INTERCONTINENTAL INTERNATIONAL REAL ESTATE INVESTMENT COMPANY
"INTERCONTINENTAL INTERNATIONAL R.E.I.C."

INTERIM FINANCIAL REPORT
For the period from 1 January 2023 until 30 June 2023

August 2023

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Statement of the Board of Directors of the Company (according to article 5 par. 2 of Law 3556/2007)

The members of the Board, Mr. Aristotle Halikias, Chairman, Ms. Patricia Halikias, Vice-Chairman and Mr. Evangelos I. Kontos, Managing Director, we declare that to our knowledge:

- The attached Condensed Interim Financial Information for the six months ended June 30, 2023 of **INTERCONTINENTAL INTERNATIONAL R.E.I.C.** ("the Company"), which was prepared in accordance with applicable accounting standards, truthfully presents the assets and liabilities, the equity and the results of the period for the Company, in accordance with paragraphs 4 and 5 of article 5 of Law 3556/2007.
- The Interim Management Report of the Board of Directors accurately reflects the information required under paragraph 6 of article 5 of Law 3556/2007.

Athens, 25th of August 2023

The undersigned

The Chairman of the Board	The Vice-Chairman	The Managing Director
Aristotle Halikias **ID No. AE 783893**	**Patricia Halikias** **ID No. AE 783894**	**Evangelos I. Kontos** **ID No. AN 087157**

Interim Management Report of the Board of Directors for the condensed interim financial information for the six-month period that ended on the 30th of June 2023 (According to article 5 par. 6 of L. 3556/2007)

Dear Shareholders,

In accordance with the provisions of Law 3556/2007 as well as the relevant decisions of the Board of Directors of the Hellenic Capital Market Commission, we present to you the Management Report of the Board of Directors of **INTERCONTINENTAL INTERNATIONAL R.E.I.C.** (the "Company") for the Condensed Interim Financial Information for the six months ended June 30, 2023.

Financial position of the Company

On February 23, 2023, the Company signed a preliminary contract with the company "BriQ Properties REIC" which, inter alia, provides for the sale of 17 properties from the former to the latter, for a total consideration of € 60.577 million. These properties were transferred to the item "Assets held for sale" at the value of the agreed price less the costs of their sale, in accordance with IFRS 5. As a consequence of the above, the investment properties of the Company on 30.06.2023 amount to 34, of which 17 are characterized as "Assets held for sale", 15 and part of one more as investment properties, while 1 and part of one more are owner-occupied.

As depicted in the Investment Statement as at 30.06.2023, the fair value of the Company's entire portfolio of investment properties (i.e. excluding owner-occupied properties), as calculated by a Certified Valuer, amounts to **€ 114,7 million** (31 December 2022: € 112,7 million). The Company estimated the fair value of both owner-occupied properties, which on 30.06.2023 totals € 2,81 million (31 December 2022: € **2,71** million). Rental income recorded an increase (€ 436 thousand) compared to the corresponding half of 2022. The Company maintains high collectability of rents.

In more detail:

<u>Income:</u>
Rental income, due to the agreed sale of real estate, is divided between income from continuing operations and income from discontinued operations.

The Company's rental income from continuing operations for the first half of 2023 amounted to **€ 1,81 million** against € 1,4 million in the first half of 2022, (up 30%). The increase in rental income from continuing activities is due, on the one hand, to the adjustment of rents linked to the CPI and, on the other hand, to the fact that for the six months ended June 30, 2022, the revenues of the respective properties are excluded until the merger of the 2 former subsidiaries. Revenues from discontinued operations amounted to **€ 3 million** compared to € 2,98 million in the first half of 2022, remaining almost stable.

The valuation of investment properties (excluding properties held for sale, changes in fair value of which are measured in the Company's financial statements in accordance with IFRS 5) at fair value recorded gains of **€ 1,61 million** (first half 2022: profit of € 0,94 million).

Operating expenses:

Direct operating expenses related to investment properties amounted, for the first half of 2023, to **€ 0,35 million** (first half of 2022: € 0,35 million), in terms of continuing activities and **€ 0,44 million** (first half 2022: € 0,4 million) for discontinued activities.

Other operating expenses amounted to **€ 0,61 million** (first half 2022: € 0,55 million).

Profit before Tax Period:

Profit before tax from continuing operations amounted to **€ 1,48 million** (first half of 2022: € 0,95 million), while those from discontinued operation amounted to € **2,55 million.** (first half 2022: € 1,15 million).

Net Profit for the Period:

Net profit for the period from continuing operations amounted to **€ 1,36 million** (first half of 2022: € 0,92 million), while those from discontinued operations amounted to € **2,43 million** (first half 2022: € 1,12 million).

Basic Ratios

The Company's management evaluates its results and performance, identifying deviations from targets and taking corrective measures. The Company's profitability is measured using the following ratios, described as follows:

Net Operating Margin	$\frac{\text{Operating Profit}}{\text{Rental Income}}$ X 100
Net Asset Value per Share (N.A.V. p.s)	$\frac{\text{Equity}}{\text{Total Number of Shares}}$
Funds From Operations – FFO	Profit after Tax excluding the effect of fair value adjustments, foreign exchange differences, gains from the acquisition of subsidiaries, depreciation and amortization, allowance for bad debt, the net financial results and any non-recurring items.
Adjusted EBITDA	Profit before Tax excluding the effect of depreciation and amortization, net financial results, fair value adjustments, allowance for doubtful accounts and foreign exchange differences.
Current Ratio	$\frac{\text{Current Assets}}{\text{Current Liabilities}}$
Debt to Assets	$\frac{\text{Total Liabilities}}{\text{Total Assets}}$

Loan to Value	$\frac{\text{Total Borrowing}}{\text{Investment Property}}$

Performance Ratios	30.06.2023	30.06.2022
Net Operating Profit	1,04	0,59
Adjusted EBITDA	3.475.052	3.128.865
FFO	3.228.099	3.070.600

	30.06.2023	31.12.2022
Net Asset Value per Share (N.A.V.)	7,73	7,67

	30.06.2023	31.12.2022
Liquidity Ratios		
Current Ratio	1,37	2,22
Gearing Ratios		
Debt to Assets	32,79%	32,94%
Loan to Value	32,54%	33,62%

Significant events in the first half of 2023

On February 23, 2023, the Company signed a preliminary contract with the company "BriQ Properties REIC" which, inter alia, provides for the sale of 17 properties from the former to the latter, for a total consideration of € 60.577 million.

Prospects for the second half of 2023

The signing of the agreements with BRIQ for the sale of 17 properties, and consequently the sale of the Company and its merger with BRIQ, give the Company's shareholders significant prospects for growth and strengthening capital gains in the future, while immediately giving the opportunity to pay all the remaining accumulated profits of the Company, of the last 5 years following the sale of the 17 properties to BRIQ.

The Company maintains high occupancy of 94% and continues to benefit from significant annual rent adjustments, due to the continuation of high inflationary pressures.

Going concern

Management's decision to use the going concern principle is based on:

a) the Company, continuing to take into account developments regarding the unprecedented increase in inflation, as a result of the continuation of the war between Ukraine and Russia and the continued rise in interest rates, proceeds with careful steps, and constantly reassesses the situation and its possible repercussions, and, to the extent possible, ensures that all necessary and possible measures are taken in a timely manner to minimize any impact on its activities

b) the fact that there is a very strong capital adequacy, with the balance of available funds in the Company's current accounts amounting to € 3,82 million. This fact, combined with the continued and long-term profitability of the Company and the secured positive cash flows for the immediate future, guarantee the coverage of the Company's short-term liabilities as well as of all expenses of the Company for a period exceeding 12 months.

Regarding the structure of its portfolio, the Company's Management has always aimed at diversifying its investment portfolio and selecting tenants, always with strict criteria, in order to ensure the collection of rents. The same will continue to be the case, even after the sale of the 17 properties.

Events after the reporting period

There have been no significant events after the reporting period date that affect the current condensed interim financial information.

Treasury shares

On the 30th of June 2023, the Company owned a total of 26.714 treasury shares with a total nominal value of € 106.856 and cost of € 152.967. The treasury shares correspond to 0,25% of the Company's total share capital, which is less than the maximum limit of 10% set by article 49 of L. 4548/2018.

Significant risks faced by the Company

Inflationary risk

The Company's exposure to inflationary risk is minimized as the annual rent adjustments are linked to the Greek CPI. In most lease agreements, surcharge coefficients (i.e. CPI plus X%) are set in addition to the CPI, on average greater than 1,5%, while the majority of lease agreements do not set a maximum annual adjustment rate.

Credit risk

The Company does not have significant concentrations of credit risk in relation to lease receivables arising from operating lease contracts, as the majority of leases are made with high quality tenants (e.g. Alpha Bank). In addition, as mentioned in note 10 below, in order to secure the debt from Alpha Bank's bond loan, there is a cash sweep mechanism in case of non-compliance with the loan terms provided for in the bond loan agreement. Credit risk refers to cases of default of a counterparty to meet its trading obligations.

The Company's other cash and cash equivalents are invested in counterparties with a high credit rating.

Market Risk

(i) Exchange rate risk
On 30.06.2023, the Company had minimal cash reserves in foreign currency. As a result, the exchange rate risk from these reserves is no longer material.

(ii) Price risk
The Company is exposed to price risk other than financial instruments, such as real estate price risk, including real estate rental risk.

The Company does not hold equity securities or commodities, except for an immaterial number of treasury shares, and is therefore not exposed to material price risk from them.

Changes in real estate prices have an impact on the income statement and the statement of financial position (profitability and assets). The Company seeks to enter into long-term leases with quality tenants.

(iii) Interest rate risk
Interest rate risk comes mainly from the Company's borrowing. The Company's floating rate loans expose the Company to cash flow risk due to changes in borrowing rates. However, entering into an interest rate hedging contract at this stage of the rate hike cycle would not be of much economic benefit, as the rate hike has been fully discounted by the market. In any case, this risk will be significantly reduced as more than 50% of the Company's debt obligations will be repaid from the sale of the Company's 17 properties.

Liquidity risk
Prudent liquidity risk management implies adequate cash balances, the ability to raise capital through an adequate amount of committed credit facilities and the ability to close positions. The Company's liquidity is monitored by the Management at regular intervals. As can be seen from the key ratios above, the Company is not in any immediate liquidity risk.

Supervisory and Compliance Risk
The Company seeks continuous compliance with the regulations of the supervisory authorities in Greece, having both experienced staff and specialized external partners, while systematically monitoring developments in legislation and the regulatory framework and ensuring its compliance with them.

External factors and international investment
The Company currently invests only in the Greek territory but may be affected by factors such as economic instability, political turbulence and tax changes.

Environmental Matters

The Company recognizes the importance of a balanced economic development in harmony with the environment. The Company has established the following environmental goals:

- Continuous development of the investment property of the Company, with the aim to improve their energy and environmental performance.
- Preference of suppliers and associates that follow environmentally friendly practices.
- Development of environmental awareness among employees and associates of the Company through their briefing on environmental issues and the practices followed by the Company.

a) Actual and potential impact of the Company to the environment

The Company, due to the nature of its activities, does not have a significant impact on the environment as it does not generate any substantial waste. Regarding other environmental impact, such as energy or paper consumption, the Company takes care to minimize their effect.

b) Disclosures regarding the procedures followed by the Company regarding the prevention and control of pollution and the environmental impact from various factors.

The Company has adopted the following policies:

- Recycling supplies, such as paper, ink, batteries etc. as well as electronic appliances.
- Replacement of the lighting bulbs in the Company's properties, with new energy-efficient LED lights.
- Upgrading the energy efficiency of the Company's real estate properties.

Employment matters

The Company promotes diversity and equal opportunities in employment. The Company's employee candidates and executives are evaluated exclusively based on their abilities and experience, regardless of gender, age or other traits.

a) Diversity and equal opportunities policy

The Company values the principle of equality and equal opportunity in employment. Since its foundation, the Company has employed persons of different gender and age. The Company is in full compliance with the labor law.

b) Respect for the rights of employees and trade union freedom

The Company cares for the rights of all its employees and, for the time being, there is no trade union for its employees. Up to this day, the Company has not received any fines or rebukes for violation of labor law from the competent authorities.

c) Hygiene and safety at work, training systems, promotion policies and other matters

The Company takes all the necessary precautions so that its employees, as well as the associates and third parties that perform tasks for the Company, work in safety. In addition, the Company is in compliance with all fire safety regulations. The Company's personnel are trained in matters of safety and emergency situations. The Company employs a safety technician, in according with the requirements of the law.

The Company has appointed a Remuneration Committee, which is tasked with the evaluation of candidates for employment or promotion. The committee evaluates the ability and contribution of the candidates of the Company and proposes promotions for approval by the Board of Directors.

The Company's personnel are regularly trained in their field of work through seminars.

Branches

The Company does not have any branches on 30.06.2023.

Related Party Transactions

All related party transactions are made under market terms. The Company has identified the following parties to be related, as per the definitions of IAS 24:

- AJOLICO Trading Limited, main shareholder (78,78%) of INTERCONTINENTAL INTERNATIONAL R.E.I.C. – No related party transactions apart from the initial payment of the Shareholder's Capital.
- REPUBLIC BANK of CHICAGO – USA, keeping of an interest-bearing deposit account of INTERCONTINENTAL INTERNATIONAL R.E.I.C.
- Aristotle Halikias, Chairman of the Board of Directors of INTERCONTINENTAL INTERNATIONAL R.E.I.C., 33,33% shareholder of AJOLICO Trading Limited, Chairman of the Board of Directors of REPUBLIC BANK of CHICAGO – USA.
- Patricia Halikias, Vice Chairman of the Board of Directors of INTERCONTINENTAL INTERNATIONAL R.E.I.C. and 33,33% shareholder of AJOLICO Trading Limited.
- Helene Halikias, Chairman of the Board of Directors of the subsidiary BIERCO S.A. and member of the Board of INTERCONTINENTAL INTERNATIONAL R.E.I.C., 33,33% shareholder of AJOLICO Trading Limited.

Furthermore, also considered related parties are the members of the Company's management, close relatives to those persons and companies held by them or in which the latter have a substantial influence on their management and economic policy. All transactions with related parties are made in essence in terms identical to those applicable to similar transactions with unrelated parties, including interest rates and collateral and do not involve higher-than-normal risk.

The transactions of the Company with its related parties for the first half of 2023 as well as the balances between them as at 30.06.2023 are as follows:

(a) Income from rents and services

	1.1.2023 - 30.06.2023	**1.1.2022 - 30.06.2022**
Parent Company	6.000	6.000
	6.000	6.000

b) BoD and key management remuneration

	1.1.2023 - 30.06.2023	**1.1.2022 - 30.06.2022**
BoD remuneration	15.000	6.343
Key management personnel remuneration	117.645	115.539
	132.645	**121.882**

(c) Related party balances

Cash and cash equivalents		
	30.06.2023	**31.12.2022**
Republic Bank of Chicago – Deposits in USD	4.933	5.023
	4.933	**5.023**

Trade and other receivables		
Other related parties	2.046	-

Trade and other payables		
Other related parties	12.080	-
	12.080	**-**

Earnings Distribution

The General Meeting of Shareholders of the Company held on May 10, 2023 decided the distribution of profits in the form of dividends totaling € 3.141.986.

For the Board of Directors
Athens, 25th of August 2023

The undersigned

The Chairman of the Board	The Vice-Chairman	The Managing Director
Aristotle Halikias ID No. AE 783893	Patricia Halikias ID No. AE 783894	Evangelos I. Kontos ID No. AN 087157

[Translation from the original document in Greek]

Independent Auditor's review report

To the Board of Directors of **"INTERCONTINENTAL INTERNATIONAL REAL ESTATE INVESTMENT COMPANY"**

<u>Report on Review of Interim Financial Information</u>

Introduction

We have reviewed the accompanying condensed statement of financial position of "INTERCONTINENTAL INTERNATIONAL REAL ESTATE INVESTMENT COMPANY" of 30 June 2023 and the related condensed statements of comprehensive income, changes in equity and cash flows for the six-month period then ended and the selected explanatory notes, that comprise the condensed interim financial information and which form an integral part of the interim financial report of L. 3556/2007.

Management is responsible for the preparation and presentation of this condensed interim financial information in accordance with International Financial Reporting Standards as they have been adopted by the European Union and applied to interim financial reporting (International Accounting Standard "IAS 34"). Our responsibility is to express a conclusion on this interim condensed financial information based on our review.

Scope of review

We conducted our review in accordance with International Standard on Review Engagements 2410, "Review of Interim Financial Information Performed by the Independent Auditor of the Entity". A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with International Standards on Auditing, as incorporated in the Greek Law, and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying condensed interim financial information is not prepared, in all material respects, in accordance with IAS 34

Reference to Other Legal and Regulatory Requirements

Our review has not revealed any inconsistency or discrepancy in the statement of the Board of Directors or the information on the interim financial report, as defined by article 5 and 5a of L.3556/2007, in relation to the accompanying condensed interim consolidated and separate financial information.

Athens, 25th of August 2023
The Certified Public Accountant

pwc

PricewaterhouseCoopers
Audit Firm S.A.
Leof. Kifisias 260
152 32 Chalandri
SOEL Reg. No. 113

Despina Marinou
SOEL Reg. No. 17681

INTERIM FINANCIAL INFORMATION

For the period from 1 January 2023 until 30 June 2023

STATEMENT OF FINANCIAL POSITION

ASSETS	Note	30.06.2023	31.12.2022
Non-current assets			
Investment Property	6	53.039.217	51.424.305
Property, plant and equipment		1.751.539	1.801.467
Intangible assets		6.429	11.746
Other receivables		4.000	4.000
		54.801.185	***53.241.519***
Current assets			
Trade and other receivables	7	647.098	378.919
Cash and cash equivalents	8	3.826.475	5.146.258
		4.473.573	***5.525.177***
Assets held for sale	*20*	61.429.801	61.253.950
TOTAL ASSETS		**120.704.560**	**120.020.646**
EQUITY AND LIABILITIES			
EQUITY			
Share capital	9	42.000.000	42.000.000
Share premium		3.990.000	3.990.000
Statutory reserve		844.714	844.714
Other reserves		28.077	28.077
Treasury shares		-152.967	-152.967
Retained earnings		34.417.744	33.775.629
Total equity		**81.127.568**	**80.485.453**
Liabilities			
Non-current liabilities			
Retirement benefit obligations		1.729	1.729
Borrowing	10	35.386.586	36.154.579
Lease Liabilities		12.307	12.315
Guarantees	11	544.785	540.780
		35.945.405	***36.709.403***
Current liabilities			
Trade and other payables	12	1.265.267	618.492
Lease liabilities		7.591	7.582
Borrowing	10	1.861.626	1.728.700
Guarantees	11	19.950	19.950
Current tax liabilities		121.300	114.447
		3.275.734	***2.489.171***
Liabilities directly related to assets held for sale	21	355.853	336.619
Total liabilities		**39.576.992**	**39.535.193**
TOTAL EQUITY AND LIABILITIES		**120.704.560**	**120.020.646**

The notes on pages 19 to 35 form an integral part of this condensed interim financial information.

STATEMENT OF PROFIT AND LOSS AND OTHER COMPREHENSIVE INCOME

	Note	01.01.2023 30.06.2023	01.01.2022 30.06.2022 (restated)
Rental Income		1.811.277	1.392.218
Net result from fair value adjustments of investment property		1.614.912	944.298
Expenses directly related to investment property		-348.261	-349.819
Gross profit		**3.077.928**	**1.986.697**
Payroll and other personnel expenses		-160.870	-160.900
Other income / (expense)		-451.199	-390.885
Operating profit		**2.465.859**	**1.434.912**
Financial income		3	86
Financial expense		-989.557	-482.869
Profit before tax		**1.476.305**	**952.129**
Taxes	14	-121.300	-28.861
Net profit for the period from continuing operations		**1.355.005**	**923.267**
Profits from discontinued operations	19	2.429.096	1.118.235
Net profit for the period		**3.784.101**	**2.041.502**
Total comprehensive income for the period		**3.784.101**	**2.041.502**
Earnings per share from continuing operations (expressed in € per share)			
Basic and diluted		**0,13**	**0,09**
Earnings per share from discontinued operations (expressed in € per share)			
Basic and diluted	15	**0,23**	**0,11**

The notes on pages 19 to 35 form an integral part of this condensed interim financial information.

STATEMENT OF CHANGES IN EQUITY

	Note	Share capital	Share premium	Statutory reserve	Fair value reserve	Retained earnings	Treasury shares	Total
Balance 01st of January 2022		**42.000.000**	**3.990.000**	**844.714**	**28.077**	**28.899.088**	**-152.967**	**75.608.912**
Net profit for the period		-	-	-	-	2.041.502	-	**2.041.502**
Subsidiaries merger		-	-	-	-	2.409.691	-	**2.409.691**
Total comprehensive income for the period		**-**	**-**	**-**	**-**	**4.451.193**	**-**	**4.451.193**
Transactions with shareholders								
Payment of Dividend for the fiscal year 2021		-	-	-	-	-3.037.253	-	**-3.037.253**
Balance 30th of June 2022		**42.000.000**	**3.990.000**	**844.714**	**28.077**	**30.313.028**	**-152.967**	**77.022.852**
Balance 01st of January 2023		**42.000.000**	**3.990.000**	**844.714**	**28.077**	**33.775.629**	**-152.967**	**80.485.453**
Net profit for the period		-	-	-	-	3.784.101	-	**3.784.101**
Total comprehensive income for the period		**-**	**-**	**-**	**-**	**3.784.101**	**-**	**3.784.101**
Transactions with shareholders								
Payment of Dividend for the fiscal year 2022	16	-	-	-	-	-3.141.986	-	**-3.141.986**
Balance 30th of June 2023		**42.000.000**	**3.990.000**	**844.714**	**28.077**	**34.417.744**	**-152.967**	**81.127.568**

The notes on pages 19 to 35 form an integral part of this condensed interim financial information.

STATEMENT OF CASH FLOWS

	Note	01.01.2023 30.06.2023	01.01.2022 30.06.2022
Cash flow from operating activities			
Profit before tax		4.031.054	2.099.767
Plus (less) adjustments for:			
Finance income		-3	-86
Interest expense		877.648	368.842
(Increase)/decrease in fair value real estate investments		-1.614.912	490.702
Allowance for doubtful accounts		14.110	60.742
Other provisions		-	50.000
Depreciation and amortization		55.246	55.612
		3.363.143	3.125.580
Changes in working capital:			
Decrease / (increase) of receivables		-579.999	-582.118
(Decrease) / increase of payables (excluding borrowing)		670.013	865.162
Cash flow from operating activities		**3.453.158**	**3.408.624**
Taxes paid		-114.447	-57.913
Interest paid		-770.893	-337.309
Net cash flow from operating activities (a)		**2.567.819**	**3.013.402**
Cash Flow from Investing Activities			
Capital expenditure on investment property	6	-	-278.891
Interest received		3	86
Net Cash Flow from investing activities (b)		**3**	**-278.805**
Cash Flow from Financing Activities			
Dividend payment		-3.141.986	-3.037.253
Repayments of lease liabilities		-3.795	-3.795
Bond loan repayments		-741.824	-767.850
Net Cash Flow from financing activities (c)		**-3.887.605**	**-3.808.898**
Net increase / (decrease) in cash and cash equivalents for the period (a)+(b)+(c)		**-1.319.783**	**-1.074.302**
Cash and cash equivalents at the beginning of the period		**5.146.258**	**2.189.089**
Cash and cash equivalents from the subsidiaries		**-**	**1.913.806**
Cash and cash equivalents at the end of the period		**3.826.475**	**3.028.593**

The notes on pages 19 to 35 form an integral part of this condensed interim financial information.

NOTES TO INTERIM FINANCIAL SUMMARY INFORMATION

1. General information

This Interim Condensed Financial Information includes the Financial Statements of "**INTERCONTINENTAL INTERNATIONAL Real Estate Investment Company Societe Anonyme**" (the "Company") for the six-month period ended June 30, 2023.

The Company is classified as a Real Estate Investment Company under Law 2778/1999 and its amendments.

The Company was incorporated on 22.03.2013, following a license received from the Hellenic Capital Market Commission under no. 5/604/06.12.2011 decision of the Board of Directors.

This condensed interim financial information was approved by the Company's Board of Directors on August 25, 2023.

The company “AJOLICO TRADING LIMITED” (Reg. No. 284633), which domiciles in Nicosia in Cyprus, participates in the Company with a percentage of 78,78%.

2. Summary of significant accounting policies

The main accounting principles applied in preparing these financial statements are described in the Financial Statements for the year ended 31.12.2022.

2.1 Basis of preparation of the condensed interim financial information

The current Condensed Interim Financial Information has been prepared in accordance with the International Accounting Standard (IAS) 34 “Interim Financial Reporting” and read together with the published annual consolidated and separate financial statements for the year ended on the 31st of December 2022, that are available on the Company’s website www.ici-reic.com.

The accounting principles and methods that have been applied at the preparation of the Condensed Interim Financial Information are consistent with those applied in the prior year and the respected interim period, with the exception of the new and amended standards that are mandatory for the accounting years beginning on the 1st of January 2023.

2.2 New standards, standard amendments and interpretations

Specific new standards, amendments to standards and interpretations have been issued, which are mandatory for accounting periods starting on or after 1.1.2023. The Company's assessment of the impact of the implementation of these new standards, amendments and interpretations is that they do not and are not expected to have a material effect on the Company's results and financial position.

Standards and Interpretations effective for the current financial year

IAS 1 (Amendments) "Presentation of Financial Statements" and Second Statement of Practice IFRS "Disclosure of Accounting Policies" (applicable to annual accounting periods beginning on or after January 1st, 2023)

The amendments require companies to provide information on their accounting policies when they are material, and provide guidance on materiality when applied to disclosures of accounting policies.

IAS 8 (Amendments) Accounting Policies, Changes in Accounting Estimates and Errors: A Definition of Accounting Estimates (applicable to annual accounting periods beginning on or after January 1st, 2023)

The amendments clarify how companies should distinguish between changes in accounting policies and changes in accounting estimates.

Standards and Interpretations mandatory for later periods

IAS 1 (Amendments) Presentation of Financial Statements (applicable to annual accounting periods beginning on or after January 1st, 2024)

- **2020 amendment "Classification of liabilities as short-term or long-term"**

The amendment clarifies that liabilities are classified as short-term or long-term on the basis of rights that will be in force at the end of the reference period. The classification is not affected by the entity's expectations or events after the reporting date. In addition, the amendment clarifies the meaning of the term 'settlement' of an IAS 1 liability. The amendment has not yet been adopted by the EU.

- **2022 amendments "Long-term liabilities with clause"**

The new amendments specify that if the right to deferred settlement is subject to the entity's compliance with specified terms (clauses), that amendment shall apply only to circumstances that exist when compliance is considered on or before the reporting date. In addition, amendments are intended to improve the information that an entity provides when its right to defer settlement of a liability is subject to compliance with clauses within twelve months of the reporting period.

The 2022 amendments changed the effective date of the 2020 amendments. As a result, the 2020 and 2022 amendments apply to annual reporting periods beginning on or after 1 January 2024 and should be applied retroactively in accordance with IAS 8. As a result of the alignment of entry into force dates, the 2022 amendments will take precedence over the 2020 amendments when both enter into force in 2024. The amendments have not yet been adopted by the EU.

IFRS 16 (Amendment) Leasing Obligation at Sale and Leaseback (applicable to annual accounting periods beginning on or after January 1st, 2024)

The amendment clarifies how an entity accounts for a sale and leaseback after the transaction date. Sale and leaseback transactions where some or all rent payments are variable payments that do not depend on an index or interest rate are more likely to be affected. An entity shall apply the requirements retrospectively to sales and leaseback transactions entered into after the date on which the entity originally applied IFRS 16. The amendment has not yet been adopted by the EU.

IAS 7 Cash Flow Statement and IFRS 7 Financial Instruments (Amendments) - Disclosures: Supplier Financial Reconciliations (applicable to annual accounting periods beginning on or after January 1st, 2024)

The amendments require companies to disclose information about their Supplier Finance Arrangements, such as terms and conditions, carrying amount of financial liabilities that are part of such agreements, payment maturity date range, and liquidity risk information. The amendments have not yet been adopted by the EU.

2.3 Going concern

Management's decision to use the going concern principle is based on:

a) the Company, continuing to take into account developments regarding the unprecedented increase in inflation, as a result of the continuation of the war between Ukraine and Russia and the continued rise in interest rates, proceeds with careful steps, and constantly reassesses the situation and its possible repercussions, and, to the extent possible, ensures that all necessary and possible measures are taken in a timely manner to minimize any impact on its activities

b) the fact that there is a very strong capital adequacy, with the balance of available funds in the Company's current accounts amounting to € 3,82 million. This fact, combined with the continued and long-term profitability of the Company and the secured positive cash flows for the immediate future, guarantee the coverage of the Company's short-term liabilities as well as of all expenses of the Company for a period exceeding 12 months.

Regarding the structure of its portfolio, the Company's Management has always aimed at diversifying its investment portfolio and selecting tenants, always with strict criteria, in order to ensure the collection of rents. The same will continue to be the case, even after the sale of the 17 properties.

3. Financial risk management

3.1 Financial risk factors

The Company is exposed to several financial risks such as market risk (cash flow risk from changes in interest rates), credit risk and liquidity risk. Financial risks relate to the following financial instruments: trade and other receivables, cash and cash equivalents, suppliers and other liabilities, and lending.

Risk management is carried out by the Company's Management. Risk management focuses mainly on the identification and assessment of financial risks such as market risk (foreign exchange risk, interest rate risk), credit risk, liquidity risk and excess liquidity investment policy.

Inflationary risk

The Company's exposure to inflationary risk is minimized as the annual rent adjustments are linked to the Greek CPI. In most lease agreements, surcharge coefficients (i.e. CPI plus X%) are set in addition to the CPI, on average greater than 1,5%, while the majority of lease agreements do not set a maximum annual adjustment rate.

Credit risk

The Company does not have significant concentrations of credit risk in relation to lease receivables arising from operating lease contracts, as the majority of leases are made with high quality tenants (e.g. Alpha Bank). In addition, as mentioned in note 10 below, in order to secure the debt from Alpha Bank's bond loan, there is a cash sweep mechanism in case of non-compliance with the loan terms provided for in the bond loan agreement. Credit risk refers to cases of default of a counterparty to meet its trading obligations.

The Company's other cash and cash equivalents are invested in counterparties with a high credit rating.

Market Risk

(i) Exchange rate risk
On 30.06.2023, the Company had minimal cash reserves in foreign currency. As a result, the exchange rate risk from these reserves is no longer material.

(ii) Price risk
The Company is exposed to price risk other than financial instruments, such as real estate price risk, including real estate rental risk.

The Company does not hold equity securities or commodities, except for an immaterial number of treasury shares, and is therefore not exposed to material price risk from them.

Changes in real estate prices have an impact on the income statement and the statement of financial position (profitability and assets). The Company seeks to enter into long-term leases with quality tenants.

(iii) Interest rate risk

Interest rate risk comes mainly from the Company's borrowing. The Company's floating rate loans expose the Company to cash flow risk due to changes in borrowing rates. However, entering into an interest rate hedging contract at this stage of the rate hike cycle would not be of much economic benefit, as the rate hike has been fully discounted by the market. In any case, this risk will be significantly reduced as more than 50% of the Company's debt obligations will be repaid from the sale of the Company's 17 properties.

Liquidity risk

Prudent liquidity risk management implies adequate cash balances, the ability to raise capital through an adequate amount of committed credit facilities and the ability to close positions. The Company's liquidity is monitored by the Management at regular intervals.

3.2 Capital management

The purpose of the Company in managing the funds is to ensure its ability to continue its activity, in order to ensure the returns for shareholders and the benefits of other parties related to the Company and to maintain an optimal capital structure, achieving a reduction in the cost of capital. In order to maintain or change the capital structure, the Company may change the dividend distributed to shareholders, return capital to shareholders, issue new shares or sell assets.

The Company monitors funds with the leverage ratio (debt ratio). This ratio is calculated as total debt to total assets as shown in the statement of financial position.

The legal regime governing REICs allows the conclusion of loans and the provision of credits to them, amounts that in total do not exceed 75% of their assets, for the acquisition and development of real estate.

3.3 Fair value estimation

The Company provides the necessary disclosures regarding fair value measurement using a three-level ranking.

- For financial assets that are traded in an active market, their fair value is determined using the published market prices that apply at the reporting date for similar assets and liabilities (“Level 1”).
- For financial assets that are not traded in an active market, their fair value is determined using valuation technics and assumptions that are supported directly or indirectly by market data at the reporting date (“Level 2”).
- For financial assets that are not traded in an active market, their fair value is determined using valuation technics and assumptions that are not supported by market data (“Level 3”).

The Company does not hold financial assets measured at fair value. However, the Company owns investment properties measured at fair value (Note 6). As at

30.06.2023, the book value of floating rate loans, which constitute the Company's total borrowing, approximates their fair value.

Also on the same date, the carrying amount of commercial and other receivables, cash and cash equivalents, guarantees as well as the item suppliers and other liabilities approached their fair value.

4. Operating segments

The Company monitors its investment activities in a unified manner due to similar financial characteristics of its Investment Properties, resulting from:

- The homogenous nature of revenue, due to single lease agreements per tenant
- The fact that in the majority of lease agreement, the cost of insurance, management and repair and maintenance burdens the tenants
- The uniform structure of the Company
- The fact that the Company operates only in Greece
- The adoption of a uniform Regulatory Framework for the total investment property portfolio

The total income of the Company derives from real estate rents in Greece. During the first half of 2023, the Company's rental income in Greece from continuing operations amounted to € 1,81 million (first half of 2022: € 1,39 million), while these from non-continuous amounted to € 3 million (first half 2022: € 2,98 million). The Company's non-current assets in Greece as at 30.06.2023 amount to € 54,8 million (31.12.2022: € 53,2 million), following the sale agreement of the 17 properties on 23/2/2023.

The Company has the necessary readiness for analytical monitoring of its future Operating Divisions, as soon as the diversity and diversity of its new future acquisitions so requires.

5. Significant accounting estimates and assumptions

The Company makes estimates and assumptions regarding future events. Those estimates, by definition, rarely match with the actual results for which they are formed. The estimates and assumptions that have significant risk and may cause material adjustments to the accounting values of assets and liabilities in the following period are the following:

Estimation of the "fair value" of the Company's real estate investments

The most appropriate indication of 'fair value' is the current values prevailing in an active market for related leases and other contracts. If such information cannot be found, the Company determines the value through a range of reasonable estimates of "fair values" (see Note 6). According to the current legislation on REICs, valuations of real estate investments must be supported by independent valuations carried out by Certified Valuers, included in the Register of Certified Valuers of the Ministry of Finance for the 30th of June and 31st of each year. Estimates are primarily based on discounted cash flow projections due to insufficient current prices prevailing in an active market. In making such a decision, the Company takes into account data from various sources, including:

(i) Current prices in an active real estate market of different nature, condition or location (or subject to different leases or other contracts) that have been adjusted for these differences.
(ii) Recent prices of similar properties in less active markets, adjusted to reflect any changes in economic conditions that have occurred since the date on which those transactions were made at those prices, and
(iii) Cash flow discount, based on reliable estimates of future cash flows, derived from the terms of applicable leases and other contracts and (where applicable) from external factors such as current rental rates of similar properties in the same location and situation, using discount rates reflecting the current market estimate of the uncertainty about the amount and timing of cash flows.

6. Investment Property

	Note	30.06.2023	31.12.22
Opening Balance		**51.424.305**	**101.163.340**
Acquisition of new property and additions		-	-
Capital expenditure related to investment property		-	280.684
Net gain/(loss) from fair value adjustments of the investment property – continuing operations		1.614.912	1.721.810
Net gain/(loss) from fair value adjustments of the investment property – discontinued operations	19	-	-1.763.616
Additions from merger of subsidiaries		-	10.598.000
Transfer to held-for-sale	19	-	-60.248.384
Transfer to Property, plant and equipment		-	-327.529
Closing balance		**53.039.217**	**51.424.305**

As a REIC, the Company is regulated by specific regulatory framework, according to which:

a) a periodic valuation of the Company's real estate from Independent Valuators is required, b) valuation from Independent Valuators is required prior to the acquisition or disposal of real estate property, and c) the value of each individual property must not exceed 25% of the total investment property portfolio. As a result, this framework contributes significantly to the avoidance or timely mitigation of related risks.

The last available valuation was made with reference date 30.06.2023 by a Certified Valuer, registered in the Register of Certified Appraisers of the Ministry of Finance, with experience in carrying out such valuations. This estimate resulted in a valuation gain of € 1.615 thousand. which was incorporated in the profit and loss statement and comprehensive income.

In the present valuation, the properties were valued using the methods and weightings listed below:

- the method of comparative data using real estate market data (10%), and
- the discounted cash flow method (DCF) (90%)
- for real estate property with a remaining building coefficient, its value has been estimated using the residual method (100%).

The basic assumptions used in the DCF method are the following:

Minimum (predetermined) annual increase of rents – weighted for all investment property	0% to 5%
Market rent adjustment	CPI to CPI+1,00%
Exit yield	5% to 9%
Discount rate	6.83% to 11.73%

More specifically, per property category, the fair value, as well as the valuation methods and their assumptions for 30.06.2023, are as follows:

Use	Fair Value	Valuation method	Monthly Market Rent	Discount Rate	Exit Yield
Shops	66.949.367	90% DCF - 10% Comparative Method	587.320	7,73% - 11,73%	6,25% - 9,00%
Shops	16.519.000	90% DCF - 10% Comparative Method and Residual Method	87.476	8,49% - 9,49%	7,25% - 8,25%
Offices	30.147.850	90% DCF - 10% Comparative Method	139.057	6,83% - 11,5%	5,00% - 9,00%
	113.616.217		**813.852**		

On the Company's invested properties leased to Alpha Bank, there is a mortgage of € 31,5 million, against the Company's initial loan obligations to this bank, as well as mortgages of € 52 million in 18 properties of the Company related to bond lending by Eurobank.

On February 23, 2023, the Company signed a preliminary contract with the company "BriQ Properties REIC" which, inter alia, provides for the sale of 17 properties from the former to the latter, for a total consideration of € 60.577 million. These properties were transferred to the item "Assets Held for Sale" at the value of the agreed price less the costs of selling those properties, in accordance with IFRS 5.

Real estate investments fall into **a Level 3 investment category** (Financial assets valued using valuation methods where all material data are derived from unobservable values).

The Company's management, in the context of sensitivity analyses regarding the existing real estate portfolio, made the following calculations:

If the average <u>discount rate</u> used in the cash flow discount analysis differed by +/- 0,20% from Management's estimates, the value of the Company's real estate investments would have been estimated at € 1,08 million lower or € 1,06 million higher, respectively.

If the average monthly market rent per sq.m. used in the cash flow discount analysis differed by +/- € 0.20 from Management's estimates, the value of real estate investments would have been estimated at € 1,03 million higher or € 1,02 million lower, respectively.

The Company has fully insured all its investment properties.

7. Trade and other receivables

	30.06.2023	31.12.2022
Rent receivables	686.834	523.204
Guarantees	10.760	10.760
Other receivables	140.865	98.466
Total	**838.459**	**632.430**
Expenses related to future periods	76.474	213
Total	**914.933**	**632.644**
Allowance for doubtful accounts	-267.835	-253.725
Total	**647.098**	**378.919**

The increase in the item "Rent receivables" results from outstanding receipts in the ordinary course of business of the Company which by the date of approval of this condensed interim financial information have been settled or are expected to be settled immediately.

The fair value of the Company's receivables approximates the book value as at 30.06.2023, as their collection is expected to take place at such a time that the effect of the time value of money is considered non-material.

The Company classifies receivables as doubtful when their collection is delayed by more than 180 days. In this case, the Management examines each claim separately in order to decide whether this claim will be written-off. In the first half of 2023, the Company made additional allowance for bad debts amounting to € 14.110. The change in the allowance is as follows:

Balance 1.1.2022	**152.983**
Additional allowance for the year	100.742
Write-offs of receivables	-
Balance 31.12.2022	**253.724**
Balance 1.1.2023	**253.724**
Additional allowance for the period	14.110
Write-offs of receivables	-
Balance 30.06.2023	**267.835**

8. Cash and cash equivalents

	30.06.2023	31.12.2022
Cash on hand	454	454
Sight deposits in €	3.820.704	5.140.781
USD deposits in Euro	5.318	5.024
Total	**3.826.475**	**5.146.258**

9. Share capital

The Company's share capital of € 42.000.000, is divided into 10.500.000 registered ordinary shares with a nominal value of € 4 each.

On 30.06.2023, the Company holds a total of 26.714 treasury shares with a nominal value of € 106.856 and cost € 152.967. The shares held represent 0,25% of the total share capital of the Company.

10. Borrowing

	30.06.2023	31.12.2022
Bond Loan	35.294.722	36.062.716
Short-term portion of the bond loan	91.863	91.863
Government loans	1.568.701	1.511.999
Accrued interest for the period	292.925	216.701
Total	**37.248.211**	**37.883.280**

The payments of the installments for the Company's loan by Alpha Bank at a variable interest rate calculated using 3-month Euribor plus a margin of 1,6%. For Eurobank's bond loan, the repayment of the principal begins at the end of the first half of the fourth year and continues on a semi-annual basis until the second half of the fifth year. Its interest rate is calculated using 3-month Euribor plus a margin of 2,9% after the completion of the 24 months from the conclusion of the loan. As at 30.06.2023, the book value of floating rate loans, which constitute the total borrowing of the Company, approximates their fair value. The Company's bond lending matures in 2027 for Alpha Bank's bond loan and in 2026 for that of Eurobank.

The following collateral has been provided to secure the debt from Alpha Bank's bond loan:

1. Prenotation for mortgage on the investment property leased to Alpha Bank, of a total value of €31,5 million.
2. Pledge of the lease agreements of the total investment property leased to Alpha Bank, for the duration of the bond loan.
3. Guarantees from the main shareholder for the prompt service of the bond loan, and assurances that the shareholder composition will not change in a way that would reduce the main shareholder's participation below 67%.
4. Clause for complete withholding of monthly rents in case of breach of financial covenants that are not remediated within 30 calendar days.

As mentioned in point 4 above, in order to secure the debt from Alpha Bank's bond loan, a pledge has been provided on the lease agreements for all the invested properties leased to Alpha Bank throughout the duration of the bond loan. The rents are deposited in a specific bank deposit account, in order to activate a cash sweep mechanism in case of non-compliance with the loan terms provided for in the bond loan agreement.

In particular, in case of violation of the minimum debt service coverage ratio (DSCR)>120% and its non-restoration within 30 calendar days with own funds by the issuer, the above mechanism (cash sweep) will be activated by withholding the net monthly rents from the above properties, until the required amount is collected to restore the ratio to the prescribed levels. For the period 01.01.2023 – 30.06.2023 this was not the case. Regarding the bond loan from Eurobank, the following collateral has been provided:

1. Mortgage on a total of 18 properties of the Company for the amount of € 52 million for every property.
2. Pledge of the receivables from any insurance contracts on the above properties.
3. Pledge of any rent receivables from lease agreements and letters of guarantee from the above properties.

The Company complied throughout the period 01.01.2023 - 30.06.2023 with all contractual terms of the bond loans.

11. Guarantees

	30.06.2023	31.12.2022
Long-term guarantees		
Rent guarantees	544.785	540.780
Short-term guarantees		
Rent guarantees	19.950	19.950
Total	**564.734**	**560.730**

12. Trade and other payables

	30.06.2023	31.12.2022
Suppliers	138.550	49.010
Insurance organizations	13.785	10.367
Stamp duties and other taxes	450.865	247.409
Real estate ownership tax (ENFIA)	480.676	112.860
Allowance for litigation	50.000	50.000
Other liabilities	7.611	22.867
Customer advances	35.971	28.822
Accrued expenses	87.809	97.156
Total	**1.265.267**	**618.492**

13. Rental income

The total leases of the Company for the period 01.01.2023 - 30.06.2023, from continuing and discontinued operations, derive from operating leases of the Company's investment properties. The Company leases real estate investments under operating lease contracts with a medium to long-term duration.

The Company recognizes the amounts of rental income from the operating leases it has entered into with Alpha Bank using the straight-line method as provided by the provisions of para. 81 of IFRS 16. Consequently, the adjustments to the rents made during the term of the lease agreements are divided equally over the entire duration of that term. The amount of € 852.801 on 30.06.2023 is the remaining amount of this accounting treatment that is cleared (by debiting rental income and crediting the said item) gradually until 31.03.2027 (date of the right of unilateral termination of the lease agreements by Alpha Bank). This amount has been included in the item "Assets held for sale" in this interim financial summary report dated 30.06.2023 (note 20) as it concerns 14 properties leased to Alpha Bank that are included in the 17 properties for sale in BriQ REIC.

Rents are adjusted annually according to the terms of the contracts in relation to the CPI increased by 0% - 3% as well as by 3,5% (minimum) per annum for Alpha Bank's portfolio. There are no significant variable (contingent) rents as of June 30, 2023. The Company's rental income is not subject to seasonal fluctuations.

14. Taxes

According to article 31 of L. 2778/1999 as amended by article 53 of L. 4646/2019, real estate investment companies are required to pay tax at a rate determined as 10% of the applicable intervention rate of the European Central Bank (Reference Rate), increased by one (1) percentage point, and is calculated on the six-month average of their investments, plus their reserves, in current prices, as presented in their semi-annual investment schedules, per par.1 of article 25 of L. 2778/1999. In the case that the Reference Rate changes, the new tax calculation basis applies on the first day of the month following the change.

In case of withheld tax from dividends received, this tax is settled against the tax declared on the tax statement submitted by the REIC on July. Any credit balance is transferred for settlement in future tax statements. With the payment of this tax, the tax liability of the company and its shareholders is exhausted. For the calculation of the above tax, the real estate property held directly or indirectly by the subsidiaries of the REIC is not taken into consideration, as long as those properties are presented separately on their investment schedules.

Current tax liabilities include the short-term obligations towards the tax authorities that relate to the above tax. Management regularly evaluates its position on matters that relate to the tax authorities and, when necessary, records provisions for amounts that are expected to be paid to those authorities. Since the tax obligation of the Company is calculated based on its investments plus its reserves and not based on its profit, no temporary tax differences emerge and therefore, there are no respective deferred tax assets or liabilities.

15. Earnings per share

The basic earnings per share (EPS) ratio is calculated by dividing the net profit or loss for the period attributable to shareholders by the weighted average number of ordinary shares outstanding during the period, minus shares acquired by the Company and held as treasury shares. For both the current and previous periods, the basic earnings per share are the same as the diluted ones, and their calculation is as follows:

	1.1.2023 - 30.06.2023	1.1.2022 - 30.06.2022
Profit/(loss) from continuing operations attributable to the shareholders of the parent company	1.355.005	923.267
Profit/(loss) from discontinued operations attributable to shareholders of the parent company	2.429.096	1.118.235
Weighted average of the number of shares	10.473.286	10.473.286
Basic earnings/(loss) per share from continuing operations (Euro per share)	**0,13**	**0,09**
Basic earnings/(loss) per share from discontinued operations (Euro per share)	**0,23**	**0,11**

16. Earnings distribution

The General Meeting of Shareholders of the Company held on May 10, 2023 decided the distribution of profits in the form of dividends totaling € 3.141.986.

17. Related Party Transactions

All related party transactions are made under market terms. The Company has identified the following parties to be related, as per the definitions of IAS 24:

- AJOLICO Trading Limited, main shareholder (78,78%) of INTERCONTINENTAL INTERNATIONAL R.E.I.C. – No related party transactions apart from the initial payment of the Shareholder's Capital.
- REPUBLIC BANK of CHICAGO – USA, keeping of an interest-bearing deposit account of INTERCONTINENTAL INTERNATIONAL R.E.I.C.
- Aristotle Halikias, Chairman of the Board of Directors of INTERCONTINENTAL INTERNATIONAL R.E.I.C., 33,33% shareholder of AJOLICO Trading Limited, Chairman of the Board of Directors of REPUBLIC BANK of CHICAGO – USA.
- Patricia Halikias, Vice Chairman of the Board of Directors of INTERCONTINENTAL INTERNATIONAL R.E.I.C. and 33,33% shareholder of AJOLICO Trading Limited.
- Helene Halikias, Chairman of the Board of Directors of the subsidiary BIERCO S.A. and member of the Board of INTERCONTINENTAL INTERNATIONAL R.E.I.C., 33,33% shareholder of AJOLICO Trading Limited.

Furthermore, also considered related parties are the members of the Company's management, close relatives to those persons and companies held by them or in which the latter have a substantial influence on their management and economic policy. All transactions with related parties are made in essence in terms identical to those applicable to similar transactions with unrelated parties, including interest rates and collateral and do not involve higher-than-normal risk.

The transactions of the Company with its related parties for the first half of 2023 as well as the balances between them as at 30.06.2023 are as follows:

(a) Income from rents and services

	1.1.2023 - 30.06.2023	**1.1.2022 - 30.06.2022**
Parent Company	6.000	6.000
	6.000	6.000

b) BoD and key management remuneration

	1.1.2023 - 30.06.2023	**1.1.2022 - 30.06.2022**
BoD remuneration	15.000	6.343
Key management personnel remuneration	117.645	115.539
	132.645	**121.882**

(c) Related party balances

Cash and cash equivalents		
	30.06.2023	**31.12.2022**
Republic Bank of Chicago – Deposits in USD	4.933	5.023
	4.933	**5.023**
Trade and other receivables		
Other related parties	2.046	-
Trade and other payables		
Other related parties	12.080	-
	12.080	**-**

18. Contingent liabilities

Tax certificate

Since the year that ended on the 31st of December 2011, according to L. 4174/2013 (article 65A) as applicable (and as determined by article 82 of L. 2238/1994), Greek limited companies whose financial statements undergo a mandatory statutory audit, were required to receive a "Tax Certificate" up to the year starting before the 1st of January 2016, after a tax audit from the statutory auditor or audit firm that audits the annual financial statements.

For the years starting after the 1st of January 2016, the "Tax Certificate" is optional. According to Greek tax legislation and the respective Ministerial Decrees, Companies for which an unqualified tax certificate is issued, are not exempt from additional taxes and fines from the Greek tax authorities after the completion of a tax audit within the limits of the law (as a general principle, 5 years since the end of the year for which the tax statement has been submitted).

Unaudited tax years

Since its incorporation in 2013, the Company has not been audited by the tax authorities. For the fiscal years up to 2021, it has been tax-audited by PricewaterhouseCoopers S.A. and has received an "Annual Tax Certificate" without reservation. The audit for fiscal year 2022 is ongoing by the same audit company.

Management expects that no material tax liabilities will arise beyond those already reflected in this interim financial report.

Litigation and Claims

The Management, in the context of assessing the Company's operational risks, regularly evaluates all cases relating to lawsuits against it. In the first half of 2023, the Company did not consider it appropriate to make any additional provision for litigation cases.

19. Discontinued operations

On February 23, 2023, the Company signed a contract with the company "BriQ Properties REIC" which, inter alia, provides for the sale of 17 properties from the first to the second, for a total consideration of € 60.577 million. Therefore, and in accordance with IFRS 5 Non-current Assets Held for Sale and Discontinued Operations, income and other expenses directly related to these 17 properties have been differentiated from those relating to the Company's continuing operations, and are broken down as follows:

	1.1. - 30.06.2023	1.1. - 30.06.2022
Rental income	2.997.183	2.980.220
Net result on revaluation of investment property at fair value	-	-1.435.000
Other costs	-442.434	-397.581
Tax	-125.653	-29.404
Profit after tax from discontinued operations	**2.429.096**	**1.118.235**

The cash flows related to discontinued operations are as follows:

	1.1. - 30.06.2023	1.1. - 30.06.2022
Profit before tax from discontinued operations	2.554.749	1.147.639
Net result on revaluation of investment property at fair value	-	1.435.000
Tax paid	-125.653	-29.404
Net cash flow from operating activities	**2.429.096**	**2.553.235**
Net Cash Flow from investing activities	**-**	**-**
Net Cash Flow from financing activities	**-**	**-**
Net increase in cash and cash equivalents from discontinued operations	**2.429.096**	**2.553.235**

20. Assets held for sale

The Company for the measurement of assets classified under the heading "Assets held for sale" applied the provisions of para. 5, 18 and 19 of IFRS 5. In particular, for the properties classified in this category which constitute the major part of the item, the measurement was carried out in accordance with the relevant provisions of IAS 40 less the costs of selling those properties.

More specifically, the item "Assets held for sale" includes:

	30.06.2023	31.12.2022
Investment properties for sale	60.577.000	60.248.384
Rent receivables arising from the application of the Straight-line Method in accordance with IFRS 16	852.801	1.005.566
Total	**61.429.801**	**61.253.950**

21. Liabilities directly related to assets held for sale

	30.06.2023	31.12.2022
Rent guarantees	230.200	218.502
Taxes and fees payable	125.653	118.118
Total	**355.853**	**336.619**

22. Events after the reporting period

There have been no significant events after the reporting period date that affect the current condensed interim financial information.

Athens, 25th of August 2023

The undersigned

The Chairman	The Managing Director	The Finance Director
Aristotle Halikias **ID No. AE 783893**	**Evangelos I. Kontos** **ID No. AN 087157**	**Gerasimos Robotis** **ID No. AN 139944**