INTERCONTINENTAL INTERNATIONAL
REAL ESTATE INVESTMENT COMPANY
"INTERCONTINENTAL INTERNATIONAL R.E.I.C."
INTERIM FINANCIAL REPORT
For the six-month period ended on 30 June 2020

August 2020

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Statement of the Board of Directors of the Company
(according to article 5, par.2 of L. 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 (Separate and Consolidated) for the six-month period ended on the 30th of June 2020 of **INTERCONTINENTAL INTERNATIONAL R.E.I.C.** (“the Company”), which was prepared in accordance with the applicable standards, truthfully presents the assets and liabilities, the equity and the results of the period for the Company, as well as the for the companies that are included in the consolidation taken together as a whole, in accordance with the provisions of paragraphs 3 and 5 of article 5 of L. 3556/2007.
- The Interim Management Report of the Board of Directors truthfully presents the information required by paragraph 6 of article 5 of L. 3556/2007.

Athens, 19th of August 2020

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 2020 (According to article 5 par. 6 of L. 3556/2007)

Dear Shareholders,

In accordance with the provisions of L. 3556/2007 as well as the relative decisions of the Board of Directors of the Hellenic Capital Market Commission, we present to you the Board of Directors' report of INTERCONTINENTAL INTERNATIONAL R.E.I.C. ("the Company" / "the Group") for the Condensed Interim Financial Information for the six-month period that ended on the 30th of June 2020.

Financial position of the Company and the Group

Despite the outbreak of the SARS COVID-19 pandemic, the Group continues to consider and evaluate possible investment opportunities, on a stricter criteria basis. In total, on 30.06.2020, the Group owned 34 properties, 32 of which are classified as investment property, while two of them are privately used.

The fair values of the investment property of the Group, as estimated by a Certified Valuator, recorded a limited decline in 2020, with their total value reaching **€ 93,93 million** (31st of December 2019: € 94,2 million) and the respective figure for the Company being **€ 83,7 million** (31st of December 2019: € 83,94 million). The Group has appraised the fair values of the two properties that are own used, which on 30.06.2020 were estimated at € **2,72 million** (31st of December 2019: € 2,73 million). It should be noted that the small decline in the fair value of the investment property is mostly because of the increase of the discount rates of the future cash flows of the property, due to estimations of a high economy recovery rate for 2021 and not due to decrease in the contractual rents and/or due to the increase of the estimated yields of the property for the following years.

Group rental income recorded a small decline (€ 63 thousand) in relation to the respective period in 2019. The decrease was caused by 46% (€ 29 thousand) from the non-collection of rental income from the properties that the Group sold in the first half of 2019, while the remaining reason was due to the mandatory rent concessions by 40% between March and June, according to the relative ministerial decisions regarding the COVID-19 pandemic.

Operating profit declined by € 0,9 million (25,6%), mostly due to two reasons: a) due to the non-existence of profit from investment property sale, contrary to the first half of 2019 (a profit of € 0,5 million) and b) due to losses from the adjustment of the investment property in fair value, as opposed to the first half of 2019, during which a profit of € 0,34 million was recorded. On the other hand, the related operating expenses recorded an improvement (decrease) by € 0,25 million.

The Group maintains high rent collectability and a lack of material doubtful accounts, a fact that marks the quality of its profits as high.

In more detail:

Income:

The rental income of the Group for the first half of 2020 was € **4,1 million,** compared to € 4,17 million in the first half of 2019, while for the Company the respective figures were € **3,72 million**, against € 3,8 million.

The valuation of the Group's investment property in fair value recorded a loss of **€ 0,28 million** (1st half of 2019: gain of € 0,34 million), while for the Company the loss was **€ 0,24 million** (1st half of 2019: gain of € 0,33 million).

Operating expenses:

The Group's expenses that are directly related to investment property were **€ 0,57 million** for the first half of 2020 (first half of 2019: € 0,59 million). These expenses include mostly valuation fees, legal and notary expenses, municipal cleaning fees, insurance premiums, common use expenses and real estate ownership tax (ENFIA). The respective figures for the Company were **€ 0,56 million** (first half of 2019: € 0,59 million).

The other operating expenses were **€ 0,42 million** for the Group and **€ 0,41 million** for the Company (first half of 2019: € 0,65 million and € 0,56 million respectively).

Operating Profit – Profit before Tax:

The **Operating Profit** for the first half of 2020 was **€ 2,8 million** i.e. 69,3% of the rental income for the Group and **€ 2,5 million** for the Company (i.e. 67,6% of the rental income), including the negative difference from the fair value adjustment of the investment property portfolio (first half of 2019: € 3,82 million, i.e. 91,7% of the rental income for the Group and € 3,5 million for the Company, i.e. 93% of the rental income).

The **Profit before Tax** of the Group was **€ 2,75 million** i.e. 66,9% of rental income, which includes positive foreign exchange differences of **€ 2,8 thousand** and net finance expense of **€ 99 thousand** (first half of 2019: € 3,6 million, i.e. 87,4% of the rental income, which includes positive foreign exchange differences of € 5 thousand and net finance expense of € 184 thousand).

The **Profit before Tax** for the Company was **€ 2,4 million,** i.e. 65,02% of the rental income, including positive foreign exchange differences of **€ 2,6 thousand** and net finance expense of **€ 99 thousand** (first half of 2019: € 3,4 million, i.e. 89,7% of the rental income, including positive foreign exchange differences of € 5 thousand and net finance expense of € 130 thousand).

Tax – Profit after Tax:

The tax expense for the Group for the first half of 2020 was **€ 53 thousand euro,** which resulted in a Profit after Tax of **€ 2,7 million** (first half of 2019: € 388 thousand, resulting in a Profit after Tax of € 3,26 million). Respectively, the tax expense for the Company for the first half of 2020 was **€ 47 thousand euro,** resulting in a Profit after tax of **€ 2,4 million** (first half of 2019: € 345 thousand, resulting in a Profit after Tax of € 3 million).

Basic Ratios

The Group's Management evaluates its results and performance, identifying any deviations from set goals and taking corrective measures. The performance of the Group is measured using the following ratios, as described below:

Net Operating Margin	$\frac{\text{Operating Profit}}{\text{Rental Income}} \times 100$
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	$\frac{\text{Total Borrowing}}{\text{Investment Property}}$

	Group		Company	
Performance Ratios	**30.06.2020**	**30.06.2019**	**30.06.2020**	**30.06.2019**
Net Operating Margin	0,69	0,92	0,68	0,93
Adjusted EBITDA	3.199.801	3.550.478	2.822.319	3.240.230
FFO	3.146.550	2.608.010	2.774.904	2.340.850
	30.06.2020	**31.12.2019**	**30.06.2020**	**31.12.2019**
Net Asset Value per Share	7,16	7,27	6,98	7,12

	30.06.2020	31.12.2019	30.06.2020	31.12.2019
Liquidity Ratios				
Current Ratio	1,58	3,76	1,39	3,33
Gearing Ratios				
Debt to Assets	30,34%	27,58%	30,74%	27,89%
Loan to Value	28,93%	29,57%	32,47%	33,19%

The current ratio is smaller than the one on the first half of 2019, because it has been directly affected by the recognition of the € 3,77 million dividend payment obligation towards the shareholders for the fiscal year of 2019, to be paid within the second half of 2020. This is contrary to the first half of 2019, when the respective amount had been paid within the first semester.

Significant events during the first half of 2020

In December 2019, the World Health Organization (WHO) was informed about the identification of certain pneumonia cases of unknown cause in Wuhan, Hubei, China. On January 2020, the Chinese authorities have identified the cause to be a new corona virus (COVID-19) and on March 2020 the WHO declared COVID-19 to be a pandemic and urged all countries to intensify their efforts in dealing with it. Since January 2020 the corona virus had begun to spread on a world-wide scale and on March 2020 the first confirmed cases were identified in Greece.

The European countries, attempting to decrease the spread of the virus are taking a series of emergency measures to limit transportation of the local population as well as the arrival of visitors. The Greek Government promptly decides the application of temporary, emergency measures (e.g. limit civilian movement and the closing of schools and retail shops). The emergency measures may escalate depending on the course of the pandemic on the Greek dominion.

The Management of Intercontinental International REIC as a Company and more specifically as a responsible social partner, is fully aware of the severity of the development of the new type of corona virus, fully supports the emergency measures taken by the Greek Government and contributes in the national effort to impede the spread of the corona virus. It has immediately developed a series of initiatives and precautional measures in order to safeguard the health of its employees and its going concern. Specifically, Management has decided to provide the ability to its employees to work from home, by quickly adjusting the Company’s IT systems.

Prospects for the second half of 2020

Without a doubt, the economic effect of this phenomenon will slow down the upward development of the Global as well as the Greek Economy. Any quantitative forecast would not be possible, since the phenomenon is still in development and neither its peak, nor its duration can be reliably estimated.

It should also be noted, that the Group constantly evaluates the macroeconomic development, as well as the that of the current market, in order to reassess and redetermine its investment plan and its total business strategy.

Going Concern

The decision of the Management to apply the principle of going concern, is based on a series of reasons that are referenced further below. Regarding capital structure, the Company has entered into a borrowing agreement with Alpha Bank that holds 96% of its total borrowing and whose service is linked to the rent payments made by the bank as a tenant on some of the Companies properties.

In addition, there is adequate capital adequacy, with cash reserves on the Company's sight deposits reaching € 8,7 million, an amount which more than covers its total short-term liabilities, which are € 6,3 million (including the 2019 dividend that is payable to the shareholders, of € 3,77 million) as well as any Company expenses for a period exceeding 12 months, even under extreme scenarios of significantly reduced or zero rental income.

Regarding its portfolio structure, Management always had the goal of diversifying and spreading its investment portfolio and its choice of tenants, always under strict criteria, so as to safeguard the collectability of its rents.

The result of the aforementioned strategic diversification is that the Company holds a small proportion of retail shops that are affected by the Greek Government measures (closing retail shops) against the spread of the pandemic.

Events after the reporting period

On the 14th of July 2020, the Company sold an investment property of 265 sq. m., that is located on 79' Vasilissis Sophias Ave. in Athens. The consideration received was € 715.000. The property was acquired on April 2018 for € 564,2 thousand, bringing an accumulated surplus to the Company of € 150,8 thousand (23%) in relation to the acquisition cost, while its measurement in the Company's accounting records on the 31st of December of 2019 was at the fair value of € 705.000, according to Certified Valuators.

Treasury shares

On the 30th of June 2020, 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 Group

Inflation Risk

The exposure of the Group to inflation risk is minimum, as the annual rent adjustments are linked to the Greek C.P.I., whilst the majority of the rental agreements, that do not provide for the a min annual rental adjustment, protect the Group from negative inflation rates as it is provided that no negative CPI adjustment is accepted, i.e. floor zero.

Credit Risk

The Group is not significantly exposed to credit risk in relation to its rent receivables from the lease agreements in place, as the majority of its lease agreements are concluded with high profile tenants (e.g. Alpha bank). The credit risk concerns the cases of counterparty default on their contractual obligations.

The related entity, Republic Bank of Chicago, in which the Group keeps the part of its cash reserves, has a capital adequacy Tier 1 ratio of 12,98% and is included in the FDIC list of preferred contractors. As a result, the Group does not expect any credit losses on its deposits.

The other cash and cash equivalents of the Group are invested in counterparties with high credit rating.

Market Risk

i) Foreign Exchange Risk

Foreign Exchange Risk exists due to the cash reserves of the Group denominated in US Dollars amounted at $ 976.317 (€ 871.897) on 30.06.2020 versus $ 975.715 (€ 868.538) on 31.12.2019, respectively.

ii) Price Risk

The group is exposed to price risks other than financial instruments, such as the price risk of investment property, including the risk of leasing property.

The group does not hold equity securities or commodities, except for a non-significant number of treasury shares, and is therefore not exposed to material price risks from them.

Changes in real estate prices have an effect on the statement of comprehensive income and the statement of financial position of the Group (profitability and assets). The Group tries to enter in long-term lease agreements with quality tenants. At the current stage, the Group minimized the above risk by having secured with its prime tenant (Alpha Bank), lease agreements that cannot legally be terminated by the tenant until the year 2027, representing 59% of its total annual rentals.

iii) Interest rate risk

Interest rate risk derives mostly from the borrowing of the Company. The floating rate of the Company's bond loan exposes the Company to cash flow risk due to fluctuations on the borrowing rate. However, the said risk remains low as the interbank offering rates as well as ECB intervention rates remain at very low levels practically equal or below zero.

Liquidity risk

Prudent management of liquidity risk means adequate cash reserves, ability to raise capital through a sufficient amount of committed credit facilities and the ability to close out open market positions. The liquidity of the Group is monitored by the Top Management at regular intervals. As is evident by the basic ratios above, the Group is in no direct liquidity risk.

Regulation and Compliance risk

The Company has not made investments abroad at the moment and, as a result, is not subject to risk of non-compliance with any regulatory authorities abroad. Regarding the compliance with the regulatory authorities in Greece, the Company has a service agreement with a competent long-term experienced professional that monitors the developments in the legislation and the regulatory framework and ensures the Company's compliance towards them.

External factors and international investments

The Company currently invests in the Greek dominion. The Company and the Group may be affected by factors such as economic instability, political turmoil and changes in taxation.

Environmental Matters

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

- Continuous development of the investment property of the Group, 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 Group through their briefing on environmental issues and the practices followed by the Group.

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

The Group, 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 Group takes care to minimize their effect.

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

The Group 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 Group's properties, with new energy-efficient LED lights.
- Upgrading the energy efficiency of the Group's real estate properties.

Employment matters

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

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

The Group 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 Group 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 Group takes all the necessary precautions so that its employees, as well as the associates and third parties that perform tasks for the Group, work in safety. In addition, the Group is in compliance with all fire safety regulations.

The Group's personnel are trained in matters of safety and emergency situations.

The Group employs a safety technician, in according with the requirements of the law.

The Group 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 Group and proposes promotions for approval by the Board of Directors.

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

Branches

The companies of the Group do not have any branches on 30.06.2020.

Related Party Transactions

All related party transactions are made under market terms. The Group 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., 36,51% 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 31,75% 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., 31,74% shareholder of AJOLICO Trading Limited.
- BIERCO S.A., a subsidiary of the Group. The Company holds the total shares of BIERCO S.A.
- Zekakou 18 Owner S.M.P.C., a subsidiary of the Group. The Company owns the entire holding of Zekakou 18 Owner S.M.P.C.

Furthermore, also considered related parties are the members of the Group'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 Risk higher than normal.

The transactions of the Company and the Group with related parties for the first half of 2020, as well as their open balances on 30.06.2020 are as follows:

a) Income from leases and provision of services

	Group		Company	
	1.1.2020 - 30.06.2020	**1.1.2019 - 30.06.2019**	**1.1.2020 - 30.06.2020**	**1.1.2019 - 30.06.2019**
Subsidiary “BIERCO S.A.”	-	-	6.000	8.000
Subsidiary "Zekakou 18 Owner S.M.P.C."	-	-	6.000	3.000
Other related parties	-	3.000	-	3.000
	-	3.000	12.000	11.000

b) Dividend income

	Group		Company	
	1.1.2020 - 30.06.2020	**1.1.2019 - 30.06.2019**	**1.1.2020 - 30.06.2020**	**1.1.2019 - 30.06.2019**
Dividends from Subsidiary "BIERCO S.A."	-	-	-	53.114
	-	**-**	**-**	**53.114**

c) Interest income from Cash and Cash Equivalents

	Group		Company	
	1.1.2020 - 30.06.2020	**1.1.2019 - 30.06.2019**	**1.1.2020 - 30.06.2020**	**1.1.2019 - 30.06.2019**
Republic Bank of Chicago	593	575	593	575
	593	**575**	**593**	**575**

d) BoD and key management personnel remuneration

	Group		Company	
	1.1.2020 - 30.06.2020	**1.1.2019 - 30.06.2019**	**1.1.2020 - 30.06.2020**	**1.1.2019 - 30.06.2019**
BoD remuneration	24.000	118.000	24.000	54.000
Key management personnel remuneration	150.807	170.662	150.807	170.662
	174.807	**288.662**	**174.807**	**224.662**

e) Related party balances

	Group		Company	
	30.06.2020	**31.12.2019**	**30.06.2020**	**31.12.2019**
Trade and other receivables				
Subsidiary "BIERCO S.A."	-	-	-	2.072
Subsidiary "Zekakou 18 Owner S.M.P.C."	-	-	-	2.072
Other related parties	-	2.072	-	2.072
	-	**2.072**	**-**	**6.216**
Cash and cash equivalents				
Republic Bank of Chicago – Deposits in USD	781.883	778.795	781.883	778.795
	781.883	**778.795**	**781.883**	**778.795**
Trade and other payables				
Other related parties	24.170	5.598	24.170	3.392
	24.170	**5.598**	**24.170**	**3.392**

Earnings distribution

The Annual General Meeting of the Company's shareholders that was held on the 30th of June 2020, approved the distribution of earnings in the form of dividend of a total amount of € 3.770.382,96, as well as remuneration to the members of the Board of € 24.000.

For the Board of Directors
Athens, 19th of August 2020

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"**

Report on Review of Interim Financial Information

Introduction

We have reviewed the accompanying condensed statement of financial position of "INTERCONTINENTAL INTERNATIONAL REAL ESTATE INVESTMENT COMPANY" of 30 June 2020 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, 19th of August 2020
Certified Public Accountant

pwc

PriceWaterhouseCoopers S.A.
Kifissias Ave. 268, Chalandri
SOEL Reg. No. 113

Nikos Komodromos
SOEL Reg. No. 39821

CONDENSED INTERIM FINANCIAL INFORMATION

For the period from the 1st of January 2020 to the 30th of June 2020

CONSOLIDATED AND SEPARATE STATEMENT OF FINANCIAL POSITION

		Group		Company	
ASSETS	**Note**	**30.06.20**	**31.12.19**	**30.06.20**	**31.12.19**
Non-current Assets					
Investment property	6	93.930.947	94.210.000	83.697.981	83.935.800
Property, plant and equipment		2.007.681	2.037.983	1.696.421	1.719.805
Intangible assets		35.350	40.400	35.350	40.400
Other receivables		1.537.716	1.305.488	1.537.716	1.305.488
Investment in subsidiaries	7	-	-	9.865.396	9.865.396
		97.511.694	***97.593.871***	***96.832.864***	***96.866.890***
Current Assets					
Trade and other receivables	8	463.228	107.908	401.370	110.580
Current tax receivables		43.751	43.748	-	-
Cash and cash equivalents	9	9.953.874	7.588.768	8.651.005	6.665.462
		10.460.853	***7.740.424***	***9.052.375***	***6.776.042***
TOTAL ASSETS		**107.972.547**	**105.334.295**	**105.885.239**	**103.642.932**
EQUITY AND LIABILITIES					
EQUITY					
Share Capital	10	42.000.000	42.000.000	42.000.000	42.000.000
Share premium		3.990.000	3.990.000	3.990.000	3.990.000
Statutory reserves		905.339	905.339	844.714	844.714
Other reserves		28.127	28.127	28.127	28.127
Treasury shares		-152.967	-152.967	-152.967	-152.967
Retained earnings		28.438.530	29.513.115	26.629.185	28.026.422
Total Equity		**75.209.028**	**76.283.614**	**73.339.058**	**74.736.295**
LIABILITIES					
Non-current liabilities					
Retirement benefit obligations		13.857	13.857	13.857	13.857
Borrowing	11	25.656.873	26.386.923	25.656.873	26.386.923
Lease Liabilities		14.940	-	14.940	-
Guarantees	12	461.601	592.147	340.375	473.693
		26.147.271	***26.992.927***	***26.026.046***	***26.874.473***
Current Assets					
Trade and other payables	13	4.894.911	527.519	4.806.822	507.723
Lease Liabilities		3.551	-	3.551	-
Borrowing	11	1.516.565	1.472.994	1.516.565	1.472.994
Guarantees	12	145.782	5.165	145.782	5.165
Current tax liabilities		55.438	52.077	47.416	46.282
		6.616.248	***2.057.754***	***6.520.136***	***2.032.164***
Total Liabilities		**32.763.519**	**29.050.681**	**32.546.182**	**28.906.636**
TOTAL EQUITY AND LIABILITIES		**107.972.547**	**105.334.295**	**105.885.239**	**103.642.932**

The notes on pages 22 to 38 form an integral part of this condensed interim financial information

CONSOLIDATED AND SEPARATE STATEMENT OF COMPREHENSIVE INCOME

	Note	Group 01.01.2020 30.06.2020	Group 01.01.2019 30.06.2019	Company 01.01.2020 30.06.2020	Company 01.01.2019 30.06.2019
Rental Income	14	4.108.978	4.172.398	3.722.955	3.791.316
Net result from fair value adjustments of investment property		-279.053	337.721	-237.819	334.418
Expenses directly related to investment property		-566.841	-591.750	-560.736	-591.096
Gross profit		**3.263.084**	**3.918.369**	**2.924.400**	**3.534.639**
Payroll and other personnel expenses		-215.988	-311.979	-215.988	-247.979
Other income / expense		-201.423	-333.399	-192.069	-313.386
Gain from sale of investment property		-	554.000	-	554.000
Operating profit		**2.845.673**	**3.826.992**	**2.516.343**	**3.527.274**
Foreign exchange differences		2.765	5.231	2.765	5.231
Finance income		2.694	2.384	2.673	55.413
Finance expense		-102.084	-186.528	-101.219	-185.781
Profit before tax		**2.749.049**	**3.648.079**	**2.420.561**	**3.402.137**
Tax expense	15	-53.251	-388.469	-47.416	-345.380
Profit after tax		**2.695.798**	**3.259.610**	**2.373.146**	**3.056.757**
Total comprehensive income for the year		**2.695.798**	**3.259.610**	**2.373.146**	**3.056.757**
Earnings per Share (expressed in € per share)					
Basic and diluted	16	**0,26**	**0,31**	**0,23**	**0,29**

The notes on pages 22 to 38 form an integral part of this condensed interim financial information

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Note	Share capital	Share premium	Statutory reserve	Other reserves	Retained earnings	Treasury shares	Total
Balance on the 1st of January 2019		**42.000.000**	**3.990.000**	**875.598**	**-**	**26.416.232**	**-82.258**	**73.199.573**
Profit after Tax for the year		-	-	-	-	3.259.610	-	**3.259.610**
Total comprehensive income for the year		**-**	**-**	**-**	**-**	**3.259.610**	**-**	**3.259.610**
Formation of statutory reserve		-	-	13.362	-	-13.362	-	-
Transactions with shareholders								
Purchase of treasury shares		-	-	-	-	-	-70.709	**-70.709**
Dividend payment for year 2018		-	-	-	-	-3.774.585	-	**-3.774.585**
Balance on the 30th of June 2019		**42.000.000**	**3.990.000**	**888.960**	**-**	**25.887.895**	**-152.967**	**72.613.888**
Balance on the 1st of January 2020		**42.000.000**	**3.990.000**	**905.339**	**28.127**	**29.513.115**	**-152.967**	**76.283.614**
Profit after Tax for the year		-	-	-	-	2.695.798	-	**2.695.798**
Total comprehensive income for the year		**-**	**-**	**-**	**-**	**2.695.798**	**-**	**2.695.798**
Formation of statutory reserve		-	-	-	-	-	-	-
Transactions with shareholders								
Dividend payment for year 2019	17	-	-	-	-	-3.770.383	-	**-3.770.383**
Balance on the 30th of June 2020		**42.000.000**	**3.990.000**	**905.339**	**28.127**	**28.438.529**	**-152.967**	**75.209.028**

The notes on pages 22 to 38 form an integral part of this condensed interim financial information

SEPARATE STATEMENT OF CHANGES IN EQUITY

	Note	Share capital	Share premium	Statutory reserve	Other reserves	Retained earnings	Treasury shares	Total
Balance on the 1st of January 2019		**42.000.000**	**3.990.000**	**844.714**	**-**	**25.031.347**	**-82.258**	**71.783.802**
Profit after Tax for the year		-	-	-	-	3.056.757	-	**3.056.757**
Total comprehensive income for the year		**-**	**-**	**-**	**-**	**3.056.757**	**-**	**3.056.757**
Transactions with shareholders								
Purchase of treasury shares		-	-	-	-	-	-70.709	**-70.709**
Dividend payment for year 2018		-	-	-	-	-3.774.585	-	**-3.774.585**
Balance on the 30th of June 2019		**42.000.000**	**3.990.000**	**844.714**	**-**	**24.313.517**	**-152.967**	**70.995.264**
Balance on the 1st of January 2020		**42.000.000**	**3.990.000**	**844.714**	**28.127**	**28.026.422**	**-152.967**	**74.736.295**
Profit after Tax for the year		-	-	-	-	2.373.146	-	**2.373.146**
Total comprehensive income for the year		**-**	**-**	**-**	**-**	**2.373.146**	**-**	**2.373.146**
Transactions with shareholders								
Dividend payment for year 2019	17	-	-	-	-	-3.770.383	-	**-3.770.383**
Balance on the 30th of June 2020		**42.000.000**	**3.990.000**	**844.714**	**28.127**	**26.629.184**	**-152.967**	**73.339.058**

The notes on pages 22 to 38 form an integral part of this condensed interim financial information

CONSOLIDATED AND SEPARATE STATEMENT OF CASH FLOWS

	Note	Group 01.01.2020 30.06.2020	Group 01.01.2019 30.06.2019	Company 01.01.2020 30.06.2020	Company 01.01.2019 30.06.2019
Cash flows from operating activities					
Profit before tax		2.749.049	3.648.079	2.420.561	3.402.137
Plus (less) Adjustments for:					
Finance income		-2.694	-2.384	-2.673	-55.413
Interest expense		102.084	186.528	101.219	185.781
Foreign exchange differences		-2.765	-5.231	-2.765	-5.231
Gain from the sale of real estate		-	-554.000	-	-554.000
(Increase)/decrease in the fair value of investment property		279.053	-337.721	237.819	-334.418
Allowance for doubtful accounts	8	21.232	-4.897	21.232	-4.897
Depreciation and amortization		53.842	66.104	46.925	52.270
		3.199.801	2.996.478	2.822.319	2.686.230
Changes in working capital					
Decrease/ (increase) of receivables	8	-583.408	-268.672	-523.018	-269.685
(Decrease)/ increase of payables (except for borrowing)	13	582.603	444.764	516.473	439.122
Cash flows from operating activities		**3.198.995**	**3.172.570**	**2.815.774**	**2.855.667**
Tax paid		-49.889	-376.531	-46.282	-333.216
Interest paid		-91.680	-182.974	-91.606	-182.974
Net cash flows from operating activities (a)		**3.057.426**	**2.613.065**	**2.677.886**	**2.339.477**
Cash flows from investing activities					
Purchase of investment property	6	-	-1.331.000	-	-1.331.000
Sale of investment property	6	-	3.494.000	-	3.494.000
Capital expenditure for investment property		-	-24.160	-	-24.160
Dividends received		-	-	-	53.114
Interest received		2.694	2.384	2.673	2.298
Net cash flows from investing activities (b)		**2.694**	**2.141.224**	**2.673**	**2.194.253**
Cash flows from financing activities					
Dividends paid		-	-3.774.585	-	-3.774.585
(Purchase) / Sale of treasury shares		-	-70.709	-	-70.709
Bond loan payments	11	-692.250	-579.600	-692.250	-579.600
Net cash flows from financing activities (c)		**-692.250**	**-4.424.894**	**-692.250**	**-4.424.894**
Net increase/ (decrease) in cash and cash equivalents for the period (a)+(b)+(c)		**2.367.870**	**329.395**	**1.988.308**	**108.835**
Cash and cash equivalents at the beginning of the period		**7.588.768**	**4.327.481**	**6.665.462**	**3.598.503**
Effect of foreign exchange differences on cash and cash equivalents		**-2.765**	**-5.231**	**-2.765**	**-5.231**
Cash and cash equivalents at the end of the period		**9.953.874**	**4.651.645**	**8.651.005**	**3.702.107**

The notes on pages 22 to 38 form an integral part of this condensed interim financial information

NOTES TO THE CONDENSED INTERIM FINANCIAL INFORMATION

1. General Information

The current Condensed Interim Consolidated and Separate Financial Information includes the separate financial statements of "**INTERCONTINENTAL INTERNATIONAL REAL ESTATE INVESTMENT COMPANY**" (the "Company") and the consolidated financial statements of the Company and its subsidiaries ("the Group") for the six-month period ended on the 30th of June 2020. Information regarding the subsidiaries of the Company is presented on note 7.

The Company is registered as a Real Estate Investment Company of Law 2778/1999 and its subsequent amendments.

The Company has been incorporated on 22.03.2013, after obtaining a license from the Hellenic Capital Market Commission with the decision of its Board, No. 5/604/06.12.2011.

The current Condensed Interim Financial Information has been approved by the Board of Directors on the 19th of August 2020.

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 basic accounting policies that have been applied at the preparation of these financial statements are described in the Consolidated and Separate Financial Statements for the year ended on 31.12.2019.

2.1 Basis of preparation of the Condensed Interim Financial Information

The current Condensed Interim Consolidated and Separate 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 2019, 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 Consolidated and Separate 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 2020.

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 1.1.2020. The Group's evaluation of the effect of these new standards, amendments to standards and interpretations is as follows:

Standards and Interpretations effective for the current financial year

IFRS 3 (Amendments) 'Definition of a business'

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.

IAS 1 and IAS 8 (Amendments) 'Definition of material'

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 IFRSs.

IFRS 9, IAS 39 and IFRS 7 (Amendments) 'Interest rate benchmark reform'

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.

Standards and Interpretations effective for subsequent periods

IFRS 16 (Amendment) 'Covid-19-Related Rent Concessions' (effective for annual periods beginning on or after 1 June 2020)

The amendment provides lessees (but not lessors) with relief in the form of an optional exemption from assessing whether a rent concession related to COVID-19 is a lease modification. Lessees can elect to account for rent concessions in the same way as they would for changes which are not considered lease modifications. The amendment has 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 2023)

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.

IFRS 3 (Amendment) 'Reference to the Conceptual Framework' (effective for annual periods beginning on or after 1 January 2022)

The amendment updated the standard to refer to the 2018 Conceptual Framework for Financial Reporting, in order to determine what constitutes an asset or a liability in a business combination. In addition, an exception was added for some types of liabilities and contingent liabilities acquired in a business combination. Finally, it is clarified that the acquirer should not recognise contingent assets, as defined in IAS 37, at the acquisition date. The amendment has not yet been endorsed by the EU.

Annual Improvements to IFRS Standards 2018–2020 (effective for annual periods beginning on or after 1 January 2022)

The amendments set out below include changes to specific IFRSs. The amendments have not yet been endorsed by the EU.

IFRS 9 'Financial instruments'

The amendment addresses which fees should be included in the 10% test for derecognition of financial liabilities. Costs or fees could be paid to either third parties or the lender. Under the amendment, costs or fees paid to third parties will not be included in the 10% test.

IFRS 16 'Leases'

The amendment removed the illustration of payments from the lessor relating to leasehold improvements in Illustrative Example 13 of the standard in order to remove any potential confusion about the treatment of lease incentives.

2.3 Going concern

The decision of the Management to apply the principle of going concern, is based on a series of reasons that are referenced further below. Regarding capital structure, the Company has entered into a borrowing agreement with Alpha Bank that holds 96% of its total borrowing and whose service is linked to the rent payments made by the bank as a tenant on some of the Companies properties.

In addition, there is adequate capital adequacy, with cash reserves on the Company's sight deposits reaching € 8,7 million, an amount which more than covers its total short-term liabilities, which are € 6,3 million (including the 2019 dividend that is payable to the shareholders, of € 3,77 million) as well as any Company expenses for a period exceeding 12 months, even under extreme scenarios of significantly reduced or zero rental income.

Regarding its portfolio structure, Management always had the goal of diversifying and spreading its investment portfolio and its choice of tenants, always under strict criteria, so as to safeguard the collectability of its rents.

The result of the aforementioned strategic diversification is that the Company holds a small proportion of retail shops that are affected by the Greek Government measures (closing retail shops) against the spread of the pandemic.

3. Financial risk management

3.1 Financial risk factors

The Group is exposed in various financial risks, such as, market risk (cash flow risk from changes in interest rates), credit risk and liquidity risk. The financial risks are related to the following financial assets: Trade and Other Receivables, Cash and Cash Equivalents, Trade and Other Payables, and Borrowing.

Risk Management is performed by the Management of the Company. Risk Management is focused mostly on the recognition and evaluation of financial risks such as market risk (foreign exchange risk, interest rate risk), credit risk, liquidity risk and surplus liquidity investment policy.

a) Market risk

i) Foreign Exchange Risk

Foreign Exchange Risk exists due to the cash reserves of the Group denominated in US Dollars amounted at $ 976.317 (€ 871.897) on 30.06.2020 versus $ 975.715 (€ 868.538) on 31.12.2019, respectively.

ii) Price Risk

The group is exposed to price risks other than financial instruments, such as the price risk of investment property, including the risk of leasing property.

The group does not hold equity securities or commodities, except for a non-significant number of treasury shares, and is therefore not exposed to material price risks from them.

Changes in real estate prices have an effect on the statement of comprehensive income and the statement of financial position of the Group (profitability and assets). The Group tries to enter in long-term lease agreements with quality tenants. At the current stage, the Group minimized the above risk by having secured with its prime tenant (Alpha Bank), lease agreements that cannot legally be terminated by the tenant until the year 2027, representing 59% of its total annual rentals.

iii) Interest rate risk

Interest rate risk derives mostly from the borrowing of the Company. The floating rate of the Company's bond loan exposes the Company to cash flow risk due to fluctuations on the borrowing rate. However, the said risk remains low as the interbank offering rates as well as ECB intervention rates remain at very low levels practically equal or below zero.

b) Credit risk

The Group is not significantly exposed to credit risk in relation to its rent receivables from the lease agreements in place, as the majority of its lease agreements are concluded with high profile tenants (e.g. Alpha bank). The credit risk concerns the cases of counterparty default on their contractual obligations.

The related entity, Republic Bank of Chicago, in which the Group keeps the part of its cash reserves, has a capital adequacy Tier 1 ratio of 12,98% and is included in the FDIC list of preferred contractors. As a result, the Group does not expect any credit losses on its deposits.

The other cash and cash equivalents of the Group are invested in counterparties with high credit rating.

c) Liquidity risk

Prudent management of liquidity risk means adequate cash reserves, ability to raise capital through a sufficient amount of committed credit facilities and the ability to close out open market positions. The liquidity of the Group is monitored by the Top Management at regular intervals. As is evident by the basic ratios above, the Group is in no direct liquidity risk.

3.2 Capital risk management

The purpose of the Group when managing its capital is to ensure the ability of the Group to continue its activities, in order to secure returns for its shareholders and benefits for other stakeholders of the Group and maintain optimum capital structure, achieving minimum cost of capital. To maintain or change its capital structure, the company may change the distributable income to its shareholders, return capital to them, issue new shares or sell financial assets.

The Group monitors its capital using the debt ratio. The ratio is calculated as the ratio of total borrowing to total assets, as presented in the statement of financial position.

The legal framework that applies REICs, allows borrowing and credit to them for amounts that, in aggregate, do not exceed 75% of their total assets, for the purpose of acquiring and utilizing real estate property.

3.3 Fair value estimation

The Group 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 Group does not hold financial assets measured in fair value. However, the Group owns investment property that is measured at fair value (Note 6). On 30.06.2020, the fair value of the Company’s floating rate bond loans was € 20.765.751.

In addition, at the same date the accounting value of trade and other receivables, cash and cash equivalents, guarantees as well as trade and other payables, approximated their fair value.

4. Operating Segments

The Group has adopted a single monitoring of Operating Segments, due to similar economic characteristics shared by the Investment Property as a result of the following:

- 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

In conclusion, the investment property of the Group constitutes a single operating segment. The total comprehensive income of the Group derives from investment property leases in Greece.

In the first half of 2020, the lease income of the Group in Greece was € 4,1 million (first half of 2019: € 4,17 million). The non-current assets of the Group in Greece, on 30.06.2020, was € 97,5 million (31.12.2019: € 97,6 million).

The Company has the necessary readiness for detailed monitoring of its future Operating Segments, as soon as the diversity and variety of its future acquisitions demands it.

5. Significant accounting estimates and assumptions

The Group 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:

The estimation of "fair value" of the real estate investments of the Group

The most suitable indication of "fair value", are the market prices that apply in an active market for similar leases and other contracts. If such information is unavailable, the Group determines the fair value using a broad range of accounting estimates for the "fair value" (refer to Note 6). According to the legislation applicable to REICs, the estimations for the investments in real estate must be supported by independent valuations performed by Independent Valuators, registered in the Independent Valuators registry of the Ministry of Finance, on the 30th of June and 31st of December of each year. The estimations are based primarily on forecasts of discounted cash flows due to lack of sufficient market prices from an active market. In order to reach such decision, the Group considers data from various sources, which include the following:

(i) Current prices in an active market of real estates of different nature, condition or location (or subject to different leases or contracts), which have been adjusted for those differences.

(ii) Recent prices of similar real estate properties in less active markets, adjusted so as to reflect any changes in economic conditions that took place after the date that the respective transactions took place, and

(iii) Discounted cash flows, based on reliable forecasts of future cash flows, that derive from the terms of existing lease agreements and other contracts and (when possible) from external data such as, current rent prices of similar real estate properties in the same location and condition, using discount rates that reflect the current market expectation regarding the uncertainty for the amount and time of occurrence of those cash flows.

6. Investment property

	Group		Company	
	30.06.2020	31.12.2019	30.06.2020	31.12.2019
Opening Balance	**94.210.000**	**94.733.000**	**83.935.800**	**84.444.948**
Acquisition of new property and additions	-	1.331.000	-	1.331.000
Capital expenditure related to investment property	-	24.160	-	24.160
Net gains from fair value adjustments of the investment property	-279.053	659.840	-237.819	673.692
Fair value adjustments that are not recognized through profit or loss	-	28.127	-	28.127
Sale of investment property	-	-2.940.000	-	-2.940.000
Reclassifications from Property, Plant and Equipment	-	373.873	-	373.873
Closing Balance	**93.930.947**	**94.210.000**	**83.697.981**	**83.935.800**

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 is dated on 30.06.2020 and has been performed by an Independent Valuator with experience in the performance of such valuations and registered in the Independent Valuator Registry of the Ministry of Finance. Based on the above valuation the Group recorded a profit of € 279 thousand in the consolidated statement of comprehensive income, while the respective figure for the Company was € 237 thousand.

In the current valuation, the real estate properties have been evaluated using the methods and their weighted average rates presented 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	4,75% to 9,25%
Discount rate	6,4% to 11,5%

In more detail, the fair value per real estate category, as well as the methods of valuation and their assumptions for 30.06.2020 for the Group, are as follows:

Use	Fair Value	Valuation Method	Monthly Market Rent	Discount Rate	Exit Yield
Retail Shops	58.889.478	90% DCF - 10% Comparative Method	479.047	8,30% - 11,50%	6,50% - 9,10%
Retail Shops	17.857.000	90% DCF - 10% Comparative Method plus Residual Method	80.655	8,80% - 9,55%	7,50% - 8,25%
Offices	16.109.469	90% DCF - 10% Comparative Method	102.704	6,40% - 10,25%	4,75% - 9,00%
Apartments	1.075.000	90% DCF - 10% Comparative Method	-	-	5,2%
	93.930.947		**662.406**		

For the Company, the table is as follows:

Use	Fair Value	Valuation Method	Monthly Market Rent	Discount Rate	Exit Yield
Retail Shops	56.139.478	90% DCF - 10% Comparative Method	460.287	8,30% - 11,50%	6,50% - 9,10%
Retail Shops	17.857.000	90% DCF - 10% Comparative Method plus Residual Method	80.655	8,80% - 9,55%	7,50% - 8,25%
Offices	8.626.503	90% DCF - 10% Comparative Method	53.127	6,40% - 10,25%	4,75% - 9,00%
Apartments	1.075.000	90% DCF - 10% Comparative Method	-	-	5,2%
	83.697.981		**594.069**		

On the investment property that are currently leased to Alpha Bank, there is a mortgage prenotation for € 31,5 million, from the initial borrowing of the Company. In addition, there is a mortgage prenotation of € 1.320.000 for the total borrowing of the Company from Optima Bank on the property located on the junction of 24' Hatzikyriakou and Flessa Street in Piraeus.

The investment property is classified as a **level 3** investment (financial assets measured using valuation technics using non-observable prices).

The Group's management, in the context of sensitivity analysis regarding to existing real estate portfolio and taking into consideration the possible impact on the properties from the outbreak of the SARS COVID 19 pandemic, has performed the following calculations in the financial statements for the year 2019, that have been prepared on April of this year:

If the discount rate used for the DCF method differed by +/- 1% from the estimates used by the Management, the value of the investment property would have been € 5,4 million lower or € 6,7 million higher, respectively.

If the market rent per sq.m. of the investment property used for the DCF method differed by +/- € 0,30 from the estimates used by Management, the value of the investment property would have been € 2,1 million higher or € 1 million lower respectively.
Considering the marginal decrease of the property fair values on 30/6/2020, the Group's management considers that the above sensitivity analysis is still valid, regarding the investment property portfolio on the same date.

The Group has fully insured its total investment property, in accordance with the provisions of par. 12 of article 22 of L. 4141/2013 and the decision of the Board of Directors of the Hellenic Capital Market Commission No. 7/259/19.12.2002.

7. Investments in subsidiaries

The Company's investments in subsidiaries are presented below:

Subsidiary Name	Domicile	Participation percentage	30.06.2020	31.12.2019
Bierco S.A.	Greece	100%	2.371.838	2.371.838
Zekakou 18 Owner S.M.P.C.	Greece	100%	7.493.558	7.493.558
Total Investments in subsidiaries			**9.865.396**	**9.865.396**

8. Trade and other receivables

	Group		Company	
	30.06.2020	**31.12.2019**	**30.06.2020**	**31.12.2019**
Rent receivables	364.166	152.513	305.163	155.185
Guarantees	9.929	8.382	9.929	8.382
Other receivables	177.193	13.841	174.339	13.841
Total	**551.288**	**174.736**	**489.431**	**177.408**
Allowance for doubtful accounts	-88.061	-66.828	-88.061	-66.828
Total	**463.228**	**107.908**	**401.370**	**110.580**

Rent receivables are further analyzed as follows:

	30.06.2020	31.12.2019	30.06.2020	31.12.2019
Non-doubtful accounts				
Receivables up to 30 days:	242.607	45.526	183.604	46.126
Receivables between 30 and 60 days:	25.412	12.847	25.412	14.919
Receivables between 60 and 90 days:	7.588	12.642	7.588	12.642
Receivables between 90 and 120 days:	3.079	8.888	3.079	8.888
Receivables between 120 and 150 days:	2.171	6.109	2.171	6.109
Receivables between 150 and 180 days:	2.267	4.805	2.267	4.805
Receivables over 180 days:	36.832	17.485	36.832	17.485
Total Non-doubtful accounts	**319.955**	**108.302**	**260.952**	**110.974**

The fair value of the Group's receivables approximates their fair value on 30.06.2020, since their collection is expected to take place at a such a time interval, that the time value of money is not considered to be significant.

9. Cash and cash equivalents

	Group		Company	
	30.06.2020	**31.12.2019**	**30.06.2020**	**31.12.2019**
Cash on hand	598	1.404	182	988
Sight deposits in €	9.081.379	6.718.827	7.778.926	5.795.937
USD deposits in Euro	871.897	868.538	871.897	868.538
Total	**9.953.874**	**7.588.768**	**8.651.005**	**6.665.462**

10. 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 30.06.2020, 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.

11. Borrowing

	Group		Company	
	30.06.2020	**31.12.2019**	**30.06.2020**	**31.12.2019**
Bond Loan	25.656.873	26.386.923	25.656.873	26.386.923
Short-term portion of the bond loan	1.441.200	1.403.400	1.441.200	1.403.400
Accrued interest for the period	75.365	69.594	75.365	69.594
Total	**27.173.438**	**27.859.917**	**27.173.438**	**27.859.917**

The payments for both loans of the Company are made quarterly, with a floating interest rate of 3-month Euribor plus spread. The fair value of the borrowing on 30.06.2020, was € 20.765.751. The bond borrowing for the Group and the Company has a maturity in 2027 for the borrowing from Alpha Bank and in 2026 for that from Optima Bank.

As a collateral for the repayment of the Alpha Bank bond loan, the following pledges have been made:

1. Prenotation for mortgage on the investment property leased to Alpha Bank, of a total value of €31.500.000.
2. Pledge on 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 referenced in point 4 above, in order to secure the debt from the bond loan to Alpha Bank, the total lease income for the property leased to Alpha Bank has been pledged as collateral for the duration of the loan. The lease payments are deposited to a specific bank account, with the intention of activating the cash sweep mechanism in case of breach in the bond loan contractual terms.

Specifically, in case of breach of the minimum debt service coverage ratio (DSCR) > 120% without it being rectified within 30 calendar days with equity from the issuer, the abovementioned cash sweep mechanism will activate, by withholding the lease payments from the abovementioned property until the required amount for the restoration of the breach has been aggregated. For the period 01.01.2020 – 30.06.2020 no such case took place.

For the bond loan from Optima Bank, the following pledges have been made:

1. Mortgage prenotation for € 1.320.000 for the total borrowing on the property of the Company located on the junction of 24' Hatzikyriakou and Flessa Street in Piraeus.
2. Pledge on the receivables from any insurance contracts on the above property.
3. Pledge on any rent receivables from the above property.

During the period 01.01.2020 – 30.06.2020, the Company complied with all the contractual terms of its bond loans.

12. Guarantees

	Group		Company	
	30.06.2020	**31.12.2019**	**30.06.2020**	**31.12.2019**
Long-term guarantees				
Rent guarantees	461.601	592.147	340.375	473.693
Short-term guarantees				
Rent guarantees	145.782	5.165	145.782	5.165
Total	**607.383**	**597.312**	**486.158**	**478.857**

13. Trade and other payables

	Group		Company	
	30.06.2020	**31.12.2019**	**30.06.2020**	**31.12.2019**
Suppliers	63.413	77.019	55.731	76.864
Insurance organizations	8.231	12.651	8.231	12.651
Stamp duties and other taxes	391.051	260.777	360.826	245.242
Real estate ownership tax (ENFIA)	461.232	95.029	461.232	95.029
Dividends payable	3.770.383	-	3.770.383	-
Other liabilities	33.606	9.366	31.000	6.760
Customer prepayments	64.471	6.071	64.471	6.071
Accrued expenses	102.525	66.605	54.948	65.105
Total	**4.894.911**	**527.519**	**4.806.822**	**507.723**

14. Rental Income

The total rent revenue of the period is generated from operating leases from the investment properties of the Group. The lease period for which the Group leases its properties with operating lease contracts has a mid-to-long-term duration.

Rents are adjusted annually in accordance with the lease contract terms and by the CPI increased by 0% - 3%, as well as by 3,5% (at a minimum) for the leases with Alpha Bank. The are no variable (contingent) rents as at 30th of June 2020. Rental revenue is not subject to seasonal variations.

15. Taxes

The tax on assets is calculated based on the provisions of article 31 of L. 2778/1999, according to which, 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.

16. Earnings per share

The basic earnings per share (EPS) ratio is calculated by dividing the profit or loss after tax attributable to shareholders, with the weighted average number of ordinary shares in circulation during the period, excluding any treasury shares. For the current as well as the prior year, the basic earnings per share were equal to the diluted and their calculation is as follows:

	Group		Company	
	1.1.2020 - 30.06.2020	1.1.2019 - 30.06.2019	1.1.2020 - 30.06.2020	1.1.2019 - 30.06.2019
Profit/(loss) attributed to the shareholders of the parent	2.695.798	3.259.610	2.373.146	3.056.757
Weighted average of the number of shares	10.473.286	10.479.123	10.473.286	10.479.123
Basic earnings/(losses) per share (Euro per share)	**0,26**	**0,31**	**0,23**	**0,29**

17. Earnings distribution

The Annual General Meeting of the Company's shareholders that was held on the 30th of June 2020, approved the distribution of earnings in the form of dividend of a total amount of € 3.770.382,96, as well as remuneration to the members of the Board of € 24.000.

18. Related Party Transactions

All related party transactions are made under market terms. The Group 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., 36,51% 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 31,75% 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., 31,74% shareholder of AJOLICO Trading Limited.
- BIERCO S.A., a subsidiary of the Group. The Company holds the total shares of BIERCO S.A.
- Zekakou 18 Owner S.M.P.C., a subsidiary of the Group. The Company owns the entire holding of Zekakou 18 Owner S.M.P.C.

Furthermore, also considered related parties are the members of the Group'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 Risk higher than normal.

The transactions of the Company and the Group with related parties for the first half of 2020, as well as their open balances on 30.06.2020 are as follows:

a) Income from leases and provision of services

	Group		Company	
	1.1.2020 - 30.06.2020	**1.1.2019 - 30.06.2019**	**1.1.2020 - 30.06.2020**	**1.1.2019 - 30.06.2019**
Subsidiary “BIERCO S.A.”	-	-	6.000	8.000
Subsidiary "Zekakou 18 Owner S.M.P.C."	-	-	6.000	3.000
Other related parties	-	3.000	-	3.000
	-	3.000	12.000	11.000

b) Dividend income

	Group		Company	
	1.1.2020 - 30.06.2020	**1.1.2019 - 30.06.2019**	**1.1.2020 - 30.06.2020**	**1.1.2019 - 30.06.2019**
Dividends from Subsidiary "BIERCO S.A."	-	-	-	53.114
	-	**-**	**-**	**53.114**

c) Interest income from Cash and Cash Equivalents

	Group		Company	
	1.1.2020 - 30.06.2020	**1.1.2019 - 30.06.2019**	**1.1.2020 - 30.06.2020**	**1.1.2019 - 30.06.2019**
Republic Bank of Chicago	593	575	593	575
	593	**575**	**593**	**575**

d) BoD and key management personnel remuneration

	Group		Company	
	1.1.2020 - 30.06.2020	**1.1.2019 - 30.06.2019**	**1.1.2020 - 30.06.2020**	**1.1.2019 - 30.06.2019**
BoD remuneration	24.000	118.000	24.000	54.000
Key management personnel remuneration	150.807	170.662	150.807	170.662
	174.807	**288.662**	**174.807**	**224.662**

e) Related party balances

	Group		Company	
	30.06.2020	31.12.2019	30.06.2020	31.12.2019
Trade and other receivables				
Subsidiary "BIERCO S.A."	-	-	-	2.072
Subsidiary "Zekakou 18 Owner S.M.P.C."	-	-	-	2.072
Other related parties	-	2.072	-	2.072
	-	**2.072**	**-**	**6.216**
Cash and cash equivalents				
Republic Bank of Chicago – Deposits in USD	781.883	778.795	781.883	778.795
	781.883	**778.795**	**781.883**	**778.795**
Trade and other payables				
Other related parties	24.170	5.598	24.170	3.392
	24.170	**5.598**	**24.170**	**3.392**

19. Contingent Liabilities

Tax Certificate and unaudited tax years

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, but the Group opted to receive it. 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

The Company, since its incorporation in 2013 and up to this day, has not been audited by the competent tax authorities. For the years up to 2018, the Company has been tax audited by PriceWaterhouseCoopers S.A. and received unqualified auditor's opinions for the Tax Certificate issued by that company. The tax audit for the year 2019 is in progress by the same audit firm and Management estimates that no material tax liabilities will arise, apart from those already presented in this interim financial information.

Regarding the subsidiaries "BIERCO S.A." and "Zekakou 18 Owner S.M.P.C." are not audited for the purposes of a tax compliance report and, so far, have not been tax audited by the tax authorities. Management estimates that no material tax liabilities will arise, apart from those already presented in these financial statements.

Litigation and Claims

There are no litigation cases against the Group that may materially affect its financial position and that should be taken into consideration at this point.

20. Events after the reporting period

On the 14th of July 2020, the Company sold an investment property of 265 sq. m., that is located on 79' Vasilissis Sophias Ave. in Athens. The consideration received was € 715.000. The property was acquired on April 2018 for € 564,2 thousand, bringing an accumulated surplus to the Company of € 150,8 thousand (23%) in relation to the acquisition cost, while its measurement in the Company's accounting records on the 31st of December of 2019 was at the fair value of € 705.000, according to Certified Valuators.

Athens, 19th of August 2020

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**