



Grivalia Properties REIC

CONDENSED CONSOLIDATED AND COMPANY INTERIM FINANCIAL STATEMENTS

FOR THE PERIOD ENDED MARCH 31, 2016

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 AND COMPANY INCOME STATEMENT.....	4
CONSOLIDATED AND COMPANY STATEMENT OF COMPREHENSIVE INCOME.....	5
CONSOLIDATED STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY.....	6
COMPANY STATEMENT OF CHANGES IN SHAREHOLDERS' EQUITY.....	7
CONSOLIDATED AND COMPANY CASH FLOW STATEMENT.....	8
1. GENERAL INFORMATION.....	9
2. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES.....	9
3. ACCOUNTING POLICIES.....	9
4. SEGMENT ANALYSIS.....	12
5. INVESTMENT PROPERTY.....	14
6. INVESTMENT IN SUBSIDIARIES.....	15
7. OTHER LONG TERM RECEIVABLES.....	16
8. TRADE AND OTHER RECEIVABLES.....	16
9. CASH AND CASH EQUIVALENTS.....	17
10. SHAREHOLDERS' EQUITY.....	17
11. BORROWINGS INCLUDING OBLIGATIONS UNDER FINANCE LEASES.....	18
12. TRADE AND OTHER PAYABLES.....	19
13. TAXES.....	20
14. DIVIDENDS PER SHARE.....	20
15. EARNINGS/ (LOSSES) PER SHARE.....	20
16. CONTINGENT LIABILITIES.....	20
17. CAPITAL EXPENDITURES.....	21
18. RELATED PARTY TRANSACTIONS.....	21
19. EVENTS AFTER THE BALANCE SHEET DATE.....	25

Consolidated and Company Balance Sheet

	Note	Group		Company	
		31/3/2016	31/12/2015	31/3/2016	31/12/2015
ASSETS					
Non-current assets					
Investment property	5	836.498	825.598	684.247	673.347
Property, plant and equipment		3.023	2.959	2.574	2.506
Intangible Assets and Goodwill		358	349	15	14
Investment in subsidiaries	6	-	-	107.374	107.374
Deferred tax asset		312	312	-	-
Other long term receivables	7	3.751	3.708	11.187	11.234
		843.942	832.926	805.397	794.475
Current assets					
Trade and other receivables	8	10.336	6.780	14.140	5.863
Cash and cash equivalents	9	69.557	111.755	48.569	92.020
		79.893	118.535	62.709	97.883
TOTAL ASSETS		923.835	951.461	868.106	892.358
SHAREHOLDERS' EQUITY AND LIABILITIES					
Capital and reserves					
Share Capital	10	215.684	215.684	215.684	215.684
Share premium	10	571.234	571.234	571.234	571.234
Own shares	10	(18.091)	(12.493)	(18.091)	(12.493)
Share based payment reserve	10	2.964	2.430	2.964	2.430
Other reserves	10	12.523	12.532	11.903	11.903
Retained earnings	10	70.103	90.417	45.306	62.394
Total shareholders' equity		854.417	879.804	829.000	851.152
Non-current liabilities					
Borrowings, including finance leases	11	49.210	50.159	22.676	23.205
Tenant deposits		2.860	2.870	2.860	2.870
Other non-current liabilities		223	251	223	251
		52.293	53.280	25.759	26.326
Current liabilities					
Trade and other payables	12	6.318	7.437	5.628	6.706
Dividends payable		46	36	46	36
Current income tax liabilities		2.832	1.734	2.326	1.424
Borrowings, including finance leases	11	7.566	8.817	4.984	6.361
Tenant deposits		363	353	363	353
		17.125	18.377	13.347	14.880
Total liabilities		69.418	71.657	39.106	41.206
TOTAL SHAREHOLDERS' EQUITY AND LIABILITIES		923.835	951.461	868.106	892.358

Consolidated and Company Income Statement

	Note	Group		Company	
		31/3/2016	31/3/2015	31/3/2016	31/3/2015
Revenue					
Rental income		15.434	13.911	12.612	11.101
		15.434	13.911	12.612	11.101
Net gain/(loss) from fair value adjustments on investment property	5	(577)	270	(577)	270
Technical service fees		(7)	(7)	-	-
Other direct property relating expenses		(390)	(343)	(370)	(311)
Company Social Responsibility		(50)	-	(50)	-
Employee benefit expense- BoD		(927)	(1.236)	(917)	(1.220)
Depreciation of assets		(29)	(25)	(23)	(23)
Other income	13	8	10	5.097	10
Other expenses		(980)	(268)	(837)	(231)
Operating profit/ (loss)		12.482	12.312	14.935	9.596
Finance income		58	253	169	374
Finance costs		(406)	(488)	(186)	(246)
Profit/ (loss) before tax		12.134	12.077	14.918	9.724
Taxes	14	(1.564)	(1.477)	(1.122)	(1.038)
Profit/ (loss) for the period		10.570	10.600	13.796	8.686
Earnings/ (losses) per share (expressed in € per share)					
- Basic and Diluted	16	0,11	0,11		

Consolidated and Company Statement of Comprehensive Income

	Group		Company	
	31/03/2016	31/3/2015	31/03/2016	31/03/2015
Profit/ (loss) for the period	10.570	10.600	13.796	8.686
Other comprehensive income:				
Items that may be subsequently reclassified to profit or loss				
Exchange rate differences transferred to income/ (loss) after taxes	(9)	(37)	-	-
Total comprehensive income/ (loss) after taxes	(9)	(37)	-	-
Total comprehensive income after taxes for the period	10.561	10.563	13.796	8.686
Total comprehensive income/ (loss) of the period attributable to:				
- Shareholders (Owners of the parent)	10.561	10.563	13.796	8.686
- Minority interest	-	-	-	-
Total comprehensive income/ (loss) after taxes for the period	10.561	10.563	13.796	8.686

The Condensed Consolidated and Company Interim Financial Statements for the period ended March 31, 2016 were approved by the Board of Directors on May 11, 2016 and are 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

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, 2015	215.684	571.234	(5.199)	865	12.641	58.822	854.047
Profit/ (loss) for the period	-	-	-	-	-	10.600	10.600
Foreign exchange differences	-	-	-	-	(37)	-	(37)
Total comprehensive income for the period	-	-	-	-	(37)	10.600	10.563
Transactions with shareholders:							
Acquisition of own shares	-	-	(532)	-	-	-	(532)
Equity settled share based payments	-	-	-	544	-	-	544
Dividend relating to 2014 approved by the shareholders	-	-	-	-	-	(30.378)	(30.378)
Balance March 31, 2015	215.684	571.234	(5.731)	1.409	12.604	39.044	834.244
Balance January 01, 2016	215.684	571.234	(12.493)	2.430	12.532	90.417	879.804
Profit/ (loss) for the period	-	-	-	-	-	10.570	10.570
Foreign exchange differences	-	-	-	-	(9)	-	(9)
Total comprehensive income for the period	-	-	-	-	(9)	10.570	10.561
Transactions with shareholders:							
Acquisition of own shares	10	-	(5.598)	-	-	-	(5.598)
Equity settled share based payments	10	-	-	534	-	-	534
Dividend relating to 2015 approved by the shareholders	15	-	-	-	-	(30.884)	(30.884)
Balance March 31, 2016	215.684	571.234	(18.091)	2.964	12.523	70.103	854.417

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, 2015	215.684	571.234	(5.199)	865	11.903	38.888	833.375
Profit/ (loss) for the period	-	-	-	-	-	8.686	8.686
Total comprehensive income for the period	-	-	-	-	-	8.686	8.686
Transactions with shareholders:							
Acquisition of own shares	-	-	(532)	-	-	-	(532)
Equity settled share based payments	-	-	-	544	-	-	544
Dividend relating to 2014 approved by the shareholders	-	-	-	-	-	(30.378)	(30.378)
Balance March 31, 2015	215.684	571.234	(5.731)	1.409	11.903	17.196	811.695
Balance January 01, 2016	215.684	571.234	(12.493)	2.430	11.903	62.394	851.152
Profit/ (loss) for the period	-	-	-	-	-	13.796	13.796
Total comprehensive income for the period	-	-	-	-	-	13.796	13.796
Transactions with shareholders:							
Acquisition of own shares	10	-	(5.598)	-	-	-	(5.598)
Equity settled share based payments	10	-	-	534	-	-	534
Dividend relating to 2015 approved by the shareholders	15	-	-	-	-	(30.884)	(30.884)
Balance March 31, 2016	215.684	571.234	(18.091)	2.964	11.903	45.306	829.000

Consolidated and Company Cash Flow Statement

	Note	Group		Company	
		01/01 - 31/03/2016	01/01 - 31/03/2015	01/01 - 31/03/2016	01/01 - 31/03/2015
Cash flows from operating activities					
Profit/ (loss) for the period		10.570	10.600	13.796	8.686
Other (gains)/ losses	13	(8)	(4)	(5.097)	(4)
Provisions		724	854	759	943
Finance income		(58)	(253)	(169)	(374)
Finance costs		406	488	186	246
Taxes	14	1.564	1.477	1.122	1.038
(Increase)/ decrease of fair value of investment property		577	(270)	577	(270)
Depreciation of assets		29	25	23	23
Changes in working capital:					
Decrease/ (increase) in receivables		(694)	2.437	(224)	2.255
Increase / (decrease) in payables		(3.863)	(4.170)	(4.034)	(4.021)
Cash generated from operating activities		9.247	11.184	6.939	8.522
Interest paid		(401)	(497)	(178)	(253)
Taxes paid		(1.065)	(1.002)	(507)	(534)
Net cash generated from operating activities		7.781	9.685	6.254	7.735
Cash flows from investing activities					
Subsequent capital expenditure on investment property		(194)	-	(194)	-
Purchases of investment property		(11.352)	(8.358)	(11.352)	(8.358)
Purchases of property, plant and equipment		(95)	(26)	(95)	(17)
Interest received		65	254	51	216
Net cash used in investing activities		(11.576)	(8.130)	(11.590)	(8.159)
Cash flows from financing activities					
Acquisition of own shares		(5.334)	(523)	(5.334)	(523)
Repayments of loans		(537)	(499)	(240)	(215)
Repayments of finance leases		(1.657)	(681)	(1.657)	(681)
Dividends paid	15	(30.884)	(30.378)	(30.884)	(30.378)
Net cash used in financing activities		(38.412)	(32.081)	(38.115)	(31.797)
Net increase/ (decrease) in cash and cash equivalents for the period		(42.207)	(30.526)	(43.451)	(32.221)
Cash and cash equivalents at the beginning of the period	9	111.755	185.448	92.020	173.701
Exchange gains / (losses) on cash and cash equivalents		9	37	-	-
Cash and cash equivalents at the end of the period	9	69.557	154.959	48.569	141.480

Notes to Consolidated and Company Financial Statements

1 General information

The present Condensed Consolidated and Company Interim Financial Statements include the financial statements of 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 March 31, 2016.

The Company was renamed to Grivalia Properties REIC following the decision K2-4690/30.9.2014 of the Vice-Minister of Development and Competitiveness. This decision approved the amendment of article 1 of its Articles of Association regarding trade name, as previously approved by the Extraordinary Shareholders Meeting held on August 28, 2014.

The Company and the Group is an investment property group with a majority of its portfolio located in Greece and in Central Eastern Europe. Its business is leasing out investment property under operating leases and is classified as a real estate investment company under Greek Law 2778/1999 with effect from September 29, 2005. Furthermore, pursuant to the decision 7/708/17.03.2015 of the Board of Directors of the Hellenic Capital Markets Commission, the Company has been licenced 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 Maroussi, Greece. The address of its registered office is 117 Kifisias Avenue & Ag. Konstantinou, Maroussi, Greece (General Comm. Registry 000239101000) and is listed in the Athens Stock Exchange.

The total number of employees of the Company and the Group as at March 31, 2016 was 28 and 31 respectively (31.03.2015: 27 and 30 respectively).

These Condensed Consolidated and Company Interim Financial Statements (the “Financial Statements”) have been approved for issue by the Board of Directors on May 11, 2016.

2 Summary of significant accounting policies

These Condensed Consolidated and Company Interim Financial Statements have been prepared in accordance with IAS 34 ‘Interim Financial Reporting’. The Interim Condensed Consolidated Financial Statements do not include all the information and disclosures required in the annual financial statements and should be read in conjunction with Group’s annual financial statements as at December 31, 2015.

3 Accounting Policies

The accounting policies adopted in the preparation of the Condensed Consolidated and Company Interim Financial Statements for the three month period ended March 31, 2016 are consistent with those followed in the preparation of Group’s annual financial statements for the year ended December 31, 2015.

Rental Income is not subject to seasonality.

Amendments to standards and new interpretations adopted by the Group

The following amendments to standards and new interpretations, as issued by the International Accounting Standards Board (IASB) and the IFRS Interpretations Committee (IC) and endorsed by the European Union (EU), apply from 1 January 2016:

IAS 1, Amendment - Disclosure initiative

The amendment clarifies guidance in IAS 1 on materiality and aggregation, the presentation of subtotals, the structure of financial statements and the disclosure of accounting policies.

IAS 16 and IAS 38, Amendments - Clarification of Acceptable Methods of Depreciation and Amortization

The amendments clarify that the use of revenue-based methods to calculate the depreciation of an asset is not appropriate and it also clarifies that revenue is generally presumed to be an inappropriate basis for measuring the consumption of the economic benefits embodied in an intangible asset.

Notes to Consolidated and Company Financial Statements

IAS 19, Amendment- Defined Benefit Plans: Employee Contributions

The amendment clarifies the accounting for post-employment benefit plans where employees or third parties are required to make contributions which do not vary with the length of employee service, for example, employee contributions calculated according to a fixed percentage of salary. The amendment allows these contributions to be deducted from service cost in the year in which the related employee service is delivered, instead of attributing them to periods of employee service.

IAS 27, Amendment- Equity Method in Separate Financial Statements

This amendment allows entities to use the equity method to account for investments in subsidiaries, joint ventures and associates in their separate financial statements and clarifies the definition of separate financial statements. In particular, separate financial statements are those presented in addition to consolidated financial statements or in addition to the financial statements of an investor that does not have investments in subsidiaries but has investments in associates or joint ventures which are required by IAS 28 Investments in Associates and Joint Ventures to be accounted for using the equity method.

IFRS 11, Amendment – Accounting for Acquisitions of Interests in Joint Operations

This amendment requires an investor to apply the principles of business combination accounting when it acquires an interest in a joint operation that constitutes a 'business'.

Annual Improvements to IFRSs 2010-2012 Cycle

The amendments introduce key changes to seven IFRSs following the publication of the results of the IASB's 2010-12 cycle of the annual improvements project. The topics addressed by these amendments are set out below:

- Definition of vesting condition in IFRS 2 'Share – based Payment';
- Accounting for contingent consideration in a business combination in IFRS 3 'Business Combinations';
- Aggregation of operating segments and reconciliation of the total of the reportable segments' assets to the entity's assets in IFRS 8 'Operating Segment';
- Short-term receivables and payables in IFRS 13 'Fair Value Measurement';
- Revaluation method - proportionate restatement of accumulated depreciation in IAS 16 'Property, Plant and Equipment';
- Key management personnel in IAS 24 'Related Party Disclosures'; and
- Revaluation method - proportionate restatement of accumulated amortization in IAS 38 'Intangible Assets'.

Annual Improvements to IFRSs 2012-2014 Cycle

The amendments introduce key changes to four IFRSs following the publication of the results of the IASB's 2012-14 cycle of the annual improvements project. The topics addressed by these amendments are set out below:

- Clarifying in IFRS 5 'Non-current assets held for sale and discontinued operations' that, when an asset (or disposal group) is reclassified from 'held for sale' to 'held for distribution', or vice versa, this does not constitute a change to a plan of sale or distribution, and does not have to be accounted for as such.
- Adding in IFRS 7 'Financial instruments: Disclosures' specific guidance to help management determine whether the terms of an arrangement to service a financial asset which has been transferred constitute continuing involvement. It also clarifies that the additional disclosure required by the amendments to IFRS 7, 'Disclosure – Offsetting financial assets and financial liabilities' is not specifically required for all interim periods, unless required by IAS 34.
- Clarifying in IAS 19 'Employee benefits' that, when determining the discount rate for post-employment benefit obligations, it is the currency that the liabilities are denominated in that is important, and not the country where they arise.

Notes to Consolidated and Company Financial Statements

- Clarifying in IAS 34 'Interim financial reporting' what is meant by the reference in the standard to 'information disclosed elsewhere in the interim financial report'.

The adoption of the amendments had no impact on the Condensed Consolidated and Company Interim Financial Statements.

Notes to Consolidated and Company Financial Statements

4 Segment analysis

A) Group's Operating segments

For the period ended March 31, 2016:

	Offices	Logistics	Retail	Mixed use	Special use	Total
REVENUE						
Rental revenue	5.788	1.123	4.882	2.477	1.180	15.450
Income/ (expense) from service charges	(15)	-	-	(1)	-	(16)
Total	5.773	1.123	4.882	2.476	1.180	15.434

RESULTS

Net gain/ (loss) from fair value adjustments on investment property	-	-	-	(577)	-	(577)
Other direct property relating expenses	(148)	(33)	(102)	(72)	(35)	(390)
Technical service fees	(3)	-	(2)	(2)	-	(7)
Finance costs	(379)	(7)	-	(20)	-	(406)
Profit/ (loss) relating to investment property	5.243	1.083	4.778	1.805	1.145	14.054

Reconciliation of net profit/ (loss) for the period:

Profit/ (loss) relating to investment property	14.054
Finance income	58
Other expenses	(1.986)
Other income	8
Taxes	(1.564)
Net profit/ (loss) for the period	10.570

Notes to Consolidated and Company Financial Statements

For the period ended March 31, 2015:

	Offices	Logistics	Retail	Mixed use	Special use	Total
REVENUE						
Rental revenue	5.786	1.049	3.193	2.719	1.180	13.927
Income/ (expense) from service charges	(13)	-	5	(8)	-	(16)
Total	5.773	1.049	3.198	2.711	1.180	13.911
RESULTS						
Net gain/ (loss) from fair value adjustments on investment property	-	-	270	-	-	270
Other direct property relating expenses	(149)	(29)	(56)	(76)	(33)	(343)
Technical service fees	(3)	-	(2)	(2)	-	(7)
Finance costs	(457)	(8)	-	(23)	-	(488)
Profit/ (loss) relating to investment property	5.164	1.012	3.410	2.610	1.147	13.343

Reconciliation of net profit/ (loss) for the period:

Profit/ (loss) relating to investment property	13.343
Finance income	253
Other expenses	(1.529)
Other income	10
Taxes	(1.477)
Net profit/ (loss) for the period	10.600

B) Group's Geographical segments

For the period ended March 31, 2016:

	Revenue	Non-current assets
Greece	13.999	754.342
Romania	1.223	75.565
Serbia	212	13.723
	15.434	843.630

For the period ended March 31, 2015:

	Revenue	Non-current assets
Greece	12.489	656.577
Romania	1.218	74.443
Serbia	204	13.585
	13.911	744.605

Notes to Consolidated and Company Financial Statements

5 Investment Property

	Group	
	31/03/2016	31/12/2015
Balance at the beginning of the period	825.598	729.301
Additions:		
Acquisition of investment property	11.477	75.377
Subsequent capital expenditure on investment property	-	1.486
Transfer from investment property to property, plant and equipment (own use)	-	(318)
Net gain/(loss) from fair value adjustments on investment property	(577)	19.752
Balance at the end of the period	836.498	825.598
	Company	
	31/03/2016	31/12/2015
Balance at the beginning of the period	673.347	577.707
Additions:		
Acquisition of investment property	11.477	75.377
Subsequent capital expenditure on investment property	-	1.060
Transfer from investment property to property, plant and equipment (own use)	-	-
Net gain/(loss) from fair value adjustments on investment property	(577)	19.203
Balance at the end of the period	684.247	673.347

On March 16, 2016 the Company, completed the transaction relating to the acquisition of a property located at 68, Vasilissis Sofias Avenue in Athens. The acquisition price was €11.250 (excluding acquisition costs of €227). It is noted that the acquisition was financed through the existing funds of the Company which originated from its 2014 Share Capital Increase.

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	31.03.2016	31.12.2015
Segment	Offices	Logistics	Retail	Mixed use	Greece 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	250.973	55.064	236.326	146.794	48.125	11.093	63.620	12.418	1.185	825.598	729.301
Additions:											
-Acquisition of investment property				11.477						11.477	75.377
-Subsequent capital expenditure on investment property										-	1.486
Transfer from investment property to property, plant and equipment (own use)										-	(318)
Net gain/(loss) from fair value adjustments on investment property					(577)					(577)	19.752
Fair value at the end	250.973	55.064	236.326	157.694	48.125	11.093	63.620	12.418	1.185	836.498	825.598

Notes to Consolidated and Company Financial Statements

Country	Segment	Fair Value	Valuation technique	Monthly Rent	Discount rate (%)
Greece	Offices	250.973	80% discounted cash flows (DCF) & 20% sales comparison or income method	1.757	9% -13,27%
Greece	Logistics	55.064	80% discounted cash flows (DCF) & 20% sales comparison or sales comparison	347	11% -12%
Greece	Retail	236.326	80% discounted cash flows (DCF) & 20% sales comparison	1.655	9,75% -11,25%
Greece	Mixed use	157.694	80% discounted cash flows (DCF) & 20% sales comparison	977	7,5%-10,2%
Greece	Special use	48.125	80% discounted cash flows (DCF) & 20% income method	405	12,10% - 12,87%
Romania	Retail	11.093	80% discounted cash flows (DCF) & 20% sales comparison	72	10,75%
Romania	Offices	63.620	80% discounted cash flows (DCF) & 20% sales comparison	395	10,00%
Serbia	Mixed use	12.418	80% discounted cash flows (DCF) & 20% sales comparison	96	10,70%
Serbia	Retail	1.185	80% discounted cash flows (DCF) & 20% sales comparison	9	11,20%
	Total	836.498			

Company's investment property valuation is performed taking into consideration the high and best use (HABU) of each asset wherever possible, legally permissible and financially possible. 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 31.03.2016 amounts to €18.077 (31.12.2015: €18.077).

In accordance with existing Greek REIC legislation, property valuations are mandatory performed twice per year on June 30 and December 31 by independent valuers. Valuations are based on two methods according to valuation standards, and for this portfolio the comparative or income method in conjunction with the method of discounted cash flow method are used. It is noted that the income method has been used only for the 14 assets leased to the Hellenic Republic.

Investment properties have been pledged for finance leases and bank borrowings in the event of a default (please refer to note 11).

6 Investment in Subsidiaries

	Country of incorporation	Percentage of interest	31/03/2016	31/12/2015	Unaudited tax fiscal years
Reco Real Property A.D.	Serbia	100%	17.240	17.240	2010-2015
Eliade Tower S.A.	Romania	99,99%	12.037	12.037	2011-2015
Retail Development S.A.	Romania	99,99%	4.561	4.561	2011-2015
Seferco Development S.A.	Romania	99,99%	21.486	21.486	2011-2015
Cloud Hellas Ktimatiki S.A.	Greece	100%	50.000	50.000	2010, 2015
Grivalia Hospitality S.A.	Luxembourg	100%	2.000	2.000	2015
Grivalia New Europe S.A.	Luxembourg	100%	50	50	2015
			107.374	107.374	

Notes to Consolidated and Company Financial Statements

According to the decision of the Ordinary General Meeting of the subsidiary Cloud Hellas Kimatiki S.A. held on April 11, 2016, its share capital decreased by an amount equal to €8.000 paid in cash to the Company, resulting to the reduction of the value of the Company's participation in the subsidiary.

7 Other long term receivables

“Other long term receivables” for the period ended March 31, 2016, includes a shareholders loan of €8.070 (31.12.2015: €8.070) receivable from the foreign subsidiary Retail Development S.A.. Additionally, it includes accrued rental receivable of €3.117 (31.12.2015: €3.164).

Group’s “Other long term receivables” for the period ended March 31, 2016, includes accrued rental receivable of €3.751 (31.12.2015: €3.708).

8 Trade and other receivables

The analysis of trade and other receivables is as follows:

	Note	Group		Company	
		31/03/2016	31/12/2015	31/03/2016	31/12/2015
Trade receivables		7.093	3.667	6.723	3.444
Receivables from related parties	19	213	228	5.352	173
Other receivables		3.030	2.885	2.065	2.246
Trade and other receivables		10.336	6.780	14.140	5.863

Trade receivables of the Company and the Group as at March 31, 2016, increased mainly due to the delayed rental payment from the Greek Public Sector.

Company’s trade receivables as at March 31, 2016, include provisions for bad debts amounting to €1.612 recorded in the previous periods (31.12.2015: €1.612).

Group’s trade receivables as at March 31, 2016, include provisions for bad debts amounting to €2.080 recorded in the previous periods (31.12.2015: €2.080).

The ageing analysis of trade receivables is as follows:

	Group		Company	
	31/03/2016	31/12/2015	31/03/2016	31/12/2015
Trade receivables				
Due within due date	5.551	3.648	5.376	3.424
Past due but not impaired:				
- 4 to 6 months	1.542	20	1.347	20
- over 6 months	-	-	-	-
Doubtful debts	2.080	2.080	1.612	1.612
Less: Provision for doubtful debts past due	(2.080)	(2.080)	(1.612)	(1.612)
	7.093	3.667	6.723	3.444

Notes to Consolidated and Company Financial Statements

9 Cash and cash equivalents

The analysis of cash and cash equivalents is as follows:

	Group		Company	
	31/03/2016	31/12/2015	31/03/2016	31/12/2015
Cash in hand	3.241	2.501	-	236
Cash at bank and short-term deposits	66.316	109.254	48.569	91.784
Cash and cash equivalents	69.557	111.755	48.569	92.020

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.

10 Shareholders' Equity

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, 2015	100.069	215.684	571.234	(5.199)	865	12.641	58.822	854.047
Acquisition of own shares	(70)	-	-	(532)	-	-	-	(532)
Profit/ (loss) for the period	-	-	-	-	-	-	10.600	10.600
Foreign exchange differences	-	-	-	-	-	(37)	-	(37)
Equity settled share based payments	-	-	-	-	544	-	-	544
Dividend relating to 2014 approved by the shareholders	-	-	-	-	-	-	(30.378)	(30.378)
Balance March 31, 2015	99.999	215.684	571.234	(5.731)	1.409	12.604	39.044	834.244
Balance January 01, 2016	99.095	215.684	571.234	(12.493)	2.430	12.532	90.417	879.804
Acquisition of own shares	(773)	-	-	(5.598)	-	-	-	(5.598)
Profit/ (loss) for the period	-	-	-	-	-	-	10.570	10.570
Foreign exchange differences	-	-	-	-	-	(9)	-	(9)
Equity settled share based payments	-	-	-	-	534	-	-	534
Dividend relating to 2015 approved by the shareholders	-	-	-	-	-	-	(30.884)	(30.884)
Balance March 31, 2016	98.322	215.684	571.234	(18.091)	2.964	12.523	70.103	854.417

The total authorised number of ordinary shares as at March 31, 2016, is 101.260.000 (December 31, 2015 – 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. Company's shares are ordinary shares with voting rights.

Company's shareholder structure with stakes over 5% as at March 31, 2016, is as follows:

- Fairfax Financial Holdings Limited 41,50%
- Eurobank Ergasias S.A. 20,48%
- Wellington Management Company LLP 11,16%
- Fidelity Management & Research LLC 5,84%

Notes to Consolidated and Company Financial Statements

The abovementioned percentage of Fairfax Financial Holdings Limited includes Odyssey Reinsurance Company (subsidiary of Fairfax Financial Holdings Limited), which owns directly 9.596.988 common shares amounting to 9,48% of Company's Share Capital.

It is noted that the above percentages are in accordance with the TR1 disclosures notified by the above shareholders.

The Company during the current period purchased 772.583 own shares of a total cost of €5.598 with an average price of (amount in €) €7,25 per share, according to the Extraordinary General Meeting of the Shareholders dated on July 30, 2015, 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, with a maximum purchase price of (amount in €) €10 per share and a minimum purchase price of (amount in €) €0,25 per share, in accordance with article 16 of Law 2190/1920 as in force.

As at March 31, 2016 the Company owned 2.937.367 own shares of a total cost of €19.932 with an average price of (amount in €) €6,79 per share. As at March 31, 2015 the Company owned 1.261.478 own shares of a total cost of €7.572 with an average price of (amount in €) €6 per share.

Share based payment reserve

Share based payment reserve includes an amount of €2.964 relating to equity settled share based payments to key management, of which €340 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.

Additionally, this reserve includes an amount of €204 relating to additional benefits granted to key management of the Company in 2014, whose payment is deferred for three years, as well as an amount of €194 relating to additional benefits granted to key management of the Company in 2015, whose payment is also deferred for three years respectively.

Other reserves

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

11 Borrowings including obligations under finance leases

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

	Group		Company	
	31/03/2016	31/12/2015	31/03/2016	31/12/2015
Non-current				
Bank borrowings	45.009	45.669	18.475	18.715
Finance lease liabilities	4.201	4.490	4.201	4.490
Non-current borrowings, including finance leases	49.210	50.159	22.676	23.205
Current				
Bank borrowings	5.225	5.098	2.643	2.642
Finance lease liabilities	2.341	3.719	2.341	3.719
Current borrowings, including finance leases	7.566	8.817	4.984	6.361
Total borrowings, including finance leases	56.776	58.976	27.660	29.566

Notes to Consolidated and Company Financial Statements

The maturity of loans is as follows:

	Group		Company	
	31/03/2016	31/12/2015	31/03/2016	31/12/2015
Up to 1 year	7.566	8.817	4.984	6.361
From 1 to 5 years	35.010	35.644	8.476	8.690
Over 5 years	14.200	14.515	14.200	14.515
	56.776	58.976	27.660	29.566

The exposure of Group's borrowings to interest rate changes and the contractual reprising 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 functional currency (Euro).

Lease liabilities are effectively secured as the rights to the leased asset revert to the lessor in the event of default.

Three mortgages of total amount €4.660 have been registered in favor of Eurobank A.D. Serbia over a property of the subsidiary Reco Real Property A.D. located at 7-9 Terazije Street, Belgrade, Serbia.

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.

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

12 Trade and other payables

The analysis of trade and other payables is as follows:

	Note	Group		Company	
		31/03/2016	31/12/2015	31/03/2016	31/12/2015
Trade payables		529	892	307	613
Other payables and accruals		5.250	6.260	4.782	5.808
Amounts due to related parties	19	539	285	539	285
Trade and other payables		6.318	7.437	5.628	6.706

Notes to Consolidated and Company Financial Statements

13 Other Income

Company's figure "Other income" for the period mainly includes dividends receivable from its subsidiaries amounting to €5.094. Amount of €2.463 is receivable from its subsidiary Seferco Development S.A., while amount of € 2.631 is receivable from its subsidiary Reco Real Property A.D.. The dividends were paid on April 12, 2016. It is noted that according to the decisions of Cloud Hellas Ktimatiki S.A Ordinary General Meeting held on April 11, 2016, the Company received on April 12, 2016, dividend from its subsidiary of €2.700.

14 Taxes

	Group		Company	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
Current tax	422	439	234	239
Other taxes relating to investment property	1.142	1.038	888	799
Taxes	1.564	1.477	1.122	1.038

The Company is exempted from corporate income tax under Greek REIC legislation and is subject to an annual tax determined by reference to the fair value of its investment properties and cash and cash equivalents at the tax rate of 10% of the aggregate European Central Bank reference rate plus 1% (the taxation formula is as follows: 10% * (ECB reference rate + 1%)). The above tax is final and relieves the Company and its shareholders of any further tax liabilities. Taxes for the Group and the Company for the period ended March 31, 2016 amounts to €1.564 and €1.122 respectively.

The figure "Current tax" for the Company and the Group, for the period ended March 31, 2016 includes provision for tax on total assets of €234 and €253 respectively (31.03.2015: €239 and €258 respectively). Asset tax for the Group includes the Company and its subsidiary Cloud Hellas Ktimatiki S.A., which is incorporated in Greece and taxed under REICs' tax regime.

Company's foreign subsidiaries are taxed on their taxable income based on tax rates of 16% (Romania) and 10% (Serbia), applicable to each respective tax jurisdiction. For the period ended March 31, 2016 for the subsidiaries located in Romania the income tax amounted to €148 (31.03.2015: €167), whereas for the subsidiary located in Serbia no significant taxes arose.

The figure "Other taxes relating to investment property" mainly includes provision for property tax according to Law N. 4223/2013 for the Company and the Group of amount €816 and €951 (31.03.2015: €792 and €917 respectively).

15 Dividends per share

On March 16, 2016, Company's Shareholders Meeting approved the distribution of dividend from profits of the year 2015 amounting to €30.884 ([amount in €] €0,305 per share).

The payment of dividend commenced on March 24, 2016, through the paying Bank, Eurobank Ergasias S.A..

16 Earnings/ (losses) per share

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

Basic and diluted earnings per share for the period ended March 31, 2016 amounted to €0,11 (31.03.2015: €0,11).

17 Contingent Liabilities

The Company has not been subject to tax audit for the years ended December 31, 2008, 2009 and 2010. Management does not believe that any significant additional taxes will be finally assessed by the tax authorities for the open tax years. The Company has been audited by a certified auditor according to Law 4174/2013 article 65^A and the POL no.

Notes to Consolidated and Company Financial Statements

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 year 2011, 2012, 2013 and 2014, while it is expected to receive a tax certificate for the year 2015. Management does not believe that any significant additional taxes will be finally assessed.

It is noted that under the mandate dated 22.12.2015 of the Ministry of Finance, a tax audit is carried out for the unaudited fiscal years 2008, 2009 and 2010 and is expected to be completed by 30.06.2016.

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. Company's management, based on the opinion of its legal advisors, believes that there is a serious dispute basis and has made appeal for the cancellation for additional income tax and fines up to the amount of €1.191. The hearing of the case took place on April 1, 2014 and decision numbered 4324/2015 of the Athens Administrative Court was issued, annulling the additional income tax and fines to the amount referred above. The decision was notified to the Company on March 08, 2016. It is expected that the Greek State may file for a revision. Company's management believes that no provision for the later amounts that may be assessed by the tax authorities is necessary in these financial statements since no significant obligations are expected to arise.

18 Capital expenditures

On March 31, 2016 Group's capital expenditure relating to improvements on investment property amounted to €4.500.

19 Related party Transactions

The Company is controlled by Eurobank Ergasias S.A. (incorporated in Athens and listed on the Athens Stock Exchange, Greece). Following the completion of Company's Share Capital increase on January 31, 2014 and the listing of the new shares in Athens Stock Exchange on February 06, 2014, the participation of the Eurobank Ergasias S.A. in Company's Share Capital is 33,95%.

On June 25, 2014 Eurobank Ergasias S.A. sold through the Athens Stock Exchange to institutional investors 13.636.848 of common shares with voting rights, which correspond to approximately 13,5% of Company's share capital. Following the completion of this transaction the participation of the Eurobank Ergasias S.A. in the Company's Share Capital reduced from 33,95% to 20,48%.

On May 2014, following the completion of the Bank's share capital increase fully covered by investors, institutional and others, the percentage of the ordinary shares with voting rights held by the Hellenic Financial Stability Fund (HFSF), the controlling shareholder of the Bank until that date, decreased from 95,23% to 35,41%. Accordingly, as of that date HFSF was considered to have significant influence over the Bank. On November 2015, following the completion of the Bank's share capital increase, fully covered by investors, institutional and others, the percentage of the ordinary shares with voting rights held by HFSF decreased to 2,38%.

In the context of the Law 3864/2010, as in force, HFSF exercises its voting rights in the Bank's General Assembly only for decisions concerning the amendment of the Bank's Articles of Association, including the increase or decrease of the Bank's capital or the granting of a corresponding authorization to the Bank's Board, decisions concerning the mergers, divisions, conversions, revivals, extension of duration or dissolution of the Bank, the transfer of assets, or any other issue requiring approval by an increased majority as provided for in Company Law 2190/1920. In addition, the Bank has entered into a new Relationship Framework Agreement (RFA) with the HFSF on December 4, 2015, replacing the previous one, signed on August 26, 2014. Taking into account the terms of the revised RFA, the HFSF is still considered to have significant influence over the Bank.

According to the shareholders agreement executed on October 17, 2014, between Fairfax Financial Holdings Limited and Eurobank Ergasias S.A. they undertook the responsibility to jointly control the Company. Furthermore Fairfax Financial Holdings Limited participates in the Company's Share Capital by 41,50% and owns 100% of the share capital of Praktiker Hellas S.A.. Therefore an indirect relationship of the Company with Praktiker derives as a related party.

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

Notes to Consolidated and Company Financial Statements

The following transactions were carried out with related parties:

a) Rental income received and sale of services

	Group		Company	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
Rental income				
Subsidiary (Cloud Hellas Ktimatiki S.A.)	-	-	7	7
Parent (Bank Eurobank Ergasias S.A.)	2.893	2.850	2.893	2.850
Other related parties	4.043	3.787	1.746	1.509
	6.936	6.637	4.646	4.366

Group's rental revenues from leases with Eurobank Ergasias S.A. amount to 19% for the period ended March 31, 2016 (31.03.2015: 20%).

b) Purchase of services

	Group		Company	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
Technical service fees				
Subsidiary of parent company (Eurobank Property Services S.A.[Romania])	5	5	-	-
Subsidiary of parent company (ERB Property Services d.o.o. Beograd)	2	2	-	-
	7	7	-	-

c) Insurance expenses for investment properties

	Group		Company	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
Insurance expense				
Subsidiary of parent company (Eurolife ERB General Insurance S.A.)	99	105	83	93
Other related parties	7	7	-	-
	106	112	83	93

d) Insurance expenses for personnel

	Group		Company	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
Other employee benefits				
Subsidiary of parent company (Eurolife ERB Life Insurance S.A.)	57	54	57	54
	57	54	57	54

e) Other Income from dividends

	Group		Company	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
Subsidiary (Reco Real Property A.D.)	-	-	2.631	-
Subsidiary (Seferco Development S.A.)	-	-	2.463	-
	-	-	5.094	-

Notes to Consolidated and Company Financial Statements

f) Finance costs

	Group		Company	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
Bank borrowings				
Parent (Bank Eurobank Ergasias S.A.)	76	102	8	31
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	132	149	1	1
Subsidiary of parent company (Eurobank A.D. Beograd)	7	8	-	-
Subsidiary of parent company (SC Bancpost S.A.)	1	1	-	-
Subsidiary of parent company (New Europe Funding B.V.)	13	15	-	-
Finance lease liabilities				
Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)	32	48	32	48
	261	323	41	80

g) Interest income earned on cash and cash equivalents

	Group		Company	
	31/03/2016	31/03/2015	31/03/2016	31/03/2015
Subsidiary (Eliade Tower S.A.)	-	-	-	38
Subsidiary (Retail Development S.A.)	-	-	122	121
Parent (Bank Eurobank Ergasias S.A.)	47	16	47	4
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	-	201	-	201
Subsidiary of parent company (Eurobank A.D. Beograd)	4	9	-	-
Subsidiary of parent company (SC Bancpost S.A.)	1	1	-	-
	52	227	169	364

h) Key management compensation – Group and Company

	31/03/2016	31/03/2015
Key management compensation	993	931
Equity settled share based payments	264	340
	1.257	1.271

As at March 31, 2016 interest bearing loans advanced to key management were €245.

Notes to Consolidated and Company Financial Statements

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

	Group		Company	
	31/03/2016	31/12/2015	31/03/2016	31/12/2015
Other long term receivables				
Subsidiary (Retail Development S.A.)	-	-	8.070	8.070
Parent (Bank Eurobank Ergasias S.A.)	1.167	1.197	1.167	1.197
Other related parties	112	115	70	72
	1.279	1.312	9.307	9.339
Trade and other receivables from related parties				
Subsidiary (Retail Development S.A.)	-	-	246	124
Subsidiary (Reco Real Property A.D.)	-	-	2.631	-
Subsidiary (Seferco Development S.A.)	-	-	2.463	-
Parent (Bank Eurobank Ergasias S.A.)	(13)	(10)	(13)	(10)
Other related parties	226	238	25	59
	213	228	5.352	173
Trade payables to related parties				
Parent (Bank Eurobank Ergasias S.A.)	38	39	38	39
Other related parties	501	246	501	246
	539	285	539	285
Long-term tenant deposits				
Parent (Bank Eurobank Ergasias S.A.)	1.750	1.750	1.750	1.750
Other related parties	334	334	334	334
	2.084	2.084	2.084	2.084
Other non-current liabilities				
Parent (Bank Eurobank Ergasias S.A.)	28	39	28	39
	28	39	28	39
Short-term tenant deposits				
Parent (Bank Eurobank Ergasias S.A.)	18	18	18	18
	18	18	18	18
Long-term borrowings, including finance leases				
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	23.894	24.314	-	-
Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)	4.201	4.490	4.201	4.490
Subsidiary of parent company (Eurobank A.D. Beograd)	200	200	-	-
Subsidiary of parent company (New Europe Funding B.V.)	2.440	2.440	-	-
	30.735	31.444	4.201	4.490
Short-term borrowings, including finance leases				
Parent (Bank Eurobank Ergasias S.A.)	1.707	1.714	1.707	1.714
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	2.410	2.283	-	-
Subsidiary of parent company (Eurobank Ergasias Leasing S.A.)	2.256	2.623	2.256	2.623
Subsidiary of parent company (Eurobank A.D. Beograd)	103	103	-	-
Subsidiary of parent company (New Europe Funding B.V.)	70	70	-	-
	6.546	6.793	3.963	4.337
Cash and cash equivalents				
Parent (Bank Eurobank Ergasias S.A.)	3.173	42.318	1.775	40.891
Subsidiary of parent company (Eurobank Private Bank Luxembourg S.A.)	49.359	51.118	41.502	43.138
Subsidiary of parent company (Eurobank A.D. Beograd)	3.264	3.161	-	-
Subsidiary of parent company (SC Bancpost S.A.)	2.173	1.980	-	-
	57.969	98.577	43.277	84.029

It is noted that "other long term receivables" for the Group include receivable arising from the recognition, during the lease term, from various incentives offered to tenants. In addition, the abovementioned item for the Company includes a shareholder loan granted to the subsidiary Retail Development S.A.. Trade and other receivables mainly includes dividend receivables from the subsidiaries Seferco Development S.A. and Reco Real Property A.D..

Notes to Consolidated and Company Financial Statements

j) Commitments and contingent liabilities

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

20 Events after the balance sheet date

Apart from the above mentioned events (note 6 and note 13), no significant events have taken place after March 31, 2016, that affect the financial position of the Group or the Company that need to be mentioned according to the International Financial Reporting Standards.