



Grivalia Properties REIC

Interim Condensed Consolidated and Company Financial Information

for the nine month period ended

September 30, 2018

This financial report has been translated from the original report that has been prepared in the Greek language. Reasonable care has been taken to ensure that this report represents an accurate translation of the original text. In the event that differences exist between this translation and the original Greek language financial report, the Greek language financial report will prevail over this document.

Table of Contents
page

CONSOLIDATED AND COMPANY BALANCE SHEET.....	3
CONSOLIDATED INCOME STATEMENT.....	4
COMPANY INCOME STATEMENT.....	5
CONSOLIDATED AND COMPANY STATEMENT OF COMPREHENSIVE INCOME.....	6
CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY.....	7
COMPANY STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY.....	8
CONSOLIDATED AND COMPANY CASH FLOW STATEMENT.....	9
1 GENERAL INFORMATION	10
2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES.....	10
3 ACCOUNTING POLICIES.....	10
4 SEGMENT ANALYSIS	14
5 INVESTMENT PROPERTY.....	18
6 INVESTMENT IN SUBSIDIARIES.....	20
7 INVESTMENT IN JOINT VENTURES.....	20
8 OTHER LONG TERM RECEIVABLES.....	22
9 TRADE AND OTHER RECEIVABLES.....	22
10 CASH AND CASH EQUIVALENTS.....	23
11 SHAREHOLDER EQUITY	23
12 BORROWINGS INCLUDING OBLIGATIONS UNDER FINANCE LEASES.....	24
13 TRADE AND OTHER PAYABLES	26
14 PROPERTY TAXES	26
15 OTHER INCOME.....	26
16 NEGATIVE GOODWILL ARISING FROM INVESTMENT IN JOINT VENTURES	27
17 NEGATIVE GOODWILL ARISING FROM SUBSIDIARY'S ACQUISITION	27
18 TAXES.....	27
19 DIVIDENDS PER SHARE	28
20 EARNINGS PER SHARE	28
21 CONTINGENT LIABILITIES.....	28
22 CAPITAL COMMITMENTS	29
23 RELATED PARTY TRANSACTIONS.....	29
24 EVENTS AFTER THE BALANCE SHEET DATE	34

Consolidated and Company Balance Sheet

		Group		Company	
Note		30/09/2018	31/12/2017	30/09/2018	31/12/2017
ASSETS					
Non-current assets					
Investment property	5	998.563	954.393	829.302	804.995
Property, plant and equipment		7.879	7.345	3.963	3.359
Intangible Assets		358	343	20	3
Investment in subsidiaries	6	-	-	101.107	94.434
Investment in joint ventures	7	56.309	40.980	49.101	32.173
Deferred tax asset		99	99	-	-
Other long term receivables	8	5.010	5.740	14.451	15.367
		1.068.218	1.008.900	997.944	950.331
Current assets					
Trade and other receivables	9	13.301	7.261	11.709	6.606
Greek Government Treasury Bills		-	8.962	-	5.975
Cash and cash equivalents	10	37.234	44.725	29.673	40.385
		50.535	60.948	41.382	52.966
TOTAL ASSETS		1.118.753	1.069.848	1.039.326	1.003.297
SHAREHOLDERS' EQUITY AND LIABILITIES					
Shareholders' equity					
Share Capital	11	215.684	215.684	215.684	215.684
Share premium	11	571.234	571.234	571.234	571.234
Own shares	11	(30.579)	(25.964)	(30.579)	(25.964)
Share based payment reserve	11	3.090	4.860	3.090	4.860
Other reserves	11	12.168	12.267	11.754	11.812
Retained earnings	11	135.867	130.123	90.452	88.053
Total shareholders' equity		907.464	908.204	861.635	865.679
Non-current liabilities					
Borrowings, including finance leases	12	177.069	130.111	147.405	109.076
Tenant deposits		5.400	4.829	5.235	4.752
Other non-current liabilities		181	209	181	209
		182.650	135.149	152.821	114.037
Current liabilities					
Trade and other payables	13	11.298	12.826	10.127	11.799
Dividends payable		46	40	46	40
Current tax liabilities		7.792	5.253	7.022	4.763
Borrowings, including finance leases	12	9.181	7.952	7.457	6.555
Tenant deposits		322	424	218	424
		28.639	26.495	24.870	23.581
Total liabilities		211.289	161.644	177.691	137.618
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES		1.118.753	1.069.848	1.039.326	1.003.297

Consolidated Income Statement

	Note	Nine month period ended		Three month period ended	
		30/09/2018	30/09/2017	30/09/2018	30/09/2017
Revenue					
Rental income		53.754	48.101	18.357	16.137
		53.754	48.101	18.357	16.137
Net gain from fair value adjustments on investment property	5	8.257	6.083	-	-
Direct property relating expenses		(1.576)	(1.516)	(412)	(674)
Property taxes	14	(5.026)	(4.275)	(1.796)	(1.417)
Corporate Social Responsibility		(150)	(150)	(50)	(50)
Employee benefit expense- BoD		(4.594)	(5.371)	(1.602)	(3.224)
Depreciation of assets		(163)	(91)	(60)	(30)
Other income		227	96	124	94
Other expenses		(1.439)	(1.242)	(505)	(545)
Operating profit		49.290	41.635	14.056	10.291
Finance income		679	734	187	282
Finance costs		(4.424)	(3.095)	(1.739)	(1.141)
Negative goodwill arising from investment in joint ventures	16	1.027	-	1.027	-
Gain on change in status of joint venture	17	47	-	47	-
Negative goodwill arising from subsidiary's acquisition	17	1.162	-	1.162	-
Gain from loss of control of subsidiary		-	253	-	-
Gain from change in percentage of participation in joint venture		-	163	-	163
Share of net gain of investments accounted for using the equity method		(436)	1.590	(1.152)	(104)
Profit before tax		47.345	41.280	13.588	9.491
Taxes	18	(6.161)	(5.735)	(2.085)	(1.905)
Profit for the period		41.184	35.545	11.503	7.586
Earnings per share (expressed in € per share)					
- Basic	20	0,42	0,37		
- Diluted	20	0,42	0,37		

Company Income Statement

	Note	Nine month period ended		Three month period ended	
		30/09/2018	30/09/2017	30/09/2018	30/09/2017
Revenue					
Rental income		44.952	39.455	15.222	13.237
		44.952	39.455	15.222	13.237
Net gain from fair value adjustments on investment property	5	7.716	4.866	-	-
Direct property relating expenses		(1.486)	(1.419)	(374)	(640)
Property taxes	14	(4.264)	(3.572)	(1.497)	(1.184)
Corporate Social Responsibility		(150)	(150)	(50)	(50)
Employee benefit expense- BoD		(4.424)	(5.145)	(1.543)	(3.161)
Depreciation of assets		(92)	(73)	(37)	(24)
Other income	15	5.019	3.442	124	40
Other expenses		(1.282)	(1.578)	(437)	(481)
Operating profit		45.989	35.826	11.408	7.737
Finance income		1.032	1.057	317	393
Finance costs		(3.763)	(2.527)	(1.421)	(950)
(Loss) from loss of control of subsidiary		-	(253)	-	-
Gain from change in percentage of participation in joint venture		-	127	-	127
Profit before tax		43.258	34.230	10.304	7.307
Taxes	18	(5.418)	(4.973)	(1.806)	(1.658)
Profit for the period		37.840	29.257	8.498	5.649

Consolidated and Company Statement of Comprehensive Income

	Group		Company	
	30/09/2018	30/09/2017	30/09/2018	30/09/2017
Profit for the period	41.184	35.545	37.840	29.257
Other comprehensive income:				
Items that may be subsequently reclassified to profit or loss				
Exchange rate differences transferred to income/ (loss) after taxes	(11)	(106)	-	-
Changes in the fair value of available-for-sale financial assets	(86)	-	(58)	-
Items that will not be reclassified to profit or loss				
Actuarial (losses) on post employment benefit obligations net of tax	-	(13)	-	(13)
Total comprehensive (loss) after taxes	(98)	(119)	(58)	(13)
Total comprehensive income after taxes for the period	41.086	35.426	37.782	29.244
Total comprehensive income for the period attributable to:				
- Shareholders (Owners of the parent)	41.086	35.426	37.782	29.244
- Minority interest	-	-	-	-
Total comprehensive income after taxes for the period	41.086	35.426	37.782	29.244

Consolidated Statement of Changes in Shareholders' Equity

	Note	Share capital	Share premium	Own shares	Share based payment reserve	Other reserves	Retained earnings	Total Equity
Balance January 01, 2017		215.684	571.234	(25.957)	3.682	12.596	85.886	863.125
Profit for the period		-	-	-	-	-	35.545	35.545
Foreign exchange differences		-	-	-	-	(104)	(2)	(106)
Actuarial (losses) on post employment benefit obligations net of tax		-	-	-	-	(26)	14	(13)
Total comprehensive income for the period		-	-	-	-	(130)	35.557	35.426
Transactions with shareholders:								
Differences from revaluation of securities		-	-	-	-	104	-	104
Acquisition of own shares		-	-	(7)	-	-	-	(7)
Formation of statutory reserve of local subsidiary		-	-	-	-	179	(179)	-
Equity settled share based payments		-	-	-	904	-	-	904
Dividend relating to 2016 approved by the shareholders		-	-	-	-	-	(18.488)	(18.488)
Balance September 30, 2017		215.684	571.234	(25.964)	4.586	12.748	102.776	881.064
Balance January 01, 2018		215.684	571.234	(25.964)	4.860	12.267	130.123	908.204
Profit for the period		-	-	-	-	-	41.184	41.184
Foreign exchange differences		-	-	-	-	(12)	1	(11)
Changes in the fair value of available-for-sale financial assets		-	-	-	-	(86)	-	(86)
Total comprehensive income for the period		-	-	-	-	(99)	41.185	41.086
Transactions with shareholders:								
Acquisition of own shares	11	-	-	(4.615)	-	-	-	(4.615)
Equity settled share based payments	11	-	-	-	(1.770)	-	-	(1.770)
Dividend relating to 2017 approved by the shareholders	19	-	-	-	-	-	(35.441)	(35.441)
Balance September 30, 2018		215.684	571.234	(30.579)	3.090	12.168	135.867	907.464

Company Statement of Changes in Shareholders' Equity

	Note	Share capital	Share premium	Own shares	Share based payment reserve	Other reserves	Retained earnings	Total Equity
Balance January 01, 2017		215.684	571.234	(25.957)	3.682	11.830	54.281	830.754
Profit for the period		-	-	-	-	-	29.257	29.257
Actuarial (losses) on post employment benefit obligations net of tax		-	-	-	-	(26)	14	(13)
Total comprehensive income for the period		-	-	-	-	(26)	29.271	29.244
Transactions with shareholders:								
Differences from Revaluation of securities		-	-	-	-	71	-	71
Acquisition of own shares		-	-	(7)	-	-	-	(7)
Equity settled share based payments		-	-	-	904	-	-	904
Dividend relating to 2016 approved by the shareholders		-	-	-	-	-	(18.488)	(18.488)
Balance September 30, 2017		215.684	571.234	(25.964)	4.586	11.874	65.064	842.478
Balance January 01, 2018		215.684	571.234	(25.964)	4.860	11.812	88.053	865.679
Profit for the period		-	-	-	-	-	37.840	37.840
Changes in the fair value of available-for-sale financial assets		-	-	-	-	(58)	-	(58)
Total comprehensive income for the period		-	-	-	-	(58)	37.840	37.782
Transactions with shareholders:								
Acquisition of own shares	11	-	-	(4.615)	-	-	-	(4.615)
Equity settled share based payments	11	-	-	-	(1.770)	-	-	(1.770)
Dividend relating to 2017 approved by the shareholders	19	-	-	-	-	-	(35.441)	(35.441)
Balance September 30, 2018		215.684	571.234	(30.579)	3.090	11.754	90.452	861.635

Consolidated and Company Cash Flow Statement

	Note	Group		Company	
		01/01 - 30/09/2018	01/01 - 30/09/2017	01/01 - 30/09/2018	01/01 - 30/09/2017
Cash flows from operating activities					
Profit for the period		41.184	35.545	37.840	29.257
Other (income)		(104)	(96)	(96)	(42)
Dividend from subsidiary	15	-	-	(4.800)	(3.400)
Share of net gain of investments accounted for using the equity		436	(1.590)	-	-
Gain / (loss) from loss of control of subsidiary		-	(253)	-	253
Gain from change in percentage of participation in joint venture		-	(163)	-	(127)
Negative goodwill arising from investment in joint ventures	16	(1.027)	-	-	-
Negative goodwill arising from subsidiary's acquisition	17	(1.162)	-	-	-
Provisions for share based program		891	822	891	822
Other Provisions		(64)	(107)	(17)	30
Finance income		(679)	(734)	(1.032)	(1.057)
Finance costs		4.424	3.095	3.763	2.527
Taxes	18	6.161	5.735	5.418	4.973
(Increase) / decrease of fair value of investment property	5	(8.257)	(6.083)	(7.716)	(4.866)
Depreciation of assets		163	91	92	73
Changes in working capital:					
Decrease / (increase) in receivables		(4.016)	(5.036)	(4.190)	(4.507)
Increase / (decrease) in payables		1.707	6.815	834	5.741
Cash generated from operating activities		39.657	38.041	30.987	29.677
Interest paid		(4.786)	(3.563)	(4.172)	(2.990)
Taxes paid		(9.587)	(8.051)	(8.111)	(6.611)
Net cash generated from operating activities		25.284	26.427	18.704	20.076
Cash flows from investing activities					
Investment in Subsidiary	17	(3.872)	-	(3.872)	-
Paid in share capital of joint venture	7	(15.500)	-	(15.500)	(60)
Investment in Joint Venture	7, 16	(4.228)	(28.050)	(4.228)	(28.050)
Cash and cash equivalents excluded due to loss of control of subsidiary		-	(643)	-	-
Dividend received from subsidiary		-	-	4.800	2.000
Subsequent capital expenditure on investment property		(2.192)	(1.670)	(2.156)	(1.667)
Purchases of investment property		(15.359)	(18.918)	(15.359)	(18.918)
Purchases of other assets		(28)	(258)	(28)	(258)
Movement of Greek Government Treasury Bills		8.875	(10.792)	5.917	(7.756)
Interest received		684	713	1.038	1.061
Net cash used in investing activities		(31.620)	(59.618)	(29.388)	(53.648)
Cash flows from financing activities					
Acquisition of own shares		(4.287)	(7)	(4.287)	(7)
Loans received	12	43.000	75.750	43.000	75.750
Repayments of loans		(3.584)	(1.875)	(2.446)	(920)
Repayments of finance leases		(867)	(851)	(867)	(851)
Dividends paid	19	(35.428)	(18.488)	(35.428)	(18.488)
Net cash used in financing activities		(1.166)	54.529	(28)	55.484
Net increase / (decrease) in cash and cash equivalents for the period		(7.502)	21.338	(10.712)	21.912
Cash and cash equivalents at the beginning of the period	10	44.725	57.944	40.385	52.306
Exchange gains / (losses) on cash and cash equivalents		11	106	-	-
Cash and cash equivalents at the end of the period	10	37.234	79.388	29.673	74.218

Notes to Interim Condensed Financial Information

1 General information

The present Interim Condensed Consolidated and Company Financial Information (the “Interim Condensed Financial Information”) includes the financial statements of the Company Grivalia Properties Real Estate Investment Company (the “Company”) and the Consolidated Financial Statements of the Company and its subsidiaries (together the “Group”) for the period ended on September 30, 2018 and they are published in the parent’s Company website (www.grivalia.com).

The Company and the Group is an investment property Group with a significant portfolio located in Greece, in Central and South Europe and in Central America. Its business is leasing out investment property under operating leases and it is classified as a Real Estate Investment Company under Greek Law 2778/1999 with effect from September 29, 2005. Furthermore pursuant to decision no. 7/708/17.03.2015 of the Board of Directors of the Hellenic Capital Markets Commission, the Company has been licensed as an Alternative Investment Fund with internal management pursuant to article 6 and paragraphs 1 & 5 of article 53 of Law 4209/2013, as currently in force.

The Company is incorporated and domiciled in Greece. The address of its registered office is 117 Kifissias Avenue & Ag. Konstantinou, Maroussi, Attica (General Comm. Registry 000239101000) and it is furthermore listed on the Athens Stock Exchange.

The total number of employees of the Company and the Group as at September 30, 2018 was 32 and 33 respectively (30.09.2017: 28 and 31).

This Interim Condensed Financial Information (the “Financial Statements”) have been approved by the Board of Directors on November 23, 2018.

2 Summary of significant accounting policies

These Financial Statements have been prepared in accordance with IAS 34 ‘Interim Financial Reporting’ and should be read in conjunction with Group’s annual financial statements as at December 31, 2017.

The Interim Financial Statements have been prepared in accordance with the going concern basis, applying the historical cost convention, except for investment property which are measured at fair value.

Comparatives

Certain comparative figures have been reclassified for presentation purposes, in order to become comparable with those figures in the current period.

3 Accounting Policies

The accounting policies adopted in the preparation of the financial statements for the nine month period ended September 30, 2018 are consistent with those followed in the preparation of Group’s annual financial statements for the year ended December 31, 2017, unless otherwise stated below.

Rental Income of the Group is not subject to seasonality.

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 1.1.2018. 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 9 “Financial Instruments” and subsequent amendments to IFRS 9 and IFRS 7

IFRS 9 replaces the guidance in IAS 39 which deals with the classification and measurement of financial assets and financial liabilities and it also includes an expected credit losses model that replaces the incurred loss impairment model that was applied under IAS 39. IFRS 9 establishes a more principles-based approach to hedge accounting and addresses inconsistencies and weaknesses in the previous model in IAS 39.

On January 1, 2018, the Group adopted IFRS 9 Financial Instruments, replacing IAS 39 Financial Instruments: Recognition and Measurement, and changes the requirements for the impairment of the Group’s financial assets.

Notes to Interim Condensed Financial Information

As permitted by IFRS 9, the Group has chosen not to restate the information for the prior period.

The application of the above standard did not have a significant impact on the Interim Financial Statements of the Group. All assumptions, accounting policies and calculation techniques that have been applied since 01.01.2018 to assess the impact of the initial application of IFRS 9 will continue to be subject to review and improvements.

Changes in significant accounting policies from the application of IFRS 9

As a result of the transition to IFRS 9, from 01.01.2018 the following significant accounting policy replaces the relevant accounting policy 2.13 of the Consolidated and Separate Financial Statements for the year ended 31 December 2017, which complied with IAS 39.

“Note 2.13 Trade Receivables”

Trade receivables are initially recognized at fair value and subsequently measured at amortized cost using the effective interest method unless the discount is not material, less any impairment provision for expected credit losses. Expected credit losses represent the difference between the contractual cash flows and those that the Group expects to receive. All cash flow delays are discounted at the approximate original effective interest rate.

Expected credit losses

The Group has trade and other receivables as well as other financial assets that are measured at amortized cost and are subject to the new model of expected credit losses in accordance with IFRS 9.

Trade and Other receivables

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

Other financial assets measured at amortized cost

For the other financial assets of the Group measured at amortized cost, the general approach is used. These financial assets are considered to be low credit risk and any provision for impairment is limited to the expected credit losses over the next 12 months.

IFRS 15 “Revenue from Contracts with Customers”

IFRS 15 has been issued in May 2014. The objective of the standard is to provide a single, comprehensive revenue recognition model for all contracts with customers to improve comparability within industries, across industries, and across capital markets. It contains principles that an entity will apply to determine the measurement of revenue and timing of when it is recognised. The underlying principle is that an entity recognises revenue to depict the transfer of goods or services to customers at an amount that the entity expects to be entitled to in exchange for those goods or services.

IFRS 15 applies to all contracts with customers, except those in the scope of other standards such as:

- Financial instruments and other contractual rights or obligations within the scope of IFRS 9 ‘Financial Instruments’, IFRS 10 ‘Consolidated Financial Statements’, IFRS 11 ‘Joint Arrangements’, IAS 27 ‘Separate Financial Statements’ and IAS 28 ‘Investments in Associates and Joint Ventures’;
- Lease contracts within the scope of IAS 17 ‘Leases’ (or IFRS 16 ‘Leases’); and
- Insurance contracts within the scope of IFRS 4 ‘Insurance Contracts’.

The adoption of the standard did not have a significant impact on the Group's Interim Financial Statements since rental income is a key source of revenue for the Group that is not affected by the adoption of IFRS 15.

Notes to Interim Condensed Financial Information

IFRS 2 (Amendments) “Classification and measurement of Shared-based Payment transactions”

The amendment clarifies the measurement basis for cash-settled, share-based payments and the accounting for modifications that change an award from cash-settled to equity-settled. It also introduces an exception to the principles in IFRS 2 that will require an award to be treated as if it was wholly equity-settled, where an employer is obliged to withhold an amount for the employee's tax obligation associated with a share-based payment and pay that amount to the tax authority. The Group is currently assessing the impact of the amendment.

IAS 40 (Amendments) “Transfers of Investment Property”

The amendments clarified that to transfer to, or from, investment properties there must be a change in use. To conclude if a property has changed use there should be an assessment of whether the property meets the definition and the change must be supported by evidence.

IFRIC 22 “Foreign currency transactions and advance consideration”

The interpretation provides guidance on how to determine the date of the transaction when applying the standard on foreign currency transactions, IAS 21. The interpretation applies where an entity either pays or receives consideration in advance for foreign currency-denominated contracts. The relevant amendment have no impact in the Group.

Annual Improvements to IFRS 2014 (2014 – 2016 Cycle)

IAS 28 “Investments in associates and Joint ventures”

The amendments clarified that when venture capital organisations, mutual funds, unit trusts and similar entities use the election to measure their investments in associates or joint ventures at fair value through profit or loss (FVTPL), this election should be made separately for each associate or joint venture at initial recognition.

Standards and Interpretations effective for subsequent periods

IFRS 9 (Amendments) “Prepayment Features with Negative Compensation” (effective for annual periods beginning on or after 1 January 2019)

The amendments allow companies to measure particular prepayable financial assets with so-called negative compensation at amortised cost or at fair value through other comprehensive income if a specified condition is met—instead of at fair value through profit or loss. The Group is currently assessing the impact of the amendment.

IFRS 16 “Leases” (effective for annual periods beginning on or after 1 January 2019)

IFRS 16 has been issued in January 2016 and supersedes IAS 17. The objective of the standard is to ensure the lessees and lessors provide relevant information in a manner that faithfully represents those transactions. IFRS 16 introduces a single lessee accounting model and requires a lessee to recognise assets and liabilities for all leases with a term of more than 12 months, unless the underlying asset is of low value. IFRS 16 substantially carries forward the lessor accounting requirements in IAS 17. Accordingly, a lessor continues to classify its leases as operating leases or finance leases, and to account for those two types of leases differently. The Group is currently assessing the impact of IFRS 16.

IAS 28 (Amendments) “Long term interests in associates and joint ventures” (effective for annual periods beginning on or after 1 January 2019)

The amendments clarify that companies account for long-term interests in an associate or joint venture—to which the equity method is not applied—using IFRS 9. The amendments have not yet been endorsed by the EU.

IFRIC 23 “Uncertainty over income tax treatments” (effective for annual periods beginning on or after 1 January 2019)

The interpretation explains how to recognise and measure deferred and current income tax assets and liabilities where there is uncertainty over a tax treatment. IFRIC 23 applies to all aspects of income tax accounting where there is such uncertainty, including taxable profit or loss, the tax bases of assets and liabilities, tax losses and credits and tax rates.

Notes to Interim Condensed Financial Information

IAS 19 (Amendments) “Plan amendment, curtailment or settlement” (effective for annual periods beginning on or after 1 January 2019)

The amendments specify how companies determine pension expenses when changes to a defined benefit pension plan occur. The amendments have not yet been endorsed by the EU.

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

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

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

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

Annual Improvements to IFRS (2015 – 2017 Cycle) (effective for annual periods beginning on or after 1 January 2019)

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

IFRS 3 “Business combinations”

The amendments clarify that a company remeasures its previously held interest in a joint operation when it obtains control of the business.

IFRS 11 “Joint arrangements”

The amendments clarify that a company does not remeasure its previously held interest in a joint operation when it obtains joint control of the business.

IAS 12 “Income taxes”

The amendments clarify that a company accounts for all income tax consequences of dividend payments in the same way.

IAS 23 “Borrowing costs”

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

Notes to Interim Condensed Financial Information

4 Segment analysis

A) Group's operating segments

For the nine month period ended on September 30, 2018:

	Offices	Logistics	Retail	Mixed use	Special use	Total
REVENUE						
Rental revenue	18.456	3.167	17.957	10.600	3.612	53.792
(Expenses) from service charges	(30)	-	-	(8)	-	(38)
Total	18.426	3.167	17.957	10.592	3.612	53.754
RESULTS						
Net gain / (loss) from fair value adjustments on investment property	1.919	(87)	2.617	3.402	406	8.257
Direct property relating expenses	(537)	(105)	(463)	(352)	(119)	(1.576)
Property taxes	(1.684)	(301)	(1.702)	(996)	(343)	(5.026)
Finance costs	(4.365)	(46)	(1)	(12)	-	(4.424)
Profit relating to investment property	13.759	2.628	18.408	12.634	3.556	50.985
Reconciliation of net profit for the period:						
Profit relating to investment property						50.985
Finance income						679
Other expenses						(6.346)
Negative goodwill arising from investment in joint ventures						1.027
Gain on change in status of joint venture						47
Negative goodwill arising from subsidiary's acquisition						1.162
Share of net gain of investments accounted for using the equity method						(436)
Other income						227
Taxes						(6.161)
Net profit for the period						41.184

Additions in investment property per segment as at September 30, 2018

	Offices	Logistics	Retail	Mixed use	Special use	Total
Acquisition of Investment Property	-	-	-	15.155	-	15.155
Subsequent capital expenditure on investment property	593	105	204	626	479	2.007
Total	593	105	204	15.781	479	17.162

Notes to Interim Condensed Financial Information

For the nine month period ended on September 30, 2017:

	Offices	Logistics	Retail	Mixed use	Special use	Total
REVENUE						
Rental revenue	17.874	3.115	15.349	8.235	3.567	48.140
(Expenses) from service charges	(35)	-	-	(4)	-	(39)
Total	17.839	3.115	15.349	8.231	3.567	48.101
RESULTS						
Net gain / (loss) from fair value adjustments on investment property	581	(58)	2.186	2.788	586	6.083
Direct property relating expenses	(570)	(112)	(406)	(300)	(128)	(1.516)
Property taxes	(1.578)	(282)	(1.357)	(735)	(323)	(4.275)
Finance costs	(3.025)	(17)	(1)	(52)	-	(3.095)
Profit relating to investment property	13.247	2.646	15.771	9.932	3.702	45.298
Reconciliation of net profit for the period:						
Profit relating to investment property						45.298
Finance income						734
Other expenses						(6.854)
Gain from loss of control in subsidiary						253
Gain from change in percentage of participation in joint venture						163
Share of net gain of investments accounted for using the equity method						1.590
Other income						96
Taxes						(5.735)
Net profit for the period						35.545

Additions in investment property per segment as at December 31, 2017:

	Offices	Logistics	Retail	Mixed use	Special use	Total
Acquisition of Investment Property	-	-	47.148	39.704	-	86.852
Subsequent capital expenditure on investment property	752	60	107	1.219	145	2.283
Total	752	60	47.255	40.923	145	89.135

Notes to Interim Condensed Financial Information

For the three month period ended on September 30, 2018:

	Offices	Logistics	Retail	Mixed use	Special use	Total
REVENUE						
Rental revenue	6.360	1.061	6.001	3.729	1.212	18.363
(Expenses) from service charges	(5)	-	-	(1)	-	(6)
Total	6.355	1.061	6.001	3.728	1.212	18.357

RESULTS						
Net gain/ (loss) from fair value adjustments on investment property	-	-	-	-	-	-
Direct property relating expenses	(142)	(26)	(119)	(95)	(30)	(412)
Property taxes	(618)	(104)	(594)	(361)	(119)	(1.796)
Finance costs	(1.720)	(15)	-	(4)	-	(1.739)
Profit relating to investment property	3.875	916	5.288	3.268	1.063	14.410

Reconciliation of net profit for the period:

Profit relating to investment property	14.410
Finance income	187
Other expenses	(2.217)
Negative goodwill arising from investment in joint ventures	1.027
Gain on change in status of joint venture	47
Negative goodwill arising from subsidiary's acquisition	1.162
Share of net gain of investments accounted for using the equity method	(1.152)
Other income	124
Taxes	(2.085)
Net profit for the period	11.503

For the three month period ended on September 30, 2017:

	Offices	Logistics	Retail	Mixed use	Special use	Total
REVENUE						
Rental revenue	5.964	743	5.094	2.866	1.477	16.144
(Expenses) from service charges	(5)	-	-	(2)	-	(7)
Total	5.959	743	5.094	2.864	1.477	16.137

RESULTS

Net gain from fair value adjustments on investment property	-	-	-	-	-	-
Direct property relating expenses	(253)	(42)	(180)	(133)	(66)	(674)
Property taxes	(520)	(66)	(446)	(252)	(133)	(1.417)
Finance costs	(1.141)	17	-	(17)	-	(1.141)
Profit relating to investment property	4.045	652	4.468	2.462	1.278	12.905

Reconciliation of net profit for the period:

Profit relating to investment property	12.905
Finance income	282
Other expenses	(3.849)
Gain from change in percentage of participation in joint venture	163
Share of net gain of investments accounted for using the equity method	(104)
Other income	94
Taxes	(1.905)
Net profit for the period	7.586

Notes to Interim Condensed Financial Information

B) Group's geographical segments

For the nine month period ended on September 30, 2018:

	Revenue	Non-current assets
Greece	49.555	976.644
Romania	3.644	72.476
Serbia	555	13.989
	53.754	1.063.109

For the nine month period ended on September 30, 2017:

	Revenue	Non-current assets
Greece	43.885	826.910
Romania	3.624	74.136
Serbia	592	13.881
	48.101	914.927

For the three month period ended:

	30/09/2018	30/09/2017
	Revenue	Revenue
Greece	16.915	14.714
Romania	1.236	1.208
Serbia	206	215
	18.357	16.137

Notes to Interim Condensed Financial Information

5 Investment Property

	Group	
	30/09/2018	31/12/2017
Balance at the beginning of the period	954.393	849.978
Additions:		
Acquisition of investment property	15.155	86.852
Subsequent capital expenditure on investment property	2.007	2.283
Transfer from investment property to property, plant and equipment (own use)	(564)	(3.575)
Acquisition of property through the buyout of a JV	19.315	-
Net gain from fair value adjustments on investment property	8.257	18.855
Balance at the end of the period	998.563	954.393

	Company	
	30/09/2018	31/12/2017
Balance at the beginning of the period	804.995	696.998
Additions:		
Acquisition of investment property	15.155	86.852
Subsequent capital expenditure on investment property	2.000	2.226
Transfer from investment property to property, plant and equipment (own use)	(564)	-
Net gain from fair value adjustments on investment property	7.716	18.919
Balance at the end of the period	829.302	804.995

On March 19, 2018 the Company was declared the highest bidder in a public auction for the acquisition of a property located on 5 Grigoriou Lampraki Street in Glyfada. In detail, the Company acquired a stand-alone commercial building in central location in Glyfada. The total area is approximately 4,000 sqm, of which 1,570 sqm are retail and office areas in the ground floor and 3 upper-floors and 2,430 sqm for parking and storage on 3 underground levels. The offered bid was €5.080 (excluding acquisition costs of €69).

On June 26, 2018 the Company acquired a stand-alone multi-storey building on the junction of Omirou and Stadiou streets in the centre of Athens. In detail, the Company acquired an asset with excellent visibility and unobstructed view to the Old Parliament House, with total area of c. 4.500 sqm. The acquisition price for the asset was €10.000 (excluding acquisition costs of €6).

Notes to Interim Condensed Financial Information

Group's investment property is measured at fair value. The following table analyses Group's investment property per operating and geographical segment:

Country	Greece	Greece	Greece	Greece	Greece	Romania	Romania	Serbia	Serbia	30.09.2018	31.12.2017
Segment	Offices	Logistics	Retail	Mixed use	Special use	Retail	Offices	Mixed use	Retail	Total	Total
Fair value hierarchy	3	3	3	3	3	3	3	3	3		
Fair value at the beginning January 01	265.251	52.631	302.100	203.220	48.461	9.381	59.467	12.814	1.068	954.393	849.978
Additions:											
-Acquisition of investment property	-	-	-	15.155	-	-	-	-	-	15.155	86.852
-Subsequent capital expenditure on investment property	586	105	204	626	479	-	7	-	-	2.007	2.283
Transfer from investment property to property, plant and equipment (own use)	-	-	-	(564)	-	-	-	-	-	(564)	(3.575)
Acquisition of property through the buyout of a JV	19.315	-	-	-	-	-	-	-	-	19.315	-
Net gain from fair value adjustments on investment property	2.093	(87)	2.665	3.309	406	(62)	(174)	93	14	8.257	18.855
Fair value at the end September 30	287.245	52.649	304.969	221.746	49.346	9.319	59.300	12.907	1.082	998.563	954.393

Information about the fair value measurements of the investment property per operating and geographical segment:

Country	Segment	Fair Value	Valuation technique	Monthly Rent	Discount rate (%)
Greece	Offices	287.245	80% discounted cash flows (DCF) & 20% sales comparison or income method	1.960	9% -13%
Greece	Logistics	52.649	80% discounted cash flows (DCF) & 20% sales comparison or 100% sales comparison (which is used only for the valuation of the plot)	377	10% -10,75%
Greece	Retail	304.969	80% discounted cash flows (DCF) & 20% sales comparison	2.167	8,25% - 10,75%
Greece	Mixed use	221.746	80% discounted cash flows (DCF) & 20% sales comparison	1.396	8,75% -10,75%
Greece	Special use	49.346	80% discounted cash flows (DCF) & 20% income method	408	11,75% - 12,75%
Romania	Retail	9.319	80% discounted cash flows (DCF) & 20% sales comparison	69	11,00%
Romania	Offices	59.300	80% discounted cash flows (DCF) & 20% sales comparison	397	10,70%-10,75%
Serbia	Mixed use	12.907	80% discounted cash flows (DCF) & 20% sales comparison	101	10,50%
Serbia	Retail	1.082	80% discounted cash flows (DCF) & 20% sales comparison	7	10,75%
	Total	998.563			

The Company evaluates investment property by taking the high and best use (HABU) of each asset wherever possible, legally permissible and financially possible, into consideration. This valuation is based on physical characteristics of each asset, the allowed usage and the opportunity cost of each investment.

The net carrying amount of investment property held under finance leases as at September 30, 2018 amounts to €14.782 (31.12.2017: €14.728).

Notes to Interim Condensed Financial Information

In accordance with existing Greek REIC legislation, property valuations are supported by independent appraisals performed for June 30 and December 31 of each year. The valuations themselves are based on two methods according to the International Appraising Standards: for this portfolio, the comparative or income method in conjunction with the discounted cash flow method are used. Note that the income method has been used only for the assets leased to the Hellenic Republic.

Finance lease liabilities and bank borrowings which are effectively secured as the rights to the leased asset revert to the lessor in the event of default please refer to note 12.

6 Investment in Subsidiaries

	Country of incorporation	Percentage of interest	30/09/2018	31/12/2017
Reco Real Property A.D.	Serbia	100%	17.240	17.240
Eliade Tower S.A.	Romania	99,99%	9.037	9.037
Retail Development S.A.	Romania	99,99%	4.561	4.561
Seferco Development S.A.	Romania	99,99%	21.486	21.486
Cloud Hellas Ktimatiki S.A.	Greece	100%	42.000	42.000
Grivalia New Europe S.A.	Luxembourg	100%	110	110
Piraeus Port Plaza 1 S.A.	Greece	100%	2.800	-
Staynia Holdings Ltd	Cyprus	100%	3.873	-
			101.107	94.434

It is noted that the financial statement of the consolidated non-listed subsidiaries of the Group are published in the parent's Company website (www.grivalia.com).

On July 24, 2018 the Company completed the indirect acquisition of 50% of the shares of the company with the distinctive title "PIRAEUS PORT PLAZA 1" ("PPP1"), by acquiring 100% of the shares of Staynia Holdings Ltd incorporated in Cyprus. The purchase consideration was €3.873. The Company now controls 100% of PPP1, as in October 2016 acquired the other 50% of its shares. The asset comprises an urban block in Piraeus and is located close to the Port of Piraeus. The property was former part of the "PAPASTRATOS" facilities and was converted and upgraded from a warehouse into a modern energy efficient office building in line with international sustainability standards. The redevelopment of the asset was recently completed and now has a GLA of c. 9.700 sqm above ground areas and c. 4.470 sqm of underground auxiliary and parking areas. The asset is already leased to a multinational company with strong presence in Greece.

7 Investment in joint ventures

On March 13, 2018 the Company completed the acquisition of 80% of Nafsika S.A. by Luxembourg-based Grivalia Hospitality S.A., in implementation of the pre-agreement dated 20.02.2017 and its 31.07.2017 amendment. The company holds the long-term lease of the Asteria property in Glyfada, owned by ETAD, until 31.12.2081. The renowned "Asteria" Hotel, which used to operate within the property, is planned to be fully upgraded into an ultra-luxury urban resort run by an internationally acclaimed hotel operator. F&B and retail services will continue to be offered as part of the overall facilities.

On May 8, 2018 the Company's hospitality platform Grivalia Hospitality S.A. (25% ownership) acquired the "Meli Palace" hotel in Crete. More specifically, Grivalia Hospitality SA acquired, through a 100% subsidiary, the shares of the company Hellenic Palace S.A. which holds the hotel located on the beachfront of Malia, Crete. The luxury beachfront hotel comprises 158 rooms in circa 104,000 sqm of land and is leased to prominent operator. The said property is the first operating asset to be added to the investment portfolio of Grivalia Hospitality.

On June 15, 2018, based on the Extraordinary General Assembly of the shareholders of PIRAEUS PORT PLAZA 1 SA. an increase of its share capital was made by an amount of €1,000, in which the Company participated with an amount of €500, resulting in an equal increase in the value of that shareholding in that joint venture. On July 24, 2018 the Company completed the indirect acquisition of 50% of the shares of the company with the distinctive title "PIRAEUS PORT PLAZA 1" ("PPP1"), by acquiring 100% of the shares of Staynia Holdings Ltd incorporated in Cyprus (Note 6).

On July 25, 2018 the Company's hospitality platform Grivalia Hospitality concluded successfully a new share capital increase of €60.000. The new share capital increase was fully subscribed by the company's existing shareholders proportionally to their shareholdings. More specifically, Grivalia properties and Eurolife ERB Life Insurance Company each covered €15.000, while €30.000 was contributed by a new investment vehicle also under the management of M&G Investment²⁰

Notes to Interim Condensed Financial Information

Management Limited with registered seat in London. Following the conclusion of the capital increase, the paid-up share capital of Grivalia Hospitality amounts to €180.000 and will be used to advance the implementation of the company's investment plan.

On August 2, 2018 the Company announced to the investors that its hospitality platform Grivalia Hospitality S.A. in cooperation with Dolphin Capital Partners («Dolphin») agreed to acquire 100% of Amanzoe from the London stock exchange listed company Dolphin Capital Investors («DCI»), Grivalia Hospitality by 85% and Dolphin by 15% and under the same terms. The net consideration to be paid to DCI by the purchasers according to their proportion amounts to €5.8m and in addition the purchasers will assume all of Amanzoe's existing loan obligations amounting to €76.5m. Based on the agreement of the parties, Dolphin will continue its successful management of Amanzoe by focusing on the development and sale of new villas and the introduction of new concepts that will create the necessary conditions for extending its seasonality. Amanzoe is the first complex development of a hotel compound together with luxury villas designed and implemented by Dolphin Capital Group in Porto Heli. Amanzoe has been recognized as a top tourist destination since its launch in 2012 and is now considered as Europe's most luxurious resort. Amanzoe spreads over an area of approximately 1.000.000 m² and consists of a total built and buildable surface of approximately 69.000 m².

On September 17, 2018, the Company announced the acquisition of 49% of the company with the distinctive title “PIRAEUS PORT PLAZA 2” (“PPP2”). PPP2 owns a unique property in Piraeus which was former part of the “Papastratos” facilities and is adjacent to the recently completed building owned by PPP1, a company already 100% controlled by Grivalia. With this acquisition Grivalia continues its investment plan in the area of Piraeus and expects the project to further generate significant value for both its shareholders and the local community. The investment is a joint venture for the partial re-development of the existing facilities as well as the construction of a new office building. The existing asset will be converted and upgraded from a former industrial facility into a modern, energy-efficient office complex in line with international sustainability standards with total areas of 26.755 sqm (including underground parking and auxiliary areas). The asset will be leased to a multinational company with strong presence in Greece. Grivalia has already agreed to acquire the remaining 51% of PPP2 following the completion of the asset's redevelopment and its delivery to tenant. Taking into account the asset's value as well as other assets and liabilities of PPP2 at the date of the transaction, the consideration was €3.62m.

The share of net profit of investments accounted for using the equity method as at September 30, 2018 was gain of €436 recognised at Group level and is analysed as follows:

- Loss of €436 from the joint venture Grivalia Hospitality S.A.

As at September 30, 2018 at Company and Group level the investment in Piraeus Port Plaza 2 S.A. (49%) amounted to €4.228 and €5.255 respectively, and the investment in Grivalia Hospitality S.A. (25%) amounted to €44.873 and €51.054 respectively.

On October 23, 2018, based on Board of Directors' meeting of Piraeus Port Plaza 2 S.A., the decision of the share capital increase up to €3,000 was made with cash payments from the existing shareholders. Until the approval of the financial statements of 30.09.2018 by the Board of Directors of Grivalia Properties REIC, the Company paid cash of €613 on September 28, 2018 and €858 on October 29, 2018 for the share capital increase corresponding to its shareholding. The share capital increase is subject to the approval of the General Meeting of the two shareholders to be held by 31 December 2018.

On October 29, 2018, the Company announced the signing of a pre-agreement for the acquisition of shares of the company with the distinctive title “Value Touristiki S.A.”. The signing of the final agreement will take place in due time following the completion of the terms included in the pre-agreement. The Company was proclaimed the selected bidder in the liquidation process of a stand-alone office building, with total areas of 14,427 sqm, on the junction of Ilias Iliou str. and Minoos str. in Neos Kosmos, Attica. The building was owned by “H.K. Tegopoulos S.A.” until the latter was declared bankrupt. The offered price was €10.89m. The Company will be a joint venture with the share participation of Grivalia in order to refurbish the existing building and upgrade it into a contemporary commercial asset. The signing of the notarial deed for the transfer of the building will take place following the completion of all the necessary actions as per competent law.

Notes to Interim Condensed Financial Information

8 Other long term receivables

Company's "Other long term receivables" on September 30, 2018, includes a shareholders loan of €8.070 (31.12.2017: €8.070) receivable from the foreign subsidiary Retail Development S.A. and a shareholders' loan of €2.500 (31.12.2017: €2.500) receivable from the foreign subsidiary Reco Real Property A.D. The intercompany loans are interest bearing and is recognized in financial income. Additionally, it includes accrued rental receivable of €3.032 (31.12.2017: €2.857). Furthermore, an amount of €849 (31.12.2017: €1.940) is included, which relates to the long term receivable undertaken by the company "Greek Supermarkets Sklavenitis SA".

The Group's "Other long term receivables" on September 30, 2018, includes an accrued rental receivable of €3.991 (31.12.2017: €3.410), as well as the long – term receivable of €1.019 (31.12.2017: €2.330), which was undertaken by the company "Greek Supermarkets Sklavenitis SA".

9 Trade and other receivables

The analysis of trade and other receivables is as follows:

	Note	Group		Company	
		30/09/2018	31/12/2017	30/09/2018	31/12/2017
Trade receivables		8.273	5.188	7.781	4.505
Receivables from related parties	23	164	67	152	165
Other receivables		4.864	2.006	3.776	1.936
Trade and other receivables		13.301	7.261	11.709	6.606

Trade receivables of the Company and the Group as at September 30, 2018, increased mainly due to the delayed rental payment from the Greek Public Sector.

Trade receivables of the Company and the Group as at September 30, 2018, include provisions for bad debts amounting to €1.662 and €2.129 respectively (31.12.2017: €1.662 and €2.129 respectively).

Other receivables, which include post – dated checks, and the receivables from related parties are not subject to impairment.

The ageing analysis of trade receivables is as follows:

	Group		Company	
	30/09/2018	31/12/2017	30/09/2018	31/12/2017
Trade receivables				
Due within due date	5.257	5.134	4.764	4.451
Past due but not impaired:				
- 4 to 6 months	3.017	54	3.017	54
- over 6 months	-	-	-	-
Doubtful debts	2.129	2.129	1.662	1.662
Less: Provision for doubtful debts past due	(2.129)	(2.129)	(1.662)	(1.662)
	8.273	5.188	7.781	4.505

Notes to Interim Condensed Financial Information

10 Cash and cash equivalents

The analysis of cash and cash equivalents is as follows:

	Group		Company	
	30/09/2018	31/12/2017	30/09/2018	31/12/2017
Cash in hand	1	2	-	-
Cash at bank and short-term deposits	37.233	44.723	29.673	40.385
Cash and cash equivalents	37.234	44.725	29.673	40.385

The Company can make use of its own funds freely as long as it upholds its articles of association and the limitations set by Law 2778/1999 as in force.

11 Shareholder Equity

The Group's shareholder equity is analysed as follows:

	Number of shares (thousands)	Share capital	Share premium	Own shares	Share based payment reserve	Other reserves	Retained earnings	Total Equity
Balance January 01, 2017	97.214	215.684	571.234	(25.957)	3.682	12.596	85.886	863.125
Acquisition of own shares	(1)	-	-	(7)	-	-	-	(7)
Profit for the period	-	-	-	-	-	-	35.545	35.545
Foreign exchange differences	-	-	-	-	-	(104)	(2)	(106)
Actuarial (losses) on post employment benefit obligations net of tax	-	-	-	-	-	(26)	14	(13)
Differences from revaluation of securities	-	-	-	-	-	104	-	104
Formation of statutory reserve of local subsidiary	-	-	-	-	-	179	(179)	0
Equity settled share based payments	-	-	-	-	904	-	-	904
Dividend relating to 2016 approved by the shareholders	-	-	-	-	-	-	(18.488)	(18.488)
Balance September 30, 2017	97.213	215.684	571.234	(25.964)	4.586	12.748	102.776	881.064
Balance January 01, 2018	97.213	215.684	571.234	(25.964)	4.860	12.267	130.123	908.204
Acquisition of own shares	(551)	-	-	(4.615)	-	-	-	(4.615)
Profit for the period	-	-	-	-	-	-	41.184	41.184
Foreign exchange differences	-	-	-	-	-	(12)	1	(11)
Changes in the fair value of available-for-sale financial assets	-	-	-	-	-	(86)	-	(86)
Equity settled share based payments	-	-	-	-	(1.770)	-	-	(1.770)
Dividend relating to 2017 approved by the shareholders	-	-	-	-	-	-	(35.441)	(35.441)
Balance September 30, 2018	96.662	215.684	571.234	(30.579)	3.090	12.168	135.867	907.464

The total authorised number of ordinary shares as at September 30, 2018, is 101.260.000 (December 31, 2017 – 101.260.000) with a par value of (amount in €) €2,13 per share. All shares are fully paid up amounting to €215.684. All shares are listed in the main market of the Athens Stock Exchange. The Company's shares are ordinary shares with voting rights.

The Company's shareholder structure with stakes of over 5% as at September 30, 2018, is as follows:

- Fairfax Financial Holdings Limited 51,43%
- Pacific Investment Management Company LLC 5,00%

The abovementioned percentage of Fairfax Financial Holdings Limited includes Odyssey Reinsurance Company (subsidiary of Fairfax), which owns directly 9.459.872 common shares amounting to 9,43% of Company's Share Capital. Furthermore it

Notes to Interim Condensed Financial Information

includes Clearwater Select Insurance Company (subsidiary of Fairfax) which owns directly 5.558.612 common shares amounting to 5,49% of Company's Share Capital.

Note that the above percentages are in accordance with the disclosures notified by the above shareholders according to the existing legislation.

The Company during the current period purchased 550.790 own shares of a total cost of €4.615 with an average price of (amount in €) €8,38 per share, according to the Annual General Meeting of the Shareholders dated on March 21th, 2018, which approved the purchase of own shares for an additional period of two years. The maximum number of treasury shares to be acquired approved to be up to 10% of Company's Share Capital, i.e. the maximum permitted percentage by the law with a maximum purchase price of (amount in €) €14 per share and a minimum purchase price of (amount in €) €2,13 per share, in accordance with article 16 of Law 2190/1920 as in force.

As at September 30, 2018 the Company owned 4.597.279 own shares of a total cost of €32.421 with an average price of (amount in €) €7,05 per share, excluding the sale of pre-emption rights of own shares amounting to €1.841. As at September 30, 2017 the Company owned 4.046.489 own shares of a total cost of €27.806 with an average price of (amount in €) €6,87 per share, excluding the sale of pre-emption rights of own shares amounting to €1.841.

Share based payment reserve

The share based payment reserve includes an amount of €3.089 relating to equity settled share based payments to key management, of which €891 was recognized as an expense in the account "Employee benefit expense- BoD" in the current period. The cost of these benefits is determined based on the fair value of these rights at the granting date and are recognized as an expense over the period between the granting and the maturity date with an equal increase in equity. Within the period the reserve was reduced by the amount of €2.796, which was paid due to the maturity of a portion of these rights.

Additionally, this reserve includes an amount of €339 relating to additional benefits granted to key Company management in 2017, the payment of which has been deferred for a period of three years. Finally, an amount of €187 was paid in the current period, which had been postponed for 3 years and matured and an amount of €18 was reversed since it was not paid.

Other reserves

Other reserves mainly include statutory reserves and reserves from income taxed in a special way relating to gains from sale of shares not listed, namely the company Immobiliare Rio Nuovo S.p.A in the year 2002.

12 Borrowings including obligations under finance leases

All borrowings are incurred at variable interest rates. The Group takes an exposure to the effects of fluctuations in the prevailing market interest rates which can affect its financial position and cash flows. Interest costs may increase or decrease as a result of such changes.

	Group		Company	
	30/09/2018	31/12/2017	30/09/2018	31/12/2017
Non-current				
Bank borrowings	175.767	127.925	146.103	106.890
Finance lease liabilities	1.302	2.186	1.302	2.186
Non-current borrowings, including finance leases	177.069	130.111	147.405	109.076
Current				
Bank borrowings	8.004	6.793	6.280	5.396
Finance lease liabilities	1.177	1.159	1.177	1.159
Current borrowings, including finance leases	9.181	7.952	7.457	6.555
Total borrowings, including finance leases	186.250	138.063	154.862	115.631

On March 23, 2018, the remaining amount of €18.000 was disbursed from the loan granted by the International Finance Corporation.

On May 21, 2018 the Company reached an agreement with Eurobank Ergasias Group for a stand-by facility of €75.000. The facility will come in the form of a common bond loan secured with pledges that will be progressively drawn. The loan will be fully covered by Eurobank Ergasias S.A. and Eurobank Private Bank Luxembourg and will be used for the refinancing of

Notes to Interim Condensed Financial Information

selective past investments and the financing of future investments. On June 15, 2018 an amount of €25.000 and on November 21, 2018 an amount of €25.000 were disbursed from the aforementioned bond loan.

On September 25, 2018 the Company reached an agreement with Piraeus Bank Group for a stand-by facility of up to €75.000. The facility comes in the form of a common bond loan secured with pledges that will be drawn progressively. The loan will be fully covered by Piraeus Bank S.A. and by Piraeus Leasing S.A. and will be used for the financing of future investments.

The maturity of bank borrowings, including finance leases is as follows:

	Group		Company	
	30/09/2018	31/12/2017	30/09/2018	31/12/2017
Up to 1 year	9.181	7.952	7.457	6.555
From 1 to 5 years	160.419	117.061	138.655	96.026
Over 5 years	16.650	13.050	8.750	13.050
	186.250	138.063	154.862	115.631

The exposure of Group's borrowings to interest rate changes and the contractual revaluation dates are limited to a maximum period of 6 months.

The fair value of current borrowings approximates their carrying amount on reporting dates, as the impact of discounting is not material. Fair values are based on discounted cash flows using a rate based on current variable interest rates.

The Group is not exposed to foreign exchange risk in relation to the loans undertaken, as all borrowings are denominated in the presentational currency (Euro).

Obligations under finance leases and loan agreements are secured by collaterals on property.

Two mortgages amounting to €2.383 have been registered in favor of Eurobank A.D. Serbia over a property belonging to the subsidiary Reco Real Property A.D. located at 7-9 Terazije Street, Belgrade, Serbia. The company is in the process of deletion the two mortgages totaling € 2.383 due to the repayment of the relevant loans for which they were given as collateral.

A mortgage of €22.000 has been registered in favor of Eurobank Ergasias S.A. over the property of the subsidiary Seferco Development S.A., located at Bd. Dimitrie Pompeiu, Nr. 6A Bucharest, Romania.

A mortgage of €12.000 has been registered in favor of Eurobank Ergasias S.A. over the property of the subsidiary Eliade Tower S.A., located at 18 Mircea Eliade Blvd Bucharest, Romania.

A prenotation of a mortgage of €29.900 has been registered in favor of Alpha Bank S.A. over the property of the parent Company located in Tavros, 25 Martiou & Thessalonikis Street and in Athens, at 49 Stadiou Street.

A mortgage of €12.000 has been registered in favor of Eurobank Ergasias S.A. over the property of the parent Company located in Maroussi, Attica, in B.B. 507, enclosed by Amarousiou-Chalandriou No 18-20, Delfon, Sarantaporou and Dervenakion Streets.

A prenotation of a mortgage of €17.500 has been registered in favor of the International Finance Corporation (IFC) over the property of the parent Company located in Nea Ionia, at the crossing of Iolkou Street 8, Siniosoglou, Filiki Etaireia and Panagoulis (horizontal property under the BUILDING A ').

A prenotation of a mortgage of €27.000 has been registered in favor of the International Finance Corporation (IFC) on the property of the parent Company located in Nikaia, at 96-98 Kifissou Street.

A prenotation of a mortgage of €30.500 has been registered in favor of the International Finance Corporation (IFC) on the property of the parent Company located in Marousi Attica, at the crossing of 117 Kifisias Avenue and 59 – 61 Ag. Konstantinou Street (Green Plaza).

Notes to Interim Condensed Financial Information

A prenotation of a mortgage of €12.000 has been registered in favor of Piraeus Bank S.A. on the property of the subsidiary under the d.t. Piraeus Port Plaza 1 S.A. located in Piraeus, in B.B. 128 enclosed by Gravias, Mavromichali, Dragatsaniou and Vlachakou Streets.

Subsequent to September 30, 2018, a prenotation of a mortgage of €15.916 has been registered in favor of Piraeus Bank S.A. on the property of the parent Company, i.e. horizontal property under the BUILDING D' located in Nea Ionia, at the crossing of Filikis Etaireias and Siniosoglou Streets. Moreover, a prenotation of a mortgage of €9.084 has been registered in favor of Piraeus Bank S.A. on the property of the parent Company located in Pallini, at 10 Anthousa Avenue.

13 Trade and other payables

The analysis of trade and other payables is as follows:

Note	Group		Company	
	30/09/2018	31/12/2017	30/09/2018	31/12/2017
Trade payables	2.312	1.659	2.105	1.496
Amounts due to related parties	34	78	34	62
Other payables and accruals	8.952	11.089	7.988	10.241
Trade and other payables	11.298	12.826	10.127	11.799

“Other payables and accruals” both for the Company and the Group as at September 30, 2018, include an amount of €3.609 (31.12.2017: €3.560), due to the recognition of deferred income relating to the following trimester according to the agreement signed with Hellenic Republic Asset Development Fund for the lease of 14 properties to the Hellenic Republic.

14 Property Taxes

“Property taxes” for both the Company and the Group as at September 30, 2018, amount to €4.264 and €5.026 respectively (30.09.2017: €3.572 and €4.275 respectively). This item mainly includes a provision for the aggregate tax on property (ENFIA), which for the Company and Group for the period ended September 30, 2018, amounted to €4.006 and €4.484 respectively (30.09.2017: €3.358 and €3.740).

15 Other income

As at September 30, 2018 Company's figure “Other income” includes dividends receivable from its subsidiary Cloud Hellas Ktimatiki S.A. amounting to €4.800.

Notes to Interim Condensed Financial Information

16 Negative goodwill arising from investment in joint ventures

The negative goodwill recognized on the acquisition of 49% of the shares of Piraeus Port Plaza 2 S.A. for a consideration of €3.615, amounts to €1.027. The fair values of assets and liabilities acquired are as follows:

Investment property	10.212
Other Receivables	519
Cash and cash equivalents	48
Total assets	10.779
Trade and other payables	1.305
Total liabilities	1.305
Net assets acquired (49%)	4.642
Purchase consideration	3.615
Negative goodwill	1.027

17 Negative goodwill arising from subsidiary's acquisition

The negative goodwill recognized on the acquisition of 100% of the shares of Staynia Holdings Ltd for a consideration of €3.873 amounts to €1.162. The fair values of assets and liabilities acquired are as follows:

Investment in joint ventures	5.036
Cash and cash equivalents	1
Total assets	5.037
Trade and other payables	2
Total liabilities	2
Net assets acquired	5.035
Purchase consideration	3.873
Negative goodwill	1.162

On July 24, 2018 the Company completed the indirect acquisition of 50% of the shares of the company with the distinctive title "PIRAEUS PORT PLAZA 1" ("PPP1"), by acquiring 100% of the shares of Staynia Holdings Ltd incorporated in Cyprus. The purchase consideration was €3.873. The gain on change in status of Piraeus Port Plaza 1 S.A. amounts to €47.

18 Taxes

	Group		Company	
	30/09/2018	30/09/2017	30/09/2018	30/09/2017
Current tax	6.161	5.735	5.418	4.973
Taxes	6.161	5.735	5.418	4.973

According to the provisions of art. 31 L. 2778/1999, Real Estate Investment Companies (REIC) are taxed at a rate equal to 10% of the intervention interest rate (Euribor rate) set by the European Central Bank increased by one (1) point. The tax is calculated on the REIC's average semi-annual investments plus cash and cash equivalents, at current values, as presented in the relevant Investment Statements of par. 1 art. 25 L. 2778/1999. In the event the intervention rate changes, the new tax base applies from the first day of the month following the month in which the change was effected. The respective rate cannot fall below the threshold of 0,375% applied on the average semi-annual investments plus cash and cash equivalents, at current rates as they are included in the above-mentioned Investment Statements. In case that REIC receives dividends, the respective withholding tax is offset against the tax payable as submitted in their tax statement within the month of payment.²⁷

Notes to Interim Condensed Financial Information

Any credit balance is transferred to be offset in special tax returns of the following periods. This tax is considered as final for both the company and its shareholders. Any real estate investment property held directly or indirectly by the REIC's subsidiaries is not taken into consideration when calculating the aforementioned tax, provided that it is presented separately in their Investment Statements.

Due to the fact that taxation of the Company applied on its investments plus cash and cash equivalents, at current values and not on its taxable profits, no temporary differences and consequently no deferred tax asset and/or liabilities arise in this respect.

The figure "Taxes" for the Company and the Group, for the period ended September 30, 2018 includes provision for tax on total assets of €5.418 and €5.845 respectively (30.09.2017: €4.973 and €5.368 respectively). Asset tax for the Group includes the Company and its subsidiaries Cloud Hellas Ktimatiki S.A. and Piraeus Port Plaza 1 S.A..

Company's foreign subsidiaries are taxed on their taxable income based on tax rates of 16% (Romania) and 15% (Serbia). For the period ended September 30, 2018 for the subsidiaries located in Romania the income tax amounted to €301 (30.09.2017: €343), whereas for the subsidiaries located in Serbia and Luxembourg no significant tax arose.

Current tax liabilities include short-term liabilities payable to the tax authorities related to the above taxes payable (tax on assets for the Company and the domestic subsidiary and income tax for foreign subsidiaries). Management regularly evaluates its position on matters related to the tax authorities and considers provisions where necessary for the amounts expected to be paid to the tax authorities.

19 Dividends per share

On March 21, 2018, Company's Shareholders Meeting approved the distribution of dividend from profits of the year 2017 amounting to €35.441 ([amount in €] €0,35 per share).

The payment of dividend commenced on March 29, 2018, through the paying bank, Eurobank Ergasias S.A..

20 Earnings per share

Basic earnings per share is calculated by dividing the consolidated net profit attributable to equity holders of the Company by the weighted average number of ordinary shares in issue during the period.

Basic earnings per share for the nine month period ended September 30, 2018 amounted to €0,42 (30.09.2017: €0,37). Diluted earnings per share for the nine month period ended September 30, 2018 amounted to €0,42 (30.09.2017: €0,37).

21 Contingent Liabilities

The tax authorities issued final tax assessments for the Company during November 2005 for additional income taxes, and penalties totalling €1.191 for the open tax years up to December 31, 2004. The Company's Management, based on the opinion of its legal advisors, disputed these amounts and made appeals in regards to the cancellation for additional income tax and fines of up to amount €1.191. The hearing of the case took place on April 1, 2014, and the Administrative Court of Athens issued its decision 4324/2015, cancelling the additional income tax and fines to the amount referred to above, which was served to the Company on March 8, 2016. Although the Greek State filed for a revision of the decision 4324/2015 before the Council of State on 12.05.2016 (file number 994/2016) in which the Greek State requests the annulment of the Administrative Court of Athens decision and the rejection of the legal appeal of the Company (no 170/30.11.2015), Management believes that no provision needs to be made for the above amount as no significant obligations are expected to arise.

The Company, pursuant to contract no 5099/12.05.2014 of Mrs. Aikaterini Mavroudi, Notary of Athens, acquired from the Hellenic Republic Asset and Development Fund among others, the property at the Municipality of Amaroussion on 37-39 Kifissia Avenue, where the services of the Ministry of Infrastructure are housed from March 13th, 2018 (and of the Ministry of Health in the previous period). Due to the nature of the abovementioned asset, in which there was no independent electric meter of PPC installed and registered in PPC records, the change of the owner was not declared on time in the Municipality of Amaroussion, ie within the legal two-month period from the change according to Art. 24 para. 5 of Law 2130/1993 (for the submission of the application a prerequisite was the prior settlement of the issue according to the competent Department of the Municipality of Amaroussion), resulting to the imposition of fines once the Company declared this change. The Company appealed against the act of imposition of fine and property fee from the Municipality of Amaroussion of a total amount of €209 (for which a provision of €183 for the period 2014/2017) relating to the abovementioned asset and submitted to the Secretariat of the Single Administrative Court of Athens an action - application for out - of - court settlement of dispute²⁸

Notes to Interim Condensed Financial Information

against the Municipality of Amaroussion on June 26th, 2018 (application number ΠΠ6111/26.6.2018), which was noticed to the Municipality of Amaroussion in order to request for 40% of the amount and following to call us for the out-of-court settlement of the dispute.

The following table presents the unaudited tax fiscal years of the parent Company, the Group's subsidiaries and the joint ventures as of 30.09.2018:

	Country of incorporation	Percentage of interest	Description	Unaudited tax fiscal years
Grivalia Properties REIC	Greece	-	Parent	2012-2017
Reco Real Property A.D.	Serbia	100%	Subsidiary	2012-2017
Eliade Tower S.A.	Romania	99,99%	Subsidiary	2011-2017
Retail Development S.A.	Romania	99,99%	Subsidiary	2011-2017
Seferco Development S.A.	Romania	99,99%	Subsidiary	2011-2017
Cloud Hellas Ktimatiki S.A.	Greece	100%	Subsidiary	2012-2017
Piraeus Port Plaza 1 S.A.	Greece	100%	Subsidiary	2016-2017
Staynia Holdings Ltd	Cyprus	100%	Subsidiary	2016-2017
Grivalia New Europe S.A.	Luxembourg	100%	Subsidiary	2015-2017
Grivalia Hospitality S.A.	Luxembourg	25%	JV	2015-2017
Piraeus Port Plaza 2 S.A.	Greece	49%	JV	2016-2017

Tax authorities did not notify the Company for any audit order for the fiscal year 2011 and its subsidiary company Cloud Hellas Ktimatiki SA. for the fiscal years 2010 and 2011. Therefore, the right of the State to notify audit sheets and acts and transactions for the determination of tax, fees, levies and fines for the purpose of charging a tax has been prescribed for the aforementioned years pursuant to (a) paragraph 1 of article 84 of law 2238/1994 (unaudited income tax cases); b) paragraph 1 of article 57 of Law 2859/2000 (non-audited VAT cases) and c) par. 5 of article 9 of Law 2523/1997 (imposition of fines on income tax cases). Management considers that the limited circumstances pursuant to the aforementioned laws, which could extend the five-year prescription period to ten years, are not met.

The Company and the subsidiary company Cloud Hellas Ktimatiki S.A. have been audited by a certified auditor according to Law 4174/2013 article 65 ^A and the POL no. 1124/18.6.2015 decision of the General Secretary of Public Revenue of the Ministry of Finance and have received a tax certificate for the years 2011, 2012, 2013, 2014, 2015, 2016 and 2017. Moreover, the subsidiary Piraeus Port Plaza 1 S.A. has been audited by a certified auditor according to Law 4174/2013 article 65 ^A and the POL no. 1124/18.6.2015 decision of the General Secretary of Public Revenue of the Ministry of Finance and has received a tax certificate for the years 2016 and 2017 (year of incorporation 2016). For the years that ended after December 31, 2011 and remain unaudited by the tax authorities, we estimate that the taxes that may arise will not have a material effect on the financial statements.

Finally, Management estimates that taxes that may arise from the tax authorities for the foreign subsidiaries and joint ventures will not have a material impact on the Group's financial statements.

22 Capital commitments

On September 30, 2018 Group's capital expenditure relating to improvements on investment property amounted to €1.923.

23 Related party Transactions

All transactions with related parties are entered into in the normal course of business on an arm's length basis.

On July 4, 2017, Eurobank Ergasias SA, through a private placement, disposed 20.252.001 common voting shares, the total of its shareholding in the Company, which accounted for approximately 20% of the share capital of the latter. Hence balances with Eurobank Group are not included to the balances as at September 30, 2018 (from 04.07.2017 onwards). Until 04.07.2017, the Company was associated with Eurolife through Eurobank Group and thereafter is associated through Fairfax.

Notes to Interim Condensed Financial Information

The following transactions were carried out with related parties:

- a) Rental income received and sale of services

Group

	<u>Nine month period ended</u>		<u>Three month period ended</u>	
	<u>30/09/2018</u>	<u>30/09/2017</u>	<u>30/09/2018</u>	<u>30/09/2017</u>
Rental income				
Eurobank Ergasias A.E.	-	6.110	-	-
Other related parties	7.647	10.738	2.537	2.517
	7.647	16.848	2.537	2.517

Other related parties as of 30.09.2018 include rental income from Praktiker Hellas amounting to €7.570.

Company

	<u>Nine month period ended</u>		<u>Three month period ended</u>	
	<u>30/09/2018</u>	<u>30/09/2017</u>	<u>30/09/2018</u>	<u>30/09/2017</u>
Rental income				
Subsidiary (Cloud Hellas Ktimatiki S.A.)	20	20	7	7
Eurobank Ergasias S.A.	-	6.110	-	-
Other related parties	3.579	4.611	1.180	1.166
	3.599	10.741	1.187	1.173

Other related parties as of 30.09.2018 include rental income from Praktiker Hellas amounting to €3.579.

- b) Purchase of services- Group

	<u>Nine month period ended</u>		<u>Three month period ended</u>	
	<u>30/09/2018</u>	<u>30/09/2017</u>	<u>30/09/2018</u>	<u>30/09/2017</u>
Technical service fees				
Subsidiary of Eurobank Ergasias S.A. (Eurobank Property Services S.A.[Romania])	-	10	-	-
Subsidiary of Eurobank Ergasias S.A. (ERB Property Services d.o.o. Beograd)	-	4	-	-
	-	14	-	-

- c) Insurance expense of investment property

Group

	<u>Nine month period ended</u>		<u>Three month period ended</u>	
	<u>30/09/2018</u>	<u>30/09/2017</u>	<u>30/09/2018</u>	<u>30/09/2017</u>
Insurance expense				
Subsidiary of parent company (Eurolife ERB General Insurance S.A.)	316	327	107	116
Subsidiary of parent company (Eurolife ERB Asigurari Generale S.A.)	20	20	7	7
Other related parties	(39)	(39)	(13)	(13)
	296	308	101	110

Notes to Interim Condensed Financial Information

Company

	<u>Nine month period ended</u>		<u>Three month period ended</u>	
	<u>30/09/2018</u>	<u>30/09/2017</u>	<u>30/09/2018</u>	<u>30/09/2017</u>
Insurance expense				
Subsidiary of parent company (Eurolife ERB General Insurance S.A.)	285	285	97	95
Other related parties	(21)	(21)	(7)	(7)
	264	264	90	88

d) Insurance expenses for personnel- Group and Company

	<u>Nine month period ended</u>		<u>Three month period ended</u>	
	<u>30/09/2018</u>	<u>30/09/2017</u>	<u>30/09/2018</u>	<u>30/09/2017</u>
Other employee benefits				
Subsidiary of parent company (Eurolife ERB Life Insurance S.A.)	97	76	32	(44)
	97	76	32	(44)

e) Income from dividends received - Company

	<u>Nine month period ended</u>		<u>Three month period ended</u>	
	<u>30/09/2018</u>	<u>30/09/2017</u>	<u>30/09/2018</u>	<u>30/09/2017</u>
Subsidiary (Cloud Hellas Ktimatiki S.A.)	4.800	3.400	-	-
	4.800	3.400	-	-

f) Finance Costs

Group

	<u>Nine month period ended</u>		<u>Three month period ended</u>	
	<u>30/09/2018</u>	<u>30/09/2017</u>	<u>30/09/2018</u>	<u>30/09/2017</u>
Bank Borrowings				
Eurobank Ergasias S.A.	-	931	-	-
Subsidiary of Eurobank Ergasias S.A. (Eurobank Private Bank Luxembourg S.A.)	-	261	-	-
Subsidiary of Eurobank Ergasias S.A. (Eurobank A.D. Beograd)	-	12	-	-
Subsidiary of Eurobank Ergasias S.A. (SC Bancpost S.A.)	-	2	-	-
Subsidiary of Eurobank Ergasias S.A. (New Europe Funding B.V.)	-	23	-	-
Finance lease liabilities				
Subsidiary of Eurobank Ergasias S.A. (Eurobank Ergasias Leasing S.A.)	-	40	-	-
	-	1.269	-	-

Notes to Interim Condensed Financial Information

Company

	Nine month period ended		Three month period ended	
	30/09/2018	30/09/2017	30/09/2018	30/09/2017
Bank Borrowings				
Eurobank Ergasias S.A.	-	808	-	-
Subsidiary of Eurobank Ergasias S.A. (Eurobank Private Bank Luxembourg S.A.)	-	44	-	-
Finance lease liabilities				
Subsidiary of Eurobank Ergasias S.A. (Eurobank Ergasias Leasing S.A.)	-	40	-	-
	-	892	-	-

g) Interest income earned on cash and cash equivalents

Group

	Nine month period ended		Three month period ended	
	30/09/2018	30/09/2017	30/09/2018	30/09/2017
Eurobank Ergasias S.A.	-	31	-	-
Subsidiary of Eurobank Ergasias S.A. (Eurobank A.D. Beograd)	-	1	-	-
	-	32	-	-

Company

	Nine month period ended		Three month period ended	
	30/09/2018	30/09/2017	30/09/2018	30/09/2017
Subsidiary (Retail Development S.A.)	367	367	124	124
Subsidiary (Reco Real Property A.D.)	72	-	24	-
Eurobank Ergasias S.A.	-	22	-	-
	439	389	148	124

h) Property relating taxes (re-invoices of property duties from tenants)

Group

	Nine month period ended		Three month period ended	
	30/09/2018	30/09/2017	30/09/2018	30/09/2017
Other related parties	21	22	7	8
	21	22	7	8

Notes to Interim Condensed Financial Information

Company

	Nine month period ended		Three month period ended	
	30/09/2018	30/09/2017	30/09/2018	30/09/2017
Other related parties	9	9	3	3
	9	9	3	3

i) Key management compensation

Group

	Nine month period ended		Three month period ended	
	30/09/2018	30/09/2017	30/09/2018	30/09/2017
Key management compensation	7.720	1.623	235	217
Equity settled share based payments	891	822	296	274
	8.611	2.445	531	491

Company

	Nine month period ended		Three month period ended	
	30/09/2018	30/09/2017	30/09/2018	30/09/2017
Key management compensation	7.529	1.432	235	216
Equity settled share based payments	891	822	296	274
	8.420	2.255	531	490

Key management compensation include compensation to management and members of the Board of Directors, which were approved by the Annual General Meeting of the Shareholders on March 21, 2018. These amounts were recognized in 2017, while they were distributed in 2018.

As at September 30, 2018, the balance of interest bearing loans advanced to key management amounted to €110.

j) Period-end balances arising from transactions with related parties

	Group		Company	
	30/09/2018	31/12/2017	30/09/2018	31/12/2017
Other long term receivables				
Subsidiary (Retail Development S.A.)	-	-	8.070	8.070
Subsidiary (Reco Real Property A.D.)	-	-	2.500	2.500
Other related parties	299	337	299	337
	299	337	10.869	10.907
Trade and other receivables from other related parties				
Subsidiary (Retail Development S.A.)	-	-	124	124
Subsidiary (Reco Real Property A.D.)	-	-	5	5
Other related parties	164	67	23	36
	164	67	152	165
Trade payables to related parties				
Other related parties	34	78	34	62
	34	78	34	62

Notes to Interim Condensed Financial Information

It is noted that the Group's other long-term receivables relate to claims arising from the recognition of various incentives offered to tenants during the lease.

k) Commitments and contingent liabilities

There were no commitments and contingent liabilities between the Company and related parties.

24 Events after the balance sheet date

Apart from the above-mentioned events (notes 7, 12) there are no other significant events after September 30, 2018 which affect either the Group or the Company's financial position.

The Interim Condensed Financial Information for the period ended September 30, 2018 were approved by the Board of Directors on November 23, 2018 and is signed on its behalf by:

Nikolaos A. Bertzos

Georgios Chryssikos

Panagiotis Aristeidis Varfis

Evangelos Tentis

Chairman of the BoD

Chief Executive Officer

Chief Financial Officer

Chief Accountant

Non-executive member of the BoD

Executive member of the BoD