2020.

Pursuant to the following provisions: (a) para. 1 of art. 84 of Law 2238/1994 (unaudited income tax cases), b) para. 1 of art. 57 of Law 2859/2000 (unaudited cases of VAT (A) and (c) of para. 5 of art. 9 of Law 2523/1997 (imposition of fines for income tax cases), the right of the State to impose the tax for the fiscal years up to 2011 has been suspended until 31. 12.2017, subject to special or exceptional provisions which may provide for a longer limitation period and under the conditions that they define. Moreover, according to standard case-law of the Council of State and Administrative Courts, in the absence of a limitation provision in the Stamp duty code, the State's claim for the imposition of stamp duty is subject to the twenty-year limitation period subjected to the Article 249 of the Civil Code.

25. Cash generated from operations

		GROUP		**COMPANY**	
Amounts in €	**Note**	**01.01.2019 to 31.12.2019**	**01.01.2018 to 31.12.2018**	**01.01.2019 to 31.12.2019**	**01.01.2018 to 31.12.2018**
Profit for the year		43.043.527	57.020.584	12.741.846	10.142.543
Adjustments for:					
Income tax expense	24	12.410.549	15.465.158	-	-
Depreciation of tangible and intagible assets	6,7	401.981	360.965	-	-
Impairment of receivables		150.000	(1.527.314)	-	-
Dividends income		-	-	(15.562.725)	(12.965.227)
Provision for retirement benefit obligations	18	130.280	-	130.280	-
Interest income	23	(13.290)	(17.966)	(2.308)	(3.116)
Interest expense	23	7.893.669	5.449.604	26.340	38.751
Net gain from fair value adjustment on investment property	5	(31.008.595)	(48.254.546)	-	-
		33.008.121	**28.496.485**	**(2.666.567)**	**(2.787.049)**
Changes in working capital:					
(Increase)/decrease in trade receivables		4.066.886	(9.609.875)	(10.707)	338
(Decrease)/increase in trade payables		1.782.217	2.650.568	184.802	891.019
		5.849.103	**(6.959.307)**	**174.096**	**891.357**
Cash flows from operating activities		**38.857.224**	**21.537.178**	**(2.492.471)**	**(1.895.691)**

26. Commitments

(a) Capital commitments

As of 31.12.2019, obligations on capital expenditure, amounting to €4,1 million, have been committed at a consolidated level and have not been executed.

The Group has no contractual obligations for the repairs and maintenance of its investment property.

27. Contingent liabilities and assets

The Group and the Company have contingencies in respect of letter of guarantees for good performance and other matters arising in the ordinary course of business, for which no significant additional burdens are expected to arise as follows:

	GROUP		COMPANY	
Amounts in €	**31.12.2019**	**31.12.2018**	**31.12.2019**	**31.12.2018**
Liabilities				
Letters of guarantee related to obligations	3.532.980	10.178.004	-	2.619.609
Total	**3.532.980**	**10.178.004**	**-**	**2.619.609**
Assets				
Letters of guarantee related to receivables (from tenants)	23.582.420	23.306.684	-	-
Advance payment guarantees	332.694	407.900	-	-
Performance bonds received from contractor	1.630.003	145.950	-	-
	25.545.118	**23.860.534**	**-**	**-**

In addition to the issues mentioned above there are also the following particular issues, which are not required under IAS 37 to formulate provisions as in accordance with the relevant opinions of the Group companies' legal advisors and the estimates of the Group's Management, are not considered likely that outflow of resources will be required to settle each matter.

A public (already private) law entity under the trade name "Hellenic Olympic Committee" ("HOC") has filed a lawsuit against the Public Real Estate Property Company S.A. ("ETAD"). By means of the said lawsuit, the HOC claims to be entitled to, and therefore to be granted, the use, management and exploitation of a plot of land of its ownership in which the International Broadcasting Centre ("IBC") is built. The HOC also claims ETAD to be declared as liable for an overall amount of 90,784,500 Euros, which is alleged to have been the lease price paid by the Company under the trade name "LAMDA DOMI S.M.S.A." ("LAMDA DOMI") to ETAD (and its predecessor "HELLENIC OLYMPIC REAL ESTATE S.A") for the period 30.04.2019-30.06.2019. The said lawsuit is based on the alleged by the HOC contravention of Article 35 of Law 3342/2005 to Article 17 of the Constitution and more specifically on the allegation that the delegation of use, management and exploitation deprives the HOC from its right to use the plot and benefit therefrom as its rightful owner. Pursuant to an impleader by ETAD, LAMDA DOMI filed a "supporting intervention" in favor of ETAD, but no hearing has been scheduled so far. According to the views of the Company's legal counsels, there is reasonable ground for the Court to dismiss the HOC's lawsuit.

Additionally, there are various legal cases of the Group's companies, which are not expected to create material additional liabilities.

28. Related party transactions

The following transactions were carried out with related parties.

	GROUP		COMPANY	
Amounts in €	**01.01.2019 to 31.12.2019**	**01.01.2018 to 31.12.2018**	**01.01.2019 to 31.12.2019**	**01.01.2018 to 31.12.2018**
i) Sales of services				
- LAMDA Development SA	1.005.965	953.282	-	-
- other related parties	227.750	659.463	-	-
	1.233.715	**1.612.745**	**-**	**-**

ii) Purchases of services

- LAMDA Development SA	527.690	3.194.219	85.472	2.745.360
- companies which controlling interests belong to Latsis family	1.498.212	773.309	-	-
- other related parties	3.516.897	3.528.203	-	-
	5.542.799	**7.495.730**	**85.472**	**2.745.360**

iii) Dividend income

- subsidiaries	**-**	**-**	**15.562.725**	**12.965.227**

iv) Benefits to management

Management:				
- salaries and other short-term employment benefits	472.748	-	472.748	-
	472.748	**-**	**472.748**	**-**

v) Year-end balances from sales-purchases of servises

	GROUP		**COMPANY**	
Amounts in €	**31.12.2019**	**31.12.2018**	**31.12.2019**	**31.12.2018**
Receivables from related parties:				
- LAMDA Development SA	4.632	3.159	-	-
- other related parties	-	2.775	-	-
	4.632	**5.934**	**-**	**-**
Receivables from pre-dividends:				
- shareholders	-	5.547.020	-	5.547.020
	-	**5.547.020**	**-**	**5.547.020**
Receivables from dividends:				
-LAMDA DOMI SMSA	-	-	-	3.452.900
	-	**-**	**-**	**3.452.900**
Payables to related parties:				
- LAMDA Development SA	122.672	968.928	85.472	872.042
- companies which controlling interests belong to Latsis family	619.268	106.677	-	-
- other related parties	998.908	1.054.450	-	-
	1.740.848	**2.130.055**	**85.472**	**872.042**
Lease liabilities to related parties:				
- LAMDA Development SA	10.944	-	2.904	-
	10.944	**-**	**2.904**	**-**

Receivables and payables from and to related parties are satisfied and their carrying amounts approach their fair value.

Services from and to related parties, as well as sales and purchases of goods, take place based on the price lists in force with non-related parties.

29. Dividends

At 30.09.2019, the BoD of the Company approved the distribution of a total amount of €11.028.200,00 (thus €0,067 per share – amount in €), as a temporary dividend to the shareholders for 2019. At 31.12.2019 the temporary dividend is deducted in the equity.

At 31.05.2019 the General Meeting of the Company's Shareholders, approved the distribution of a total of €9.629.100,00 (thus €0,0585 per share – amount in €), as dividend of 2018 to the shareholders. Given the distribution of the temporary dividend of €5.547.000,00 (thus €0,0585 per share – amount in €) following the Company's BoD resolution at 10.09.2018, the remaining dividend amount to be distributed was €4.082.080,00 (€0,0248 per share – amount in €). At 31.12.2018 the temporary dividend is recognized in trade and other receivables (note 9).

30. Audit and other fees

	GROUP		COMPANY	
Amounts in €	**31.12.2019**	**31.12.2018**	**31.12.2019**	**31.12.2018**
Audit fees	66.630	65.039	14.865	14.539
Annual Tax Certificate's fees	66.600	60.020	8.000	7.420
Fees for other assurance services	8.620	8.980	620	2.480
Total	**141.850**	**134.039**	**23.485**	**24.439**

31. Changes in accounting policies

(a) Adjustments recognized on adoption of IFRS 16

This note describes the effect of IFRS 16 "Leases" on the Group and Company financial statements. The Group has decided to adopt IFRS 16 from 1 January 2019 but has not restated comparatives for the 2018 reporting period, as permitted under the specific transitional provisions in the standard. The reclassifications and the adjustments arising from the new leasing rules are therefore recognized in the opening Statement of Financial Position balance sheet on 1 January 2019. On adoption of IFRS 16, the Group recognized lease liabilities in relation to leases which had previously been classified as 'operating leases' under the principles of IAS 17 "Leases". These liabilities were measured at the present value of the remaining lease payments, discounted using the lessee's incremental borrowing rate. The weighted average lessee's incremental borrowing rate applied to the lease liabilities on 1 January 2019 was 4,5%.

In applying IFRS 16 for the first time, the Group and the Company have elected to use the permitted practical expedient in the standard that allows operating leases with a remaining lease term of less than 12 months as at 1 January 2019 to be classified as short-term leases.

The Group has also elected not to reassess whether a contract is or contains a lease at the date of initial application. Instead, for contracts entered into before the transition date the Group relied on their assessment made applying IAS 17 and IFRIC 4 – Determining whether an Arrangement contains a Lease.

As at 1 January 2019, the Group and the Company had not entered into a contract classified as finance lease whereas operating leases have been concluded with the main long-term operating lease of Mediterranean Cosmos, the right-of-use of which is classified as investment property (note 5), the car lease as well as the use of the Company's registered office in Maroussi.

The change in accounting policies affected the following items in the consolidated and individual statements of financial position on 1 January 2019:

- Investment property – increase by €78.615 thousand (Company €0 thousand)
- Right-of-use assets – increase by €32 thousand (Company €16 thousand)
- Lease liabilities – increase by €78.647 thousand (Company €16 thousand)

The change in accounting policies had no impact on Group retained earnings on 1 January 2019.

The amount of recognized right-of-use assets equals to the amount of the relating lease liabilities as of 1 January 2019. The recognized right-of-use assets for the Group and the Company relate to the following types of assets:

Group

All amounts in €	31 December 2019	1 January 2019
Land plot	78.477.568	78.615.321
Office building	10.712	21.256
Motor vehicles	5.374	10.749
Total right-of-use assets	**78.493.654**	**78.647.325**

Company

All amounts in €	31 December 2019	1 January 2019
Office building	2.904	5.641
Motor vehicles	5.374	10.749
Total right-of-use assets	**8.279**	**16.389**

For the period starting from 01.01.2019 to 31.12.2019, the Company recognized depreciation of €8.1 thousands in the Income Statement whereas the Group recognized depreciation of €15,9 thousands and €138 thousands as net gain/(loss) from fair value adjustment on investment property.

The recognized lease liabilities for the Group and the Company that relate to operating leases at 1.1.2019 and 31.12.2019 are as follows:

Company

All amounts in €	Office building	Motor vehicles	Total
Lease liability recognised as at 1 January 2019	**5.641**	**10.749**	**16.389**
Accrued interest expense	172	311	482
Lease payments	(2.908)	(5.537)	(8.445)
Lease liability recognised as at 31 December 2019	**2.904**	**5.523**	**8.427**
Current lease liabilities			8.338
Non-current lease liabilities			89
Total			**8.427**

Group

All amounts in €	Land plot	Office building	Motor vehicles	Total
Lease liability recognised as at 1 January 2019	**78.615.321**	**21.256**	**10.749**	**78.647.325**
Accrued interest expense	3.459.269	647	311	3.460.227
Lease payments	(3.597.023)	(10.959)	(5.537)	(3.613.518)
Lease liability recognised as at 31 December 2019	**78.477.568**	**10.944**	**5.523**	**78.494.034**
Current lease liabilities				349.157
Non-current lease liabilities				78.144.877
Total				**78.494.034**

The lease terms are negotiated on an individual basis and contain a wide range of different terms and conditions. The lease agreements do not impose any covenants, but leased assets may not be used as security for borrowing purposes.

Until the 2018 financial year, payments made under operating leases were charged to profit and loss on a straight-line basis over the period of the lease. From 1 January 2019, leases are recognized as a right-of-use asset and a corresponding liability at the date at which the leased asset is available for use by the Group.

(b) Group accounting policy for leases – The Group as lessee

Assets and liabilities arising from a lease are initially measured on a present value basis. Lease liabilities include the net present value of the following lease payments:

- Fixed payments, less any lease incentives receivable
- Variable lease payment that are based on an index or a rate
- Amounts expected to be payable by the lessee under residual value guarantee
- The exercise price of a purchase option if the lessee is reasonably certain to exercise that option
- Payments of penalties for terminating the lease, if the lease term reflects the lessee exercising that option.

The lease payments are discounted using the interest rate implicit in the lease. If that rate cannot be determined, the lessee`s incremental borrowing rate is used, being the rate that the lessee would have to pay to borrow the funds necessary to obtain an asset of similar value in a similar economic environment with similar terms and conditions.

Right-of-use assets are measured at cost comprising the following:

- The amount of initial measurement of lease liability
- Any lease payments made at or before the commencement date less any lease incentives received
- Any initial direct costs
- Restoration costs

Each lease payment is allocated between the liability and finance cost. The finance cost is charged to profit and loss over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The right-of-use asset is depreciated over the shorter of the right-of-use`s useful life and the lease term on a straight-line basis. In case that the right-of-use corresponds to investment property, then the right-of-use is depreciated through the Income Statement as net gain/(loss) from fair value adjustment on investment property.

Payments associated with short-term leases and leases of low-value assets are recognized on a straight-line basis as an expense in profit and loss. Short-term leases are leases with a lease term of 12 months or less. Low-value assets comprise IT-equipment and small items of office furniture.

32. Business Combinations

The Company LAMDA MALLS SA was established on March 20, 2017 by contribution in kind of the investments in the entities LAMDA DOMI S.M.S.A and PYLAIA S.M.S.A. and by contribution in cash an amount of €300 thousand. The contribution in kind was at a value determined by the valuation reports for both entities prepared according to the article 9 of law 2190/1920

According to International Financial Reporting Standards, business combinations among companies of the same Group are exempted from the implementation field of IFRS 3. Therefore, the Company implements for

these kinds of transactions, the "predecessor accounting" method. According to this method, the Company incorporates the accounting values of the entities that are combined (without any adjustment to their fair values). The Group's financial statements assume that the new structure is effective since 1 January 2016. Any difference between the value at the date of contribution and the book value of the net asset value contributed, goes directly to equity.

1/1/2016 **Statement of financial position**	**LAMDA DOMI SA**	**PYLAIA SA**	**TOTAL**
Amounts in €			
Investment property	181.900.000	145.700.000	327.600.000
Other non current assets	2.578.500	596.967	3.175.466
Other receivables	2.795.774	1.375.508	4.171.282
Cash and cash equivalents	14.714.478	9.553.717	24.268.194
Total Assets	**201.988.752**	**157.226.191**	**359.214.943**
Deferred tax liabilities	12.556.505	18.581.589	31.138.094
Borrowings long term	67.750.843	64.764.828	132.515.670
Other non-current liabilities	1.067.111	13.991	1.081.102
Borrowings short term	5.164.160	7.053.448	12.217.608
Trade and other payables	6.092.426	7.350.799	13.443.226
Total laibilities	**92.631.045**	**97.764.655**	**190.395.699**
Share capital and share premium	77.071.700	6.713.739	**83.785.439**
Other reserves	(105.238)	2.237.913	**2.132.674**
Retained earnings	32.391.246	50.509.884	**82.901.130**
Total equity	**109.357.707**	**59.461.536**	**168.819.244**
Minus:			
Other subsidiaries' reserves			**(2.132.674)**
Retained earnings of subsidiaries			**(82.901.130)**
share Capital of subsidiaries			**83.785.439**
Business combination diferrences			**88.871.204**
Share Capital LAMDA MALLS SA (note 12)			**172.656.643**

33. Events after the financial position date

The Group carefully monitors the events regarding the spread of coronavirus, in order to adjust in the special conditions arising exclusively for the treatment and restriction of spread of coronavirus COVID19. The Company has taken precautious measures for the safety of its employees and complies with obligations as enforced by the official instructions of the competent authorities. According to the IAS 10, the effects of the spread of coronavirus do not constitute an event that has impact on the Group and Company financial statements for the year that ended at December 31, 2019.

Due to the measures to reduce the spread of coronavirus COVID-19 by decision of the government, the operation of the shopping center of the Company was suspended for the period from 13.03.2020 to 17.05.2020. According to article 1 of the Act of Legislative Content (A' 68) which was ratified by article 1

of law 4683/2020 (A'83) and to which paragraph 5 was added with law 4690/30.05. 2020 Article 15, the shopkeepers are exempted from paying 40% of their rents for the months of March, April, May and June 2020. In addition to the aforementioned reductions in rents, the Group, in the context of further strengthening the shopkeepers, proceeded to further reduction by 30% of their rents for the months of April and May. Both the loss of income from the exemption from paying 40% of their rents, the additional reductions of 30% as well as the impact on the Group's financial results cannot be accurately assessed due to the fact that the phenomenon is ongoing. Indicatively, we mention that as a result of the above-mentioned Acts of Legislative Content and the Group's decision to further reduction by 30% on the total rents, the invoiced revenue for the months of March, April, May and June 2020 were reduced by €6,6 million. Furthermore, the Group has completely lost the parking revenue, the advertising revenue and the turnover rent. In the comparative period from March to May 2019, the Group had recognized revenue of €1,2 million. The impact on the Group's earnings after tax for the period from March to May June 2020 is estimated at €5,4 million.

Currently, the effects on the real economy, in Gross Domestic Product (GDP) of the country and therefore in consumption, remain unknown. The spread of the pandemic will have a negative impact on both global and domestic economic activity. It is also expected to hit sectors of the Greek economy related to the Group's activities, such as retail market. Reducing consumption may lead shopkeepers in shopping centers to fail to meet their obligations to the Group. Short-term effects on yields that are directly related to the value of the Group's investment property also remain unknown. Given the fact that the phenomenon is in progress, its effects on the Group are being evaluated and will be presented in the next financial statements.

The Management of the Company has carried out all the necessary analysis in order to confirm its cash adequacy at Company and Group level. The Group's cash flow is sufficient to ensure that its contingent obligations are met. In addition, according to estimates, it is predicted that the main financial covenants of the Group's loans will continue to be satisfied.

No further event has arisen after the balance sheet date that would have significant influence on these consolidated financial statements.