



**GRAVITOUSIA HOLDINGS LIMITED**  
**FINANCIAL STATEMENTS**  
Year ended 31 December 2021

True copy of the  
Original Financial Statements  
Approved in the annual  
General Meeting

**BT NOMINEES LTD**

.....  
Director

**BT SECRETARIES LTD**

.....  
Secretary

# GRAVITOUSIA HOLDINGS LIMITED

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## FINANCIAL STATEMENTS

Year ended 31 December 2021

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# GRAVITOUSIA HOLDINGS LIMITED

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## BOARD OF DIRECTORS AND OTHER OFFICERS

<b>Board of Directors:</b>	BT Nominees Limited (appointed on 20 January 2022) Ask Management Limited (resigned on 20 January 2022)
<b>Company Secretary:</b>	BT Secretaries Limited
<b>Independent Auditors:</b>	BDO Limited Certified Public Accountants (CY) and Registered Auditors 261, 28th October Street (Seafront Road) View Point Tower Floors 6, 7 and 8 P. O. Box 51681 3507 Limassol, Cyprus
<b>Registered office:</b>	11 , Boumpoulinas Floor 3 1060 , Nicosia Cyprus
<b>Bankers:</b>	Alpha Bank S.A. Alpha Bank Cyprus Limited

# GRAVITOUSIA HOLDINGS LIMITED

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## MANAGEMENT REPORT

The Board of Directors presents its report and audited financial statements of the Company for the year ended 31 December 2021.

### **Principal activity and nature of operations of the Company**

The principal activity of the Company is the investment holding.

### **Review of current position, future developments and performance of the Company's business**

The Company's development to date, financial results and position as presented in the financial statements are considered satisfactory.

### **Principal risks and uncertainties**

The principal risks and uncertainties faced by the Company are disclosed in notes 6, 7 and 21 of the financial statements.

### **Use of financial instruments by the Company**

The Company is exposed to market risk, credit risk and liquidity risk from the financial instruments it holds. Refer to note 6 of the Financial statements.

### **Results**

The Company's results for the year are set out on page 7.

### **Dividends**

The Company did not have any distributable profits as at 31 December 2021, thus the Board of Directors cannot recommend the payment of a dividend.

### **Share capital**

#### **Authorised capital**

Under its Memorandum, the Company fixed its share capital at 10,000 ordinary shares with a nominal value of €1 each.

#### **Issued capital**

On 1 September 2020, the Company issued additional 100 ordinary shares with a nominal value of €1 and at a premium of €3,499 each.

On 20 November 2020, the Company issued additional 100 ordinary shares with a nominal value of €1 and at a premium of €2,499 each.

On 14 May 2021, the Company issued additional 1,000 ordinary shares with a nominal value of €1 and at a premium of €4,099 each.

### **Board of Directors**

The members of the Company's Board of Directors as at 31 December 2021 and at the date of this report are presented on page 1. Ask Management Limited who was appointed as a director of the Company upon incorporation, resigned on 20 January 2022 and on the same date BT Nominees Limited was appointed in their place.

In accordance with the Company's Articles of Association all Directors presently members of the Board continue in office.

### **Operating Environment of the Company**

On the basis of the evaluation performed and the expected recovery from the pandemic crisis, evidenced by the continuing successful vaccination process and the lifting of restrictions, the Company's management has concluded that the adoption of the Going Concern assumption for the continuity of the Company's business activities and the preparation of its financial statements is appropriate.

# GRAVITOUSIA HOLDINGS LIMITED

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## MANAGEMENT REPORT

The Company's management has successfully managed the aforementioned risks through a spectrum of policies, actions and collaborations that aim at continuous risk mitigation even before a new investment takes place and has the ability to manage potential disruptions as a result of the coronavirus outbreak.

The Management of the Company and the Group of Dimand S.A, to which it belongs, have carefully examined the appropriateness of adoption of the Going Concern assumption for the preparation of the Company's and the Group's financial statements by critically reviewing the current business uncertainties emanating from COVID 19 pandemic. The Directors have assessed the negative impact of the pandemic of Covid 19 in all markets directly or indirectly the Company conducts its business activity and have concluded that the Company and the Group at large have taken the necessary measures to secure the company's business continuity.

On the basis of the Company's investment programme and funding arrangements already in place, the evaluation performed, and the exits agreements reached and the expected recovery from the pandemic crisis, evidenced by the continuing successful vaccination process and the lifting of restrictions, the Company's management has concluded that the adoption of the Going Concern assumption for the continuity of the Company's business activities and the preparation of its financial statements is appropriate.

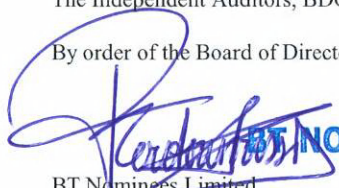
### Events after the reporting period

Any significant events that occurred after the end of the reporting period are described in note 23 to the financial statements.

### Independent Auditors

The Independent Auditors, BDO Limited, have expressed their willingness to continue in office.

By order of the Board of Directors,



**BT NOMINEES LTD**  
BT Nominees Limited  
Director

Limassol, 29 July 2022



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Cyprus

## Independent Auditor's Report

### To the Members of Gravitousia Holdings Limited

#### Report on the Audit of the Financial Statements

#### Opinion

We have audited the financial statements of Gravitousia Holdings Limited (the "Company"), which are presented in pages 7 to 21 and comprise the statement of financial position as at 31 December 2021, and the statements of profit or loss and other comprehensive income, changes in equity and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2021, and of its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113.

#### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs). Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' International Code of Ethics for Professional Accountants (including International Independence Standards) (IESBA Code) together with the ethical requirements that are relevant to our audit of the financial statements in Cyprus, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

#### Other information

The Board of Directors is responsible for the other information. The other information comprises the information included in the Management Report, but does not include the financial statements and our auditor's report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

#### Responsibilities of the Board of Directors for the Financial Statements

The Board of Directors is responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113, and for such internal control as the Board of Directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

BDO Ltd, a Cyprus limited liability company, is a member of BDO International Limited, a UK company limited by guarantee and forms part of the international BDO network of independent member firms.  
BDO Ltd is registered in Cyprus under registration no HE166556. A list of directors and their professional qualifications can be obtained at our registered office.



## Independent Auditor's Report (continued)

### To the Members of Gravitousia Holdings Limited

#### Responsibilities of the Board of Directors for the Financial Statements (continued)

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Company's financial reporting process.

#### Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, we exercise professional judgment and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves a true and fair view.

We communicate with the Board of Directors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.



## Independent Auditor's Report (continued)

### To the Members of Gravitousia Holdings Limited


#### Report on Other Legal Requirements

Pursuant to the additional requirements of the Auditors Law of 2017, we report the following:

- In our opinion, the Management Report has been prepared in accordance with the requirements of the Cyprus Companies Law, Cap 113, and the information given is consistent with the financial statements.
- In our opinion, and in the light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we have not identified material misstatements in the Management Report.

#### Other Matter

This report, including the opinion, has been prepared for and only for the Company's members as a body in accordance with Section 69 of the Auditors Law of 2017 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whose knowledge this report may come to.



**Yiannis Kapetanios**  
Certified Public Accountant (CY) and Registered Auditor  
for and on behalf of

**BDO Limited**  
Certified Public Accountants (CY) and Registered Auditors

Limassol, 29 July 2022



## GRAVITOUSIA HOLDINGS LIMITED

### STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

Year ended 31 December 2021

	Note	2021 €	2020 €
<b>Revenue</b>		-	-
Other operating income	8	226,106	-
Administration expenses	9	(20,449)	(7,216)
Fair value (gains)/losses on financial assets measured at fair value through profit or loss (investments in subsidiaries and investments in joint ventures)	10	<u>(837,355)</u>	<u>(64,080)</u>
<b>Operating loss</b>		<b>(631,698)</b>	<b>(71,296)</b>
Finance income	11	-	297
Finance costs	11	<u>(2,267)</u>	<u>(655)</u>
<b>Loss before tax</b>		<b>(633,965)</b>	<b>(71,654)</b>
Tax	12	<u>-</u>	<u>-</u>
<b>Net loss for the year</b>		<b>(633,965)</b>	<b>(71,654)</b>
<b>Other comprehensive income</b>		<u>-</u>	<u>-</u>
<b>Total comprehensive income for the year</b>		<u><b>(633,965)</b></u>	<u><b>(71,654)</b></u>

The notes on pages 11 to 22 form an integral part of these financial statements.

# GRAVITOUSIA HOLDINGS LIMITED

## STATEMENT OF FINANCIAL POSITION

31 December 2021

	Note	2021 €	2020 €
<b>ASSETS</b>			
<b>Non-current assets</b>			
Investments in subsidiaries	13	-	435,920
Investments in joint ventures	14	<u>2,915,921</u>	-
		<u>2,915,921</u>	<u>435,920</u>
<b>Current assets</b>			
Accounts receivables	16	720,740	45,940
Loans receivable	15	391	391
Cash and cash equivalents	17	<u>356,199</u>	<u>44,836</u>
		<u>1,077,330</u>	<u>91,167</u>
<b>Total assets</b>		<u><u>3,993,251</u></u>	<u><u>527,087</u></u>
<b>EQUITY AND LIABILITIES</b>			
<b>Equity</b>			
Share capital	18	2,700	1,700
Share premium		4,698,800	599,800
Accumulated losses		<u>(712,114)</u>	<u>(78,149)</u>
<b>Total equity</b>		<u><u>3,989,386</u></u>	<u><u>523,351</u></u>
<b>Current liabilities</b>			
Accounts payables	19	<u>3,865</u>	<u>3,736</u>
<b>Total liabilities</b>		<u><u>3,865</u></u>	<u><u>3,736</u></u>
<b>Total equity and liabilities</b>		<u><u>3,993,251</u></u>	<u><u>527,087</u></u>

On 29 July 2022 the Board of Directors of Gravitousia Holdings Limited authorised these financial statements for issue.

  
**BT NOMINEES LTD**  
BT Nominees Limited  
Director

The notes on pages 11 to 22 form an integral part of these financial statements.

## GRAVITOUSIA HOLDINGS LIMITED

### STATEMENT OF CHANGES IN EQUITY

Year ended 31 December 2021

	Note	Share capital €	Share premium €	Accumulated losses €	Total €
<b>Balance at 1 January 2020</b>		<b>1,500</b>	-	<b>(6,495)</b>	<b>(4,995)</b>
Total comprehensive income for the year		-	-	(71,654)	(71,654)
Issue of share capital	18	200	599,800	-	600,000
<b>Balance at 31 December 2020/ 1 January 2021</b>		<b>1,700</b>	<b>599,800</b>	<b>(78,149)</b>	<b>523,351</b>
Total comprehensive income for the year		-	-	(633,965)	(633,965)
Issue of share capital	18	1,000	4,099,000	-	4,100,000
<b>Balance at 31 December 2021</b>		<b>2,700</b>	<b>4,698,800</b>	<b>(712,114)</b>	<b>3,989,386</b>

Companies which do not distribute 70% of their profits after tax, as defined by the relevant tax law, within two years after the end of the relevant tax year, will be deemed to have distributed as dividends 70% of these profits. Special contribution for defence at the rate of 17% will be payable on such deemed dividend to the extent that the shareholders for deemed dividend distribution purposes at the end of the period of two years from the end of the year of assessment to which the profits refer, are Cyprus tax residents and domiciled. From 1 March 2019, the deemed dividend distribution is subject to a 1,70% contribution to the General Healthcare System, increased to 2,65% from 1 March 2020, with the exception of April 2020 until June 2020 when the 1,70% rate was applicable. The amount of deemed distribution is reduced by any actual dividends paid out of the profits of the relevant year at any time. This special contribution for defence is payable by the Company for the account of the shareholders.

The notes on pages 11 to 22 form an integral part of these financial statements.

# GRAVITOUSIA HOLDINGS LIMITED

## STATEMENT OF CASH FLOWS

Year ended 31 December 2021

	Note	2021 €	2020 €
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>			
Loss before tax		(633,965)	(71,654)
Adjustments for:			
Fair value (gains)/losses in investment in subsidiary		581,938	64,080
Fair value (gains)/losses on investment in joint ventures		255,417	-
Gain on disposal of investment in subsidiary		(226,106)	-
Interest income	11	-	(297)
		<u>(22,716)</u>	<u>(7,871)</u>
<b>Changes in working capital:</b>			
Decrease in accounts receivables		45,940	-
Increase in accounts payables		129	1,936
<b>Cash generated from/(used in) operations</b>		<u>23,353</u>	<u>(5,935)</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>			
Payment for incorporation/contributions made to investment in subsidiary and joint venture		(4,465,000)	(500,000)
Loans repayments received		-	25,000
Proceeds from sale of shares of investments in subsidiary		1,373,750	-
<b>Net cash used in investing activities</b>		<u>(3,091,250)</u>	<u>(475,000)</u>
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>			
Proceeds from issue of share capital		3,379,260	525,060
<b>Net cash generated from financing activities</b>		<u>3,379,260</u>	<u>525,060</u>
<b>Net increase in cash and cash equivalents</b>		311,363	44,125
Cash and cash equivalents at beginning of the year		44,836	711
<b>Cash and cash equivalents at end of the year</b>	17	<u>356,199</u>	<u>44,836</u>

The notes on pages 11 to 22 form an integral part of these financial statements.

# GRAVITOUSIA HOLDINGS LIMITED

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## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 1. Incorporation and principal activities

#### Country of incorporation

The Company Gravitousia Holdings Limited (the "Company") was incorporated in Cyprus on 5 April 2019 as a private limited liability company under the provisions of the Cyprus Companies Law, Cap. 113. Its registered office is at 11, Boumpoulinas, Floor 3, 1060, Nicosia, Cyprus.

#### Principal activity

The principal activity of the Company is the investment holding.

### 2.1 Basis of preparation

The financial statements of the Company have been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the European Union (EU), and the requirements of the Cyprus Companies Law, Cap. 113.

These financial statements are the separate (stand alone) financial statements. The Company has not prepared consolidated financial statements as the exemption from consolidation in paragraph 4(a) of IFRS10 'Consolidated Financial Statements', has been used. The Company's ultimate parent Dimand S.A., a Company incorporated in Greece produced consolidated financial statements available for public use that comply with International Financial Reporting Standards as issued by the IASB. These consolidated financial statements can be obtained from [www.dimand.gr](http://www.dimand.gr).

### 2.2 Going Concern Considerations

The Management of the Company and the Group of Dimand S.A, to which it belongs, have carefully examined the appropriateness of adoption of the Going Concern assumption for the preparation of the Company's and the Group's financial statements by critically reviewing the current business uncertainties emanating from COVID 19 pandemic. The Directors have assessed the negative impact of the pandemic of Covid 19 in all markets in which directly or indirectly the Company conducts its business activity and have concluded that the Company and the Group at large have taken the necessary measures to secure the company's business continuity.

The outbreak of the Covid 19 pandemic has the potential to cause disruption to the Company's business and/or environment, although until the date of the approval of these financial statements its direct effect has been limited. The Company in 2021 managed to operate in this unfavorable operating environment, in fact without making use of business incentives and/or reliefs available to coronavirus affected corporations such as reduced rents, grants, etc. Furthermore, the rigorous vaccination program which continues with increasing intensity coupled with fairly encouraging forecasts, both internationally and locally, about the economy, predicting positive growth and recovery in 2022 and return to normality, reaffirm management's assertion about the Company's prospects.

On the basis of the Company's investment programme, the evaluation performed, and the expected exit from the pandemic crisis, the Company's management has concluded that the adoption of the Going Concern assumption for the continuity of the Company's business activities and the preparation of its financial statements is appropriate.

### 3. Adoption of new or revised standards and interpretations

As from 1 January 2021, the Company adopted all the following IFRSs and International Accounting Standards (IAS), which are relevant to its operations. The adoption of these Standards did not have a material effect on the financial statements.

### 4. Significant accounting policies

The principal accounting policies adopted in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented in these financial statements unless otherwise stated.

#### Subsidiary companies

Subsidiaries are entities controlled by the Company. Control exists where the Company is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee.

# GRAVITOUSIA HOLDINGS LIMITED

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## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 4. Significant accounting policies (continued)

#### Subsidiary companies (continued)

Investments in subsidiary companies are accounted for in accordance with IFRS 9 Financial Instruments and measured at fair value using the Net Asset Value (NAV) of the assets, excluding Deferred tax liabilities. Fair value gains or losses on investments in subsidiary companies are recognised in profit or loss.

#### Joint arrangements

Joint arrangements are arrangements of which the Company has joint control. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require the unanimous consent of the parties sharing control.

The classification of a joint arrangement as a joint operation or a joint venture depends upon the rights and obligations of the parties to the arrangement. A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. A joint venture is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the net assets of the arrangement.

The Company recognizes in its financial assets as at 31/12/2021 one investment in Joint Ventures, Ourania Ependitiki S.M.S.A., in which it owns 65% of shares. The Company has Joint control in this arrangement as it is contractually agreed that major decisions (reserved matters) require the unanimous consent of the two parties sharing control.

Investments in joint arrangements are accounted for in accordance with IFRS 9 Financial Instruments and measured at fair value using the Net Asset Value (NAV) of the assets, excluding Deferred tax liabilities. Fair value gains or losses on investments in joint arrangements are recognized in profit and loss.

#### Finance income

Interest income is recognised on a time-proportion basis using the effective method.

#### Finance costs

Interest expense and other borrowing costs are charged to profit or loss as incurred.

#### Current and deferred income tax

Current tax liabilities and assets are measured at the amount expected to be paid to or recovered from the taxation authorities, using the tax rates and laws that have been enacted, or substantively enacted, by the reporting date. The income tax expense for the period comprises current and deferred tax. Tax is recognized in the profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly to equity. In this case, the tax is also recognised in other comprehensive income or directly to equity, respectively.

#### Dividends

Interim dividends are recognised as a liability in the period in which these are authorised by the Board of Directors and in the case of final dividends, these are recognised in the period in which these are approved by the Company's shareholders.

#### Financial Instruments

##### Initial recognition

Financial assets and financial liabilities are recognized in the Company's statement of financial position when the Company becomes a party to the contractual provisions of the instrument.

##### (a) Financial assets

##### Classification and measurement

# GRAVITOUSIA HOLDINGS LIMITED

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## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 4. Significant accounting policies (continued)

#### Financial Instruments (continued)

The Company classifies its financial assets based on the business model for managing those assets and their contractual cash flow characteristics. Accordingly, financial assets are classified into one of the following measurement categories:

Amortised cost: Financial assets held within a business model whose objective is to hold financial assets to collect contractual cash flows, where those cash flows are solely payments of principal and interest, are measured at amortised cost.

Fair Value through Other Comprehensive Income (FVTOCI): Financial assets held within a business model whose objective is to hold for collection of contractual cash flows and for selling the financial assets, where the asset's cash flows represent solely payments of principal and interest, are measured at fair value through other comprehensive income.

Fair Value through Profit or Loss (FVTPL): All other financial assets are measured at fair value through profit or loss.

Investments in equity instruments are subsequently measured at fair value through profit or loss, unless on initial recognition, the Company has made an irrevocable election (on an instrument-by-instrument basis) to designate investments in equity instruments as at FVTOCI. Designation at FVTOCI is not permitted if the equity investment is held for trading or if it is contingent consideration recognised by an acquirer in a business combination.

Financial assets are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial assets (other than financial assets at fair value through profit or loss) are added to the fair value of the financial assets, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition of financial assets at fair value through profit or loss are recognised immediately in profit or loss.

The Company derecognises a financial asset only when the contractual rights to the cash flows from the asset expire, or when it transfers the financial asset and substantially all the risks and rewards of ownership of the asset to another party.

The Company's financial assets as at 31.12.2021 consist of investments in joint ventures, measured at fair value through profit or loss, loans receivable, accounts receivable and cash and cash equivalents.

#### Impairment

Financial assets measured at amortized cost or at fair value through other comprehensive income are subject to impairment. According to IFRS 9, impairment is calculated based on expected credit losses.

#### b) Financial liabilities

Financial liabilities are initially measured at fair value. Transaction costs that are directly attributable to the acquisition or issue of financial liabilities (other than financial liabilities at fair value through profit or loss) are deducted from the fair value of the financial liabilities, as appropriate, on initial recognition. Transaction costs directly attributable to the acquisition or issue of financial liabilities at fair value through profit or loss are recognised immediately in profit or loss. Subsequently, financial liabilities are measured at amortized cost unless they are held for trading or are designated as at FVTPL. Interest expenses on financial liabilities measured at amortised cost are calculated using the effective interest rate method and are recognized in profit or loss unless they constitute borrowing costs.

The Company derecognises financial liabilities when, and only when, the Company's obligations are discharged, cancelled or expired. Financial liabilities are classified as current liabilities, if the payment is due within one year or less; otherwise they are classified as non current liabilities.

#### Cash and cash equivalents

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

# GRAVITOUSIA HOLDINGS LIMITED

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## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 4. Significant accounting policies (continued)

#### Share capital

Ordinary (common) shares are classified as equity. The difference between the fair value of the consideration received by the Company and the nominal value of the share capital being issued is taken to the share premium account. Incremental costs directly attributable to the issue of new ordinary shares are shown in equity as a deduction from the proceeds, net of tax.

#### Comparatives

Where necessary, comparative figures have been adjusted to conform with the current year presentation.

### 5. New accounting pronouncements

At the date of approval of these financial statements, standards and interpretations were issued by the International Accounting Standards Board which were not yet effective. Some of them were adopted by the European Union and others not yet. The Board of Directors expects that the adoption of these accounting standards in future periods will not have a material effect on the financial statements of the Company.

At the date of approval of these financial statements the following accounting standards were issued by the International Accounting Standards Board but were not yet effective:

#### (i) Not adopted by the European Union

##### New standards

- *IFRS 17 "Insurance Contracts" (effective for annual periods beginning on or after 1 January 2023).*

##### Amendments

- *Amendments to IAS 1 Presentation of Financial Statements: Classification of Liabilities as Current or Non-current (issued on 23 January 2020) (effective for annual periods beginning on or after 1 January 2022).*
- *Amendments to IFRS 3 Business Combinations; IAS 16 Property, Plant and Equipment; IAS 37 Provisions, Contingent Liabilities and Contingent Assets; Annual Improvements 2018-2020 (All issued 14 May 2020) (effective for annual periods beginning on or after 1 January 2022).*

### 6. Financial risk management

#### Financial risk factors

Financial risks are risks arising from financial instruments to which the Company is exposed during or at the end of the reporting period. Financial risk comprises market risk (including foreign exchange risk, interest rate risk and price risk), credit risk and liquidity risk. The primary objectives of the financial risk management are to establish risk limits, and then ensure that exposure to risks stays within these limits.

Risk management is carried out by the Board of Directors.

#### a) Market price risk

#### i) Foreign exchange risk

Foreign exchange risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. Currency risk arises when future commercial transactions and recognised assets and liabilities are denominated in a currency that is not the Company's measurement currency.

The Company is not exposed to foreign exchange risk since the Company's operations is conducted in Euro which is the Company's functional currency.

#### ii) Interest rate risk



# GRAVITOUSIA HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 6. Financial risk management (continued)

#### Market price risk (continued)

Interest rate risk is the risk that the value of financial instruments will fluctuate due to changes in market interest rates. The Company's has no interest rate risk as has no lendings or borrowings granted or issued at variable rates.

#### iii) Price risk

Price risk is the risk that the value of financial instruments will fluctuate as a result of changes in market prices. The Company does not hold equity securities (investments in subsidiaries/joint ventures) or other financial instruments that have fluctuations in their prices, so is not exposed to price risk.

The Company may be exposed to price risk to the extent the value of its subsidiary/joint venture fluctuates due to changes in the value of their underlying assets (properties).

The Company effectively mitigates such risk by entering into forward share transfer (exit) agreements based on preliminary lease agreements of the underlying assets (properties) of its investment in joint ventures.

#### b) Credit risk

Credit risk is the risk that one party to a financial instrument will cause a significant loss for the other party by failing to discharge an obligation.

Credit risk arises from cash and cash equivalents held at banks and accounts receivable measured at amortised cost.

For banks and financial institutions, only independently rated parties with a minimum rating of 'C' are accepted

The loss allowances for financial assets other than equity investments are based on assumptions about risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period. The receivables' balances of the Company relate to a loan and an account receivable to related party (Note 15 and 16) and hence the Company is not exposed to significant credit risk.

#### c) Liquidity risk

Liquidity risk is the risk that arises when the maturity of assets and liabilities does not match. An unmatched position potentially enhances profitability, but can also increase the risk of losses. The Company has procedures with the object of minimising such losses such as maintaining sufficient cash and other highly liquid current assets and by having available an adequate amount of committed credit facilities.

The following tables detail the Company's remaining contractual maturity for its financial liabilities. The tables have been drawn up based on the undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The table includes both interest and principal cash flows.

31 December 2021	Carrying amounts €	Contractual cash flows €	3 months or less €	3-12 months €	1-5 years €	More than 5 years €
Accounts payable	3,865	3,865	-	3,865	-	-
	<u>3,865</u>	<u>3,865</u>	<u>-</u>	<u>3,865</u>	<u>-</u>	<u>-</u>

31 December 2020	Carrying amounts €	Contractual cash flows €	3 months or less €	3-12 months €	1-5 years €	More than 5 years €
Accounts payable	3,736	3,736	-	3,736	-	-
	<u>3,736</u>	<u>3,736</u>	<u>-</u>	<u>3,736</u>	<u>-</u>	<u>-</u>

# GRAVITOUSIA HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 6. Financial risk management (continued)

#### d) Capital risk management

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders or sell assets or reduce debt.

#### Fair value estimation

The fair values of the Company's financial assets and liabilities approximate their carrying amounts at the reporting date.

Under IFRS 13, the fair value of financial assets that are not traded in active market is determined by using other valuation techniques such as the Net Asset Value (NAV) of the assets excluding Deferred tax liabilities.

The Company's Investments in subsidiaries and joint ventures are accounted for in accordance with IFRS 9 Financial Instruments and are measured at fair value using the NAV method of the assets (excluding Deferred tax liabilities) after taking into account the revaluation of the assets (property freehold and leasehold rights) of the subsidiary and joint venture at year end by independent accredited appraisers

#### Fair value measurements recognised in statement of financial position

The table below analyses financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

- Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities.
- Level 2 - inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
- Level 3 - inputs for the asset or liability that are not based on observable market data (unobservable inputs).

31 December 2021	Level 1	Level 2	Level 3	Total
	€	€	€	€
Financial assets				
Investment in joint venture	-	-	2,915,921	2,915,921
<b>Total</b>	<b>-</b>	<b>-</b>	<b>2,915,921</b>	<b>2,915,921</b>

31 December 2020	Level 1	Level 2	Level 3	Total
	€	€	€	€
Financial assets				
Investment in subsidiary	-	-	435,920	435,920
<b>Total</b>	<b>-</b>	<b>-</b>	<b>435,920</b>	<b>435,920</b>

### 7. Critical accounting estimates and judgments

The preparation of financial statements in conformity with IFRSs requires the use of certain critical accounting estimates and requires Management to exercise its judgment in the process of applying the Company's accounting policies. It also requires the use of assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Although these estimates are based on Management's best knowledge of current events and actions, actual results may ultimately differ from those estimates.

Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

# GRAVITOUSIA HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 7. Critical accounting estimates and judgments (continued)

The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below:

- **Impairment of financial assets**

The loss allowances for financial assets are based on assumptions about risk of default and expected loss rates. The Company uses judgement in making these assumptions and selecting the inputs to the impairment calculation, based on the Company's past history, existing market conditions as well as forward looking estimates at the end of each reporting period. Details of the key assumptions and inputs used are disclosed in note 6, Credit risk section.

- **Valuation of non listed investments**

The Company uses valuation methods to value non listed investments. These methods are based on assumptions made by the Board of Directors at the reporting date. Refer to the section "Fair Value estimation" above.

### 8. Other operating income

	2021	2020
	€	€
Gains on disposal of investment in subsidiary (Note 13)	<u>226,106</u>	-
	<u>226,106</u>	-

### 9. Administration expenses

	2021	2020
	€	€
Annual levy	350	350
Auditors' remuneration - current year	2,000	2,000
Auditors' remuneration - prior year	332	354
Accounting fees	900	800
Legal fees	5,355	-
Administrative expenses	11,384	3,712
Prior year accounting fees	<u>128</u>	-
	<u>20,449</u>	<u>7,216</u>

### 10. Fair value (gains)/losses on financial assets measured at fair value through profit or loss (investments in subsidiaries and investments in joint ventures)

	2021	2020
	€	€
Fair value (gains)/losses on investment in joint venture (Note 14)	255,417	-
Fair value (gains)/losses on the investment in subsidiary (Note 13)	<u>581,938</u>	<u>64,080</u>
	<u>837,355</u>	<u>64,080</u>

# GRAVITOUSIA HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 11. Finance income/(costs)

	2021	2020
	€	€
Interest income (Note 20.1)	-	297
<b>Finance income</b>	<b>-</b>	<b>297</b>
Sundry finance expenses	(2,267)	(655)
<b>Finance costs</b>	<b>(2,267)</b>	<b>(655)</b>
<b>Net finance costs</b>	<b>(2,267)</b>	<b>(358)</b>

### 12. Tax

The tax on the Company's results before tax differs from theoretical amount that would arise using the applicable tax rates as follows:

	2021	2020
	€	€
Loss before tax	(633,965)	(71,654)
Tax calculated at the applicable tax rates	(79,246)	(8,957)
Tax effect of expenses not deductible for tax purposes	107,089	8,131
Tax effect of allowances and income not subject to tax	(28,263)	(37)
Tax effect of tax loss for the year	420	863
<b>Tax charge</b>	<b>-</b>	<b>-</b>

The corporation tax rate is 12.5%.

Under certain conditions interest income may be subject to defence contribution at the rate of 30%. In such cases this interest will be exempt from corporation tax. In certain cases, dividends received from abroad may be subject to defence contribution at the rate of 17%.

Due to tax losses sustained in the year, no tax liability arises on the Company. Under current legislation, tax losses may be carried forward and be set off against taxable income of the five succeeding years.

# GRAVITOUSIA HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 13. Investments in subsidiaries

	2021	2020
	€	€
Balance at 1 January	435,920	-
Additions	3,425,000	500,000
Disposals	(1,147,644)	-
Fair value change (Note 10)	(581,938)	(64,080)
Transfer to investment in joint venture (Note 14)	(2,131,338)	-
<b>Balance at 31 December</b>	<b>-</b>	<b>435,920</b>

The details of the subsidiary are as follows:

Name	Country of incorporation	Principal activities	2021	2020	2021	2020
			Holding %	Holding %	€	€
Ourania Ependitiki S.M.S.A.	Greece	Real Estate Development	-	100	-	435,920
					<b>-</b>	<b>435,920</b>

On 28 September 2021, Ourania Ependitiki S.M.S.A. increased its share capital by the amount of €3,425,000 having issued additional 27,400 ordinary shares with a nominal value of €10 and at a premium of €115 each.

On 6 October 2021, the Company sold the 35% of the shares held in Ourania Ependitiki S.M.S.A. for the consideration price of €1,373,750. The fair value at the date of disposal for Ourania Ependitiki S.M.S.A. was €1,147,644.

On the same date, Ourania Ependitiki S.M.S.A. was reclassified to investments in joint ventures in order to be in line with the terms and conditions stated in the shareholders agreement.

### 14. Investments in joint ventures

	2021	2020
	€	€
Balance at 1 January	-	-
Transfer from investment in subsidiary (Note 13)	2,131,338	-
Additions	1,040,000	-
Fair value change (Note 10)	(255,417)	-
<b>Balance at 31 December</b>	<b>2,915,921</b>	<b>-</b>

The details of the joint ventures are as follows:

Name	Country of incorporation	Principal activities	Holding	2021	2020
			%	€	€
Ourania Ependitiki S.M.S.A.	Greece	Real Estate Development	65	2,915,921	-
				<b>2,915,921</b>	<b>-</b>

On 31 December 2021, Ourania Ependitiki S.M.S.A. increased its share capital by the amount of €1,600,000 having issued additional 32,000 ordinary shares with a nominal value of €10 and at a premium of €40 each.

The shares of Ourania Ependitiki S.M.S.A. are pledged as a security to Alpha Bank S.A. for a bond facility, which includes Bond A amounting to €2,951,485, Bond B amounting to €28,048,515 and Bond C amounting to €2,000. Also, the loan facility includes covenants which will be applied to the financial position of 2022, therefore there is no breach of covenants as at 31 December 2021.

# GRAVITOUSIA HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 15. Loans receivable

	2021	2020
	€	€
Loan to related company (Note 20.2)	<u>391</u>	<u>391</u>
	<u>391</u>	<u>391</u>

The exposure of the Company to credit risk in relation to loans receivable is reported in note 6 of the financial statements.

### 16. Accounts receivables

	2021	2020
	€	€
Shareholder's contributions towards share capital decrease (Note 20.3)	<u>720,740</u>	<u>45,940</u>
	<u>720,740</u>	<u>45,940</u>

The exposure of the Company to credit risk and impairment losses in relation to accounts receivables is reported in note 6 of the financial statements.

### 17. Cash and cash equivalents

	2021	2020
	€	€
Cash at bank	<u>356,199</u>	<u>44,836</u>
	<u>356,199</u>	<u>44,836</u>

The exposure of the Company to credit risk and impairment losses in relation to cash and cash equivalents is reported in note 6 of the financial statements.

### 18. Share capital

	2021	2021	2020	2020
	Number of shares	€	Number of shares	€
<b>Authorised</b>				
Ordinary shares of €1 each	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>	<u>10,000</u>
<b>Issued and fully paid</b>				
Balance at 1 January	1,700	1,700	1,500	1,500
Issue of shares	<u>1,000</u>	<u>1,000</u>	<u>200</u>	<u>200</u>
<b>Balance at 31 December</b>	<u>2,700</u>	<u>2,700</u>	<u>1,700</u>	<u>1,700</u>

#### Issued capital

On 1 September 2020, the Company issued additional 100 ordinary shares with a nominal value of €1 and at a premium of €3,499 each.

On 20 November 2020, the Company issued additional 100 ordinary shares with a nominal value of €1 and at a premium of €2,499 each.

On 14 May 2021, the Company issued additional 1,000 ordinary shares with a nominal value of €1 and at a premium of €4,099 each.

# GRAVITOUSIA HOLDINGS LIMITED

## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 19. Accounts payables

	2021	2020
	€	€
Accruals	2,900	3,300
Other creditors	965	436
	<u>3,865</u>	<u>3,736</u>

### 20. Related party transactions

The shareholder of the Company is Arcela Investments Limited which is 100% owned by Dimand S.A., a company registered in Greece.

For the purpose of these financial statements, parties are considered to be related if one party has the ability to control the other or exercise significant influence over the other party in making financial or operational decisions as defined by IAS 24 "Related Party Disclosures". In considering each possible related party relationship, attention is directed to the substance of the relationship, not merely the legal form.

Transactions are entered into the normal course of the business with other related parties. These transactions are not necessarily carried out on an arm's length basis.

The following transactions were carried out with related parties:

#### 20.1 Interest income (Note 11)

Name	2021	2020
	€	€
Rodomontas Investments Limited	-	297
	<u>-</u>	<u>297</u>

#### 20.2 Loan to related company (Note 15)

Name	Interest rate	Maturity date	2021	2020
			€	€
Rodomontas Investments Limited	2.50%	On demand	391	391
			<u>391</u>	<u>391</u>

The amount relates only to accrued interest.

#### 20.3 Shareholder's contributions towards share capital increase (Note 16)

Name	2021	2020
	€	€
Arcela Investments Limited	720,740	45,940
	<u>720,740</u>	<u>45,940</u>

The Shareholder's contributions towards share capital increase are interest free.

### 21. Contingent liabilities

The company's activities are concerned with the holding of investments outside Cyprus. There are limited operating activities in Cyprus referring to administration and management services received and occasionally intragroup financing arrangements. Management's assertion regarding the tax status of the company in Cyprus is that based on prevailing tax legislation, companies holding investments outside Cyprus are exempt from taxes and accordingly no material tax liability is expected to arise in the future. However, as advised by local experts in this field, Cyprus tax legislation may be subject to varying interpretations and the activities of the Company which have not been challenged in the past may be challenged by the tax authorities as a result of which taxes, penalties and interest may be assessed. Neither the basis of the authorities' challenge nor the nature of the charges, if any can be predicted. Fiscal periods remain open for review by the taxation authorities in respect of taxes for the six calendar years preceding the year of review. Under certain circumstances, reviews may cover longer periods.

# GRAVITOUSIA HOLDINGS LIMITED

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## NOTES TO THE FINANCIAL STATEMENTS

Year ended 31 December 2021

### 22. Commitments

The Company had no capital or other commitments as at 31 December 2021.

### 23. Events after the reporting period

#### Russia – Ukraine conflict

Tensions between Russia and the US, the UK and EU members are at an all-time high following recognition of the Donetsk and Luhansk regions as independent states by Russia on 21 February and the military actions that were taken by Russian forces on the morning of 24 February 2022 in those regions and other parts of Ukraine.

As a result of these actions the US, the UK and the EU have already announced wide ranging sanctions against Russia and Russian officials (as well as Belarus) which are expected to be further increased as the conflict escalates. Such sanctions include widespread asset freezing of state and other large organisations as well as Russian citizens. Restriction of access to international financial markets of Russian state and other large banks has already begun and several large multinational businesses have announced their withdrawal from the Russian market. These actions together with the effect of the conflict as a whole have weakened the Russian rouble and there has been a major impact on Russian securities and the economy as a whole. In exchange Russia has also issued retaliatory sanctions.

The combined financial effect of both of these current crises on the global economy and overall business activities cannot be estimated with reasonable certainty at this stage, due to the high level of uncertainties arising from the inability to reliably predict the outcome.

These events are considered as non-adjusting events and are therefore not reflected in the recognition and measurement of the assets and liabilities in the financial statements as at 31 December 2021.

The broader impacts of these events on the company's financial position, results of operations and cash flows, including estimates used throughout the financial statements, remain uncertain and difficult to predict as the situations and information are rapidly evolving, and the severity and duration is still unknown, as is management's visibility to the effect of these events on the market the group serves and the customers within those markets.

Management will continue to monitor the situation closely and will assess further the implications as the events continue to evolve.

There were no other material events after the reporting period, which have a bearing on the understanding of the financial statements.

**Independent auditor's report on pages 4 to 6**