Annual Financial Report

01 January -
31 December

2017

LAMDA OLYMPIA VILLAGE S.A.

G.E.MI.: 4308101000

37A Kifissias Ave.

15123, Maroussi

These financial statements have been translated from the original statutory financial statements that have been prepared in the Greek language. In the event that differences exist between this translation and the original Greek language financial statements, the Greek language financial statements will prevail over this document.

Report of the Board of Directors

TO THE ORDINARY ANNUAL GENERAL MEETING OF THE SHAREHOLDERS FOR THE COMPANY FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2017

Dear Shareholders,

According to the provisions of the law 2190/1920, we present the annual Board of Directors' report of "Lamda Olympia Village S.A." concerning the Financial Statements for the fiscal year that ended on December 31, 2017.

The Board of Directors informs you on the following:

Revenues: The Company's revenues mainly occur from shopping center services of "The Mall Athens" which amounted to €32.4 m. for 2017 compared to €32.2 m. in previous year.

Net profit: The Company's net results after tax amounted to earnings of € 3.5 m. for the year 2017 compared to earnings of €6.2 m for the previous year. Significant effect to the company's results for 2017 had the earnings relating to the change in fair value of investment property amounted to € 5.8 m. compared to last year's losses of € 5.95 m. Also, a significant impact on the Company's results for the year 2017 had an impairment provision of € 12.98 million in respect of the Ilida Business Center office building case mentioned below.

The shopping center "The Mall Athens" is the only investment property of the Company. Bank borrowings are secured with mortgage over this property amounting to €336m.

On January 2014, the Hellenic Council of State approved the petition for annulment of Codified Law 3207/2003, according to the provisions of which the Olympic Press Village (or "Olympiako Chorio Typou") and the Commercial and Leisure Centre "The Mall Athens" were constructed. This decision by the Hellenic Council of State has no direct impact on the operations of "The Mall Athens" and it is anticipated that the operations will continue unhindered for the foreseeable future. Management has assessed the required actions that have been indicated by the Company's legal advisors as imposed following the decision in order to cope with this situation and therefore has undertaken already all necessary actions to this direction. The completion of the above mentioned procedure, which of course requires the effective contribution of the involved competent public services, will safeguard the full and unhindered operation of the Shopping Center.

The Company during 2017, proceeded to an € 11.9 m repayment. On 07/07/2017 the Company proceeded to the signature of the Sixth Supplemental Agreement with the banks which extends the duration of the current borrowing until 27/07/2020. At the end of the current year total debt (net capital) amounting to €188.1 m is at variable interest rates with a spread of 5.5% plus 3 month Euribor.

On 17/07/2017 Lamda Development S.A. proceeded with the purchase of remaining 50% of the Company's share capital by IRERE Property Investment Luxembourg and now holds 100% of the Company's share capital.

The shopping center "The Mall Athens" is the only investment property of the Company. Bank borrowings are secured with mortgage over this property amounting to €336m.

FINANCIAL RISK FACTORS

The Company's activities expose it to a variety of financial risks: market risk (including, interest rate risk and price risk), credit risk and liquidity risk. The Company's overall risk management programme focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance.

Risk management is carried out by a central treasury department under policies approved by the Board of Directors. Company's Treasury identifies, evaluates and hedges financial risks in close co-operation with the company's operating units. The Board provides written principles and directions for overall risk management, as well as written policies covering specific areas, such as foreign exchange risk, interest-rate risk and credit risk.

Foreign exchange risk

The Company operates in Greece and consequently its transactions are denominated in Euros. Company's activities do not expose it to foreign exchange risk.

Price risk

The Company's exposure to inflation risk is limited as the Company enters into long term operating lease arrangements for a minimum of 5 years that are adjusted annually according to the Consumer Price Index plus margin up to 2%.

Cash flow and fair value interest rate risk

Interest rate risk arises from borrowings of the Company at the end of the accounting period concerned to floating rate instruments amounting to € 200m.. at variable rates based on the Euribor.

The Company is considering its exposure to interest rate risk and manages the risk of changes in interest rates taking into account the possibility of refinancing, renewal of existing loans, alternative financing and hedging.

Credit risk

Credit risk arises from cash and cash equivalents, derivative financial instruments and, as well as credit exposures to customers.

Sales are made mainly to customers with an assessed credit history and credit limits. In addition, certain sale and collection terms are applied. Whenever possible, further securities are requested for outstanding receivables.

At December 2017 there were not any customers that had exceeded their credit limits apart from those for which a provisions has been raised, and Management does not expect significant losses from non-performance by these customers.The credit limit in relation to cash and cash equivalents and trade and other receivables is presented in note 10.

Liquidity risk

Daily liquidity needs are satisfied in full by the timely forecasting of cash needs in conjunction with the prompt receipt of receivables and by using adequate credit limits with collaborating banks.

Surplus cash held by the operating entities over and above balance required for working capital management are transferred to the treasury department. Company's treasury invests surplus cash in interest bearing current accounts, time deposits, money market deposits and marketable securities, choosing instruments with appropriate maturities or sufficient liquidity to provide sufficient head-room as determined by the above-mentioned forecasts. Cash and cash equivalents are considered assets with high credit risk since the current macroeconomic environment in Greece affects significantly the local banks. We do not anticipate any losses deriving from the banks' credit ratings where the Company holds its accounts.

The imposition of capital controls has created an uncertain economic situation, which may affect the Company's business, financial condition and prospects. The Company's operations in Greece are significant and the current macroeconomic conditions may affect the Company as follows:

- Decrease in consumption may impact the amount of shop sales in the shopping centers.
- Possible failure of tenants to fulfil their obligations due to either a reduction in their operating activities or instability of the local banking system.
- Possible further decrease in the fair value of the Company's investment property.

Despite the aforementioned uncertainties, the Company's operations continue without any disruption; however Management is not able to accurately predict the likely developments in the Greek economy and its impact on the Company's activities.

For further analysis and information please see Note 3 of the annual financial statements.

PENDING LITIGATION

With regard to the most important legal issues relating to the Company, the following should be noted:

In total, five (5) petitions for annulment have been filed before the Council of State, relating to the area where the Olympic Press Village (or "Olympiako Chorio Typou") and the Shopping Center "The Mall Athens" were built, whose legal owner is the Company. Specifically:

(a) The first petition for annulment directly contests the validity of Law 3207/2003, which is in lieu of the building permit for all the buildings constructed on this particular area. The petition aims to have the Law declared null and void, on the basis that it is allegedly not compatible with the provisions of the Constitution of the Hellenic Republic. The petition was heard on 03.05.2006 and the Fifth Section of the Council of State sent the case to the court's Plenary Session by means of its decision No 391/2008. The petition was heard before the Plenary Session on 05.03.2010, further to successive postponements of hearings previously scheduled for 05.02.2010, 09.10.2009, 08.05.2009 and 07.11.2008.

By means of decision No 4076/2010 of the Plenary Session, the hearing of the petition was postponed until the issuance of a decision by the Court of Justice of the European Union over another case, in which– according to the Council of State – similar legal issues were raised. The Court issued in decision in October of 2011, further to which the petition was heard before the Plenary Session of the Council of State on 05.04.2013, following postponements on 11.01.2013 and 01.03.2013. By virtue of its decision No 376/2014, the Plenary Session accepted the said petition and the Court annulled the silent confirmation by the competent planning authority of the Ministry of Environment, Planning & Public Works (namely, DOKK) that the studies of the project submitted to such authority were compliant with article 6 paragraphs 1 and 2 of Law 3207/2003.

The Council of State annulled the aforementioned act, because it identified irregularities of a procedural nature in the issuance of the licenses required for the project. In light of such nature of the identified irregularities, it is estimated that they may be rectified, and the Company has already initiated the procedure required further to the issuance of the said decision. The completion of the above mentioned procedure, which of course requires the effective contribution of the involved competent public services, will safeguard the full and unhindered operation of the Shopping Center.

(b) The second petition seeks annulment of the deemed approval of the designs submitted by the Company to the Ministry of Environment, Planning and Public Works, pursuant to article 6 paragraph 2 of Law 3207/2003. By means of its decision No 455/2008, the Fifth (E') Section of the Council of State postponed the hearing of the case, until the issuance of the decision by the Court's Plenary Session on the first petition for annulment. The petition was heard on 02.04.2014, further to a postponement of the hearing previously scheduled for 02.12.2009, 02.06.2010, 03.11.2010, 08.06.2011, 02.11.2011, 11.01.2012, 07.03.2012, 02.05.2012, 07.11.2012, 06.03.2013, 02.10.2013 and 05.02.2014. The Fifth Section issued its decision No 4932/2014, whereby the court cancelled the proceedings.

(c) The third and fourth petitions for annulment seek the annulment of a series of pre-approvals and operating licenses respectively, issued by the Municipality of Maroussi to a number of stores operating in the aforementioned Shopping Center, on the basis that the law on which said pre-approvals and licenses were issued is not compatible with the provisions of the Constitution. The said petitions were heard before the Fourth (D) Section of the Council of State on 24.04.2018, further to successive postponements of hearings previously scheduled for 09.01.2007, 23.10.2007, 08.01.2008, 07.10.2008, 16.06.2009, 12.10.2010, 29.03.2011, 14.02.2012, 09.10.2012, 12.02.2013, 04.06.2013, 19.11.2013, 06.05.2014, 11.11.2014, 16.06.2015, 08.12.2015 and 07.06.2016, 06.12.2016, 21.03.2017, 13.06.2017, 28.11.2017 and 20.03.2018.

In light of the aforementioned decision of the Court's Plenary Session, the Company's legal advisors believe that the third and fourth petitions for annulment will be accepted.

(d) The fifth petition for annulment contests the validity of the decision of the Board of Directors of OEK (Worker's Housing Organization or "Organismos Ergatikis Katoikias"), which authorized the sale to the Company of the plot of land where the Shopping Center was erected. Similar to the foregoing cases, the legal basis of the petition for annulment is the alleged incompatibility of Law 3207/2003 with the provisions of the Constitution. The said petition was heard on 21.03.2017, further to successive postponements of hearings previously scheduled for 09.01.2007, 23.10.2007, 08.01.2008, 07.10.2008, 16.06.2009, 12.10.2010, 29.03.2011, 14.02.2012, 09.10.2012, 12.02.2013, 04.06.2013, 19.11.2013, 06.05.2014, 11.11.2014, 16.06.2015, 08.12.2015 and 07.06.2016 and 06.12.2016.

The fifth petition for annulment will probably be rejected on the grounds that the matter falls outside of the Court's jurisdiction (the decision under annulment not being an enforceable administrative act).

It is noted that the Company has intervened in all cases as a third party in the proceedings to support the validity of the acts contested.

Finally, in the event that any of the above petitions for annulment is accepted, the Company will be entitled to seek redress for any damages it may suffer against the Greek State.

Additionally, the Company had to pay for the transfer of specific real property in the past (on 2006), property transfer tax of approximately €13,7m, reserving its rights with regard to this tax and finally taking recourse to the administrative courts against the silent rejection of its reservations by the competent Tax Authority. In 2013 the said recourse was accepted in part and the re-calculation of the owed property tax was ordered, which led to the returning to the Company of an amount of approximately €9,5m. Further to appeals on points of law filed by both parties, the Council of State rejected the Company's appeal and accepted the Hellenic Republic's appeal; consequently the case was referred back to the Administrative Court of Appeals, which initially postponed the issue of a final decision and obliged the parties to adduce evidence for the determination of the market value of the property; after resuming hearing of the case, the Administrative Court of Appeals finally rejected the recourse, determined the taxable value of the property and obliged the competent Tax Authority to re-calculate the transfer tax due upon the new taxable value. Following this decision, the Company had to pay transfer tax of approximately €16,3m. Filing of an appeal on points of law is pending and is estimated by the legal counsels of the Company to have high chances of success. In specific, grounds of appeal challenging re-calculation of transfer tax upon the market value of the property, to the extent it exceeds the objective value, are expected to succeed with very high probability.

1.2 Potential impact of pending litigation on the existing contracts

(a) The Company sold the office building "ILIDA BUSINESS CENTRE" to the company "EUROBANK Leasing S.A." on 26.06.2007. "EUROBANK Leasing S.A." entered into a financial lease agreement with "Blue Land S.A." regarding the said office building. The respective deed of transfer includes a provision specifying that, if either of the first two petitions is irrevocably accepted on the grounds that Law 3207/2003 is not compatible with the provisions of the Constitution, then the transaction shall be reversed by reinstatement of the property to its original status, in which case the buyer "EUROBANK Leasing" shall be entitled to the full buying price and the ownership of the office building shall return to the Company two opposing lawsuits were filed; the first one was filed by the parent company Lamda Development S.A. and the Company and is seeking to have identified that the conditions for the said provision have not been fulfilled and the second one was filed by "EUROBANK Leasing S.A." (and "BLUE LAND S.A." intervened as a third party in the proceedings to support the validity of EUROBANK Leasing's claims) and is seeking to have identified that the conditions have been met and that the purchase price be returned to "EUROBANK Leasing S.A. The case was heard (further to postponement) on 11.10.2016. The Multimember First Instance Court issued decision No, 1522/2017, whereby the parent company's and the Company's lawsuit was rejected and the opposing lawsuit filed by Eurobank Leasing was partially accepted.The parent company Lamda Development S.A. and the Company filed appeal No. 572531/504467/2017, the hearing of which had originally been set for 19.04.2018, but was postponed for a joint hearing together with the appeal filed by "EUROBANK Leasing S.A." (No. 573006/50450/2017), on 03.05.2018; it should be noted that "BLUE LAND S.A." intervened again in favour of Eurobank Leasing. Currently, all alternatives are being considered, including the possibility of an extrajudicial settlement.

Further, pursuant to the aforementioned deed of transfer, in the event of any other ruling of the Council of State regarding the said Law's non-compatibility to the Constitution, including the acceptance of the third, fourth or fifth petition, then the purchaser will be entitled to repudiate the contract and demand restoration of the aforementioned actual damages, following the lapse of a period of two years from the date of issuance of the decision on the annulment petitions, on condition that any defects or deficiencies resulting from said decision have not been remedied in the meantime.

(b) In any case, as already mentioned, the Company is entitled to seek redress for any damages it may suffer against the Greek State as a result of the aforementioned petitions for annulment.

In relation to the above mentioned cases the management estimates that apart from the case of "Ilida Business Center", there is no need for further provision for future cash outflow. In relation to the "Ilida Business Center" a provision of €12.977 thousands has been formed corresponding to the return of the ownership of the office building owned by the Company as an estimation by the management. The particular provision takes into consideration the today's valuation of this certain property as well as the potential benefits from the favorable conditions of the transaction's financing. The transaction is anticipated to be completed during the second quarter of 2018.
For further information regarding pending litigation issues please see note 25 of the annual financial statement.

ENVIRONMENTAL ASPECTS

For the Company, environmental and social responsibility is a key aspect in every business and commercial venture, taking into account the importance of the rational use of all society's resources – natural, human and economic. The Company focuses on the need to constantly improve and aims at creating projects to significantly upgrade urban well-being.

Carefully planned, with modern architectural design and model support services, The Mall Athens shopping center aim to ensure that it operates in an environmentally friendly way that promotes sustainable development.

More specifically, Building Management Systems (BMS) are in place in the Mall Athens to control lighting and air conditioning, reduce energy waste and increase energy efficiency by means of energy metering devices, energy saving light bulbs, air recirculation systems, metered water management, etc.

Furthermore, modern waste management practices and processes are used, focusing on recycling, while also following strict sourcing procedures for all new equipment to be used in renovations, with a strong focus on ergonomic design and environmentally friendly materials.

Lastly, building energy behaviour is continuously monitored and evaluated, while remaining constantly on the lookout for new opportunities for further improvements offered by the latest technological developments in the energy sector.

EMPLOYMENT

The Company has no personnel.

FINANCIAL RATIOS

The statistical financial situation of the company can be summarized in the following financial ratios per year as follows:

	2017	2016
Equity / Total Liabilities	65,4%	64,7%
Net Debt / Total Investments	41,1%	45,8%
Net Debt / Equity	88,2%	98,7%
Earnigns before Tax and Valuations / Equity	10,0%	8,5%

PROSPECTS

The Company follows the performance of the shopping centers through indicators, which, according to the international standards, are the customer visits indicator and the shopkeepers' turnover indicator. According to these indicators, in 2017 there was a - decrease-in customer visits by 0.8% in relation to the comparative period of 2016. Additionally, shopkeepers' turnover was decreased by 1.4%.

For 2018, the Company's strategy, is to further improve the profitability of the shopping center "The Mall Athens". The occupancy of the shopping center in 2018 is estimated to be substantially unchanged from 2017 which reached 99%.

Maroussi, April 25, 2018

President & Chief Executive Officer

ODYSSEUS E. ATHANASIOU

Independent Auditor's Report

To the Shareholders of "Lamda Olympia Village S.A."

Report on the audit of the financial statements

Our opinion

We have audited the accompanying financial statements of Lamda Olympia Village S.A. which comprise the statement of financial position as of 31 December 2017, the statements of profit or loss, comprehensive income, changes in equity and cash flow statements for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the financial statements present fairly, in all material respects the financial position of the Company as at 31 December 2017, its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards, as adopted by the European Union and comply with the statutory requirements of Codified Law 2190/1920**.**

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs), as they have been transposed into Greek Law. 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 believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of matter

We draw attention to Notes 2.1, 4 and 25 of the financial statements that disclose legal matters that the Company is facing and which also describe Management's assessment of these matters. These matters relate to uncertainties in which a potential negative outcome, whether cumulatively or individually, could have an impact on the Company's activities. Our opinion is not qualified with respect to this matter.

Independence

During our audit we remained independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) that has been transposed into Greek Law, and the ethical requirements of Law 4449/2017, that are relevant to the audit of the financial statements in Greece. We have fulfilled our other ethical responsibilities in accordance with Law 4449/2017, and the requirements of the IESBA Code.

Other Information

The members of the Board of Directors are responsible for the Other Information. The Other Information is the Board of Directors Report (but does not include the financial statements and our auditor's report thereon), which we obtained prior to the date of this auditor's report.

Our opinion on the financial statements does not cover the Other Information and except to the extent otherwise explicitly stated in this section of our Report, we do not express an audit opinion or other form of assurance thereon.

In connection with our audit of the financial statements, our responsibility is to read the Other Information identified above 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.

With respect to the Board of Directors Report, we considered whether the Board of Directors Report includes the disclosures required by Codified Law 2190/1920.

Based on the work undertaken in the course of our audit, in our opinion:

- The information given in the the Board of Directors' Report for the year ended at 31 December 2017 is consistent with the financial statements,

- The Board of Directors' Report has been prepared in accordance with the legal requirements of articles 43a of the Codified Law 2190/1920.

In addition, in light of the knowledge and understanding of the Company and its environment obtained in the course of the audit, we are required to report if we have identified material misstatements in the Board of Directors' Report. We have nothing to report in this respect.

Responsibilities of Board of Directors and those charged with governance for the financial statements

The Board of Directors is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards, as adopted by the European Union and comply with the requirements of Codified Law 2190/1920, 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.

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 Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are 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 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 fair presentation.

We communicate with those charged with governance 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.

Report on other legal and regulatory requirements

"With respect to the Board of Directors Report, the procedures we performed are described in the "Other Information" section of our report".

Athens, 25 April 2018

The Certified Auditor Accountant

PricewaterhouseCoopers
Auditing Company S.A.
268 Kifissias Avenue
Halandri 153 32
Athens, Greece
SOEL Reg No 113

Despina Marinou
SOEL Reg No 17681

Contents **Page**

Statement of financial position

Amounts in Euro	Note	31.12.2017	31.12.2016
ASSETS			
Non-current assets			
Investment property	5	386.900.000	381.100.000
Property, plant and equipment	6	684.569	635.217
Investments in joint ventures	7	185.000	185.000
Derivative financial instruments	11	44.724	-
Trade and other receivables	9	39.955.982	6.783.262
		427.770.275	**388.703.480**
Current assets			
Financial instruments held at fair value through profit or loss	10	598.073	-
Trade and other receivables	9	2.689.645	38.083.370
Cash and cash equivalents	13	26.429.537	24.929.680
		29.717.256	**63.013.049**
Total assets		**457.487.531**	**451.716.529**
EQUITY			
Capital and reserves attributable to equity holders of the company			
Share capital	14	5.194.794	5.194.794
Share premium reserve	14	22.049	22.049
Other reserves	15	1.769.315	1.769.315
Retained earnings		173.921.403	170.414.938
Total equity		**180.907.560**	**177.401.096**
LIABILITIES			
Non-current liabilities			
Deferred income tax liabilities	8	67.505.299	64.126.119
Long term borrowings	16	179.181.829	-
Other non-current liabilities	17	283.999	582.224
		246.971.127	**64.708.342**
Current liabilities			
Trade and other payables	17	21.675.551	8.713.742
Current income tax liabilities		1.154.864	893.348
Borrowings	16	6.778.428	200.000.000
		29.608.843	**209.607.091**
Total liabilities		**276.579.970**	**274.315.433**
Total equity and liabilities		**457.487.531**	**451.716.529**

These financial statements of LAMDA Olympia Village SA for the year ended December 31, 2017 have been approved for issue by the Company's Board of Directors on 25 April, 2018.

The notes on pages 15 to 46 are an integral part of these financial statements.

Income Statement

Amounts in Euro	Note	1.1.2017 to 31.12.2017	1.1.2016 to 31.12.2016
Revenue	18	32.446.844	32.233.353
Fair value gains from investment property	5	5.800.000	(5.950.000)
Direct to investment property expenses	19	(4.619.885)	(4.684.449)
Other revenues / (expenses) - net	22	742.844	(1.450.293)
Impairment provision relating to property repurchase	25	(12.977.227)	-
Operating profit / (loss)		**21.392.576**	**20.148.610**
Finance income	20	1.499.394	1.365.926
Finance costs	20	(11.941.428)	(12.438.974)
Profit/(losses) before income tax		**10.950.542**	**9.075.562**
Income tax expense	21	(7.444.078)	(2.826.860)
Profit/(losses) for the year		**3.506.464**	**6.248.702**

The notes on pages 15 to 46 are an integral part of these financial statements

Statement of comprehensive income

Amounts in Euro	**1.1.2017 to 31.12.2017**	**1.1.2016 to 31.12.2016**
Earnings/Losses for the year	**3.506.464**	**6.248.702**
Total comprehensive income	**3.506.464**	**6.248.702**

The notes on pages 15 to 46 are an integral part of these financial statements.

Statement of changes in equity

Amounts in Euro	Share capital	Share premium	Other reserves	Retained earnings	Total equity
1 January 2016	**5.194.794**	**22.049**	**1.769.315**	**164.166.236**	**171.152.394**
Comprehensive Income :					
Profits for the year	-	-	-	6.248.702	6.248.702
Total comprehensive income	**-**	**-**	**-**	**6.248.702**	**6.248.702**
31 December 2016	**5.194.794**	**22.049**	**1.769.315**	**170.414.938**	**177.401.096**
1 January 2017	**5.194.794**	**22.049**	**1.769.315**	**170.414.938**	**177.401.096**
Comprehensive Income :					
Profits for the year	-	-	-	3.506.464	3.506.464
Total comprehensive income	**-**	**-**	**-**	**3.506.464**	**3.506.464**
31 December 2017	**5.194.794**	**22.049**	**1.769.315**	**173.921.403**	**180.907.560**

The notes on pages 15 to 46 are an integral part of these financial statements

Cash Flow Statement

Amounts in Euro	Note	1.1.2017 to 31.12.2017	1.1.2016 to 31.12.2016
Cash flows from operating activities:			
Cash generated to operations	23	29.852.881	26.892.500
Interest paid		(11.739.822)	(12.608.279)
Income tax paid		(2.053.105)	(2.277.518)
Cash flows from operating activities - net		**16.059.954**	**12.006.702**
Cash flows from investing activities			
Purchases of property, plant, equipment	6	(152.122)	(299.633)
Interest received		261	288
Investments in joint ventures	7	-	(35.000)
Cash flows from investing activities - net		**(151.862)**	**(334.345)**
Cash flows from financing activities			
Bond loans transaction costs		(2.508.235)	-
Loan repayments	16	(11.900.000)	(4.000.000)
Cash flows to financing activities - net		**(14.408.235)**	**(4.000.000)**
Net increase/(decrease) in cash and cash equivalents		**1.499.857**	**7.672.357**
Cash and cash equivalents at the beginning of year	13	24.929.680	17.257.322
Cash and cash equivalents at the end of year	13	**26.429.537**	**24.929.680**

The notes on pages 15 to 46 are an integral part of these financial statements.

Notes to the financial statements

1. General information

These separate financial statements comprise the financial statements of LAMDA Olympia Village S.A. (the "Company") for the year ended December 31, 2017, according to International Financial Reporting Standards ("IFRS").

The main activities of the Company are the exploitation of the 'THE MALL ATHENS' shopping centre.

The address of the Company's registered office is 37A Kifissias Ave., Maroussi, Greece. Its website address is www.lamdaolympiavillage.gr. On 17/07/2017 Lamda Development S.A. proceeded with the purchase of remaining 50% of the Company's share capital by IRERE Property Investment Luxembourg and now holds 100% of the Company's share capital.

The financial statements have been approved for issue by the Board of Directors of the Company on 25 April 2018.

2. Summary of significant accounting policies

2.1. Basis of preparation

These separate financial statements have been prepared by Management in accordance with International Financial Reporting Standards (IFRS) and Interpretations by the International Financial Reporting Interpretations Committee (IFRIC), as they have been adopted by the European Union, and present the financial position, operational results and cash flows on a going concern basis which assumes that the Company has plans in place to avoid material disruptions to its operations and available financial resources to meet its operating requirements. In this respect Management has concluded that (a) the going concern basis of preparation of these financial statements is appropriate, and (b) all assets and liabilities are appropriately presented in accordance with the Company's accounting policies.

The financial statements have prepared under the historical cost convention, except for the investment property, financial assets and financial liabilities at fair value.

The imposition of capital controls has created an uncertain economic situation, which may affect the Company's business, financial condition and prospects. The Company's operations in Greece are significant and the current macroeconomic conditions may affect the Company as follows:

- Decrease in consumption may impact the amount of shop sales in the shopping centers.
- Possible failure of tenants to fulfil their obligations due to either a reduction in their operating activities or instability of the local banking system.
- Possible further decrease in the fair value of the Company's investment property.

Despite the aforementioned uncertainties, the Company's operations continue without any disruption; however Management is not able to accurately predict the likely developments in the Greek economy and their impact on the Company's activities.

Note 3, dealing with "Financial risk management" provides information on the Company's overall risk management approach as well as the general financial risks that the Company is exposed to. In addition to the overall risk management approach and the general financial risks, the following specific matters may impact the operations of the Company in the foreseeable future.

In January 2014, the Hellenic Council of State approved the petition for annulment of Codified Law 3207/2003, according to the provisions of which the Olympic Press Village (or "Olympiako Chorio Typou") and the Commercial and Leisure Centre "The Mall Athens" were constructed. This decision by the Hellenic Council of State has no direct impact on the operations of "The Mall Athens" and it is anticipated that the operations will continue unhindered for the foreseeable future. Management has assessed the required actions that have been indicated by the Company's legal advisors as imposed following the decision in order to cope with this situation and therefore has undertaken already all necessary actions to this direction. The completion of the above mentioned procedure, which of course requires the effective contribution of the involved competent public services, will safeguard the full and unhindered operation of the Shopping Center.

LOV sold the office building "ILIDA BUSINESS CENTRE" to the company "EUROBANK Leasing S.A." on 26.06.2007. "EUROBANK Leasing S.A." entered into a financial lease agreement with "Blue Land S.A." regarding the said office building. The respective deed of transfer includes a provision specifying that, if either of the first two petitions is irrevocably accepted on the grounds that Law 3207/2003 is not compatible with the provisions of the Constitution, then the transaction shall be reversed by reinstatement of the property to its original status, in which case the buyer "EUROBANK Leasing" shall be entitled to the full buying price and the ownership of the office building shall return to the Company. Two opposing lawsuits have been filed; the first one was filed by the parent company Lamda Development S.A. and LOV and is seeking to have identified that the conditions for the said provision have not been fulfilled and the second one was filed by "EUROBANK Leasing S.A." (and "BLUE LAND S.A." intervened as a third party in the proceedings to support the validity of EUROBANK's claims) and is seeking to have identified that the conditions have been met and that the purchase price be returned to "EUROBANK Leasing S.A.". The case was heard (further to postponement) on 11.10.2016. The Multimember First Instance Court issued decision No, 1522/2017, whereby the parent company's and the LOV's lawsuit was rejected and the opposing lawsuit filed by Eurobank Leasing was partially accepted.

The parent company Lamda Development S.A. and LOV filed appeal No. 572531/504467/2017, the hearing of which had originally been set for 19.04.2018, but was postponed for a joint hearing together with the appeal filed by "EUROBANK Leasing S.A." (No. 573006/50450/2017), on 03.05.2018; it should be noted that "BLUE LAND S.A." intervened again in favour of Eurobank Leasing. Currently, all alternatives are being considered, including the possibility of an extrajudicial settlement.

Further, pursuant to the aforementioned deed of transfer, in the event of any other ruling of the Council of State regarding the said Law's non-compatibility to the Constitution, including the acceptance of the third, fourth or fifth petition, then the purchaser will be entitled to repudiate the contract and demand restoration of the aforementioned actual damages, following the lapse of a period of two years from the date of issuance of the decision on the annulment petitions, on condition that any defects or deficiencies resulting from said decision have not been remedied in the meantime.

In relation to the above mentioned cases the management estimates that apart from the case of "Ilida Business Center", there is no need for further provision for future cash outflow. In relation to the "Ilida Business Center" a provision of €12.977 thousands has been formed corresponding to the return of the ownership of an office building owned by the Company as an estimation by the management, taking into consideration the today's valuation of this certain property as well as the potential benefits from the favorable conditions of the transaction's financing. The transaction is anticipated to be completed during the second quarter of 2018.

On 07/07/2017 the Company proceeded to the signature of the Sixth Supplemental Agreement with the banks which extends the duration of the current borrowing until 27/07/2020.

Management has taken into account the above factors when preparing the financial statements for the year ended 31 December 2017 and on the basis of its assessment of these matters, Management has concluded that the Company should meet all its financing and operating requirements in the foreseeable future.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates. It also requires management to exercise judgement in the process of applying the Company's accounting policies. In addition, the preparation of the financial statements, in conformity with IFRS, requires the use of certain estimates and assumptions which affect the balances of the assets and liabilities, the contingencies disclosure as at the balance sheet date of the financial statements and the amounts of income and expense relating to the reporting year. These estimates are based on the best knowledge of the Company's and Company's management in relation to the current conditions and actions. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 4

2.2. New standards, amendments to standards and interpretations

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning during the current financial year and subsequent years. The Company's evaluation of the effect of these new standards, amendments to standards and interpretations is as follows:

Standards and Interpretations effective for the current financial year

IAS 7 (Amendments) "Disclosure initiative"

These amendments require entities to provide disclosures that enable users of financial statements to evaluate changes in liabilities arising from financing activities.

Standards and Interpretations effective for subsequent periods

IFRS 9 "Financial Instruments" and subsequent amendments to IFRS 9 and IFRS 7 (effective for annual periods beginning on or after 1 January 2018)

IFRS 9 replaces the guidance in IAS 39 which deals with the classification and measurement of financial assets and financial liabilities and it also includes an expected credit losses model that replaces the incurred loss impairment model used today. IFRS 9 establishes a more principles-based approach to hedge accounting and addresses inconsistencies and weaknesses in the current model in IAS 39. The effect of this standard on the Company is not anticipated to be significant. At Company level, IFRS 9 may affect the carrying of the loan receivables from subsidiaries. The management is investigating the effect of this standard on its financial statements.

IFRS 15 "Revenue from Contracts with Customers" (effective for annual periods beginning on or after 1 January 2018)

IFRS 15 has been issued in May 2014. The objective of the standard is to provide a single, comprehensive revenue recognition model for all contracts with customers to improve comparability within industries, across industries, and across capital markets. It contains principles that an entity will apply to determine the measurement of revenue and timing of when it is recognised. The underlying principle is that an entity will recognise revenue to depict the transfer of goods or services to customers at an amount that the entity expects to be entitled to in exchange for those goods or services. The effect of this standard on the Company is not anticipated to be significant, however additional disclosures are required.

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

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

IAS 40 (Amendments) "Transfers of Investment Property" (effective for annual periods beginning on or after 1 January 2018)

The amendments clarified that to transfer to, or from, investment properties there must be a change in use. To conclude if a property has changed use there should be an assessment of whether the property meets the definition and the change must be supported by evidence. The amendments have not yet been endorsed by the EU.

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

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

IFRIC 22 "Foreign currency transactions and advance consideration" <u>(effective for annual periods beginning on or after 1 January 2018)</u>

The interpretation provides guidance on how to determine the date of the transaction when applying the standard on foreign currency transactions, IAS 21. The interpretation applies where an entity either pays or receives consideration in advance for foreign currency-denominated contracts. The interpretation has not yet been endorsed by the EU.

IFRIC 23 "Uncertainty over income tax treatments" <u>(effective for annual periods beginning on or after 1 January 2019)</u>

The interpretation explains how to recognise and measure deferred and current income tax assets and liabilities where there is uncertainty over a tax treatment. IFRIC 23 applies to all aspects of income tax accounting where there is such uncertainty, including taxable profit or loss, the tax bases of assets and liabilities, tax losses and credits and tax rates. The interpretation has not yet been endorsed by the EU.

Annual Improvements to IFRSs (2014 – 2016 Cycle)

<u>*IAS 28 "Investments in associates and Joint ventures" (effective for annual periods beginning on or after 1 January 2018)*</u>

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

Annual Improvements to IFRSs (2015 – 2017 Cycle) <u>(effective for annual periods beginning on or after 1 January 2019)</u>

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

<u>*IFRS 3 "Business combinations"*</u>

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

<u>*IFRS 11 "Joint arrangements"*</u>

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

<u>*IAS 12 "Income taxes"*</u>

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

<u>*IAS 23 "Borrowing costs"*</u>

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

There are no other new standards or amendments to standards, which are obligatory for financial years that begin during current year.

2.3. Foreign currency translation

Functional and presentation currency

Items included in the financial statements of each of the Company's entities are measured using the currency of the primary economic environment in which the entity operates (the 'functional currency'). The financial statements are presented in Euros, which is the Company's functional and presentation currency.

Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at the year-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in the income statement.

2.4. Investment property

Property that is held for long-term rental yields or for capital appreciation or both, and that is not occupied by Company, is classified as investment property.

Investment property comprises freehold land and freehold buildings.

Investment property is measured initially at its cost, including related transaction costs and where applicable borrowing costs (see note 2.15). Borrowing costs are capitalised while acquisition or construction is actively underway and cease once the asset is substantially complete, or suspended if the development of the asset is suspended.

After initial recognition, investment property is carried at fair value. Fair value is based on active market prices, adjusted, if necessary, for any difference in the nature, location or condition of the specific asset. If this information is not available, the Company uses alternative valuation methods such as recent prices on less active markets or discounted cash flow projections. Valuations are performed semi-annually by independent external valuers in accordance with the guidance issued by the International Valuation Standards Committee.

Fair value measurement on property under construction is only applied if the fair value is considered to be reliably measured. Alternatively property under construction is measured at cost and remains at cost (less any impairment loss) until (a) the fair value can be measured reliably or (b) the construction is completed.

Investment property that is being redeveloped for continuing use as investment property or for which the market has become less active continues to be measured at fair value.

The fair value of investment property reflects, among other things, rental income from current leases, income from concession arrangements and assumptions about rental income from future leases in the light of current market conditions.

The fair value also reflects, on a similar basis, any cash outflows that could be expected in respect of the property. Some of those outflows are recognised as a liability, including finance lease liabilities in respect of leasehold land classified as investment property. Others, including contingent rent payments, are not recognised in the financial statements.

Subsequent expenditure is charged to the asset's carrying amount only when it is probable that future economic benefits associated with the expenditure will flow to the Company and the cost of the item can be measured reliably. All other repairs and maintenance costs are expensed when incurred.

Changes in fair values are recognised in the income statement. Investment properties are derecognised when they have been disposed or its use has been terminated and no cash flow is expected from its disposal.

If an investment property becomes owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for subsequent accounting purposes.

If an item of owner-occupied property becomes an investment property because its use has changed, any difference resulting between the carrying amount and the fair value of this item at the date of transfer is recognised in equity as a revaluation of property, plant and equipment under IAS 16. Any resulting increase in the carrying amount of the property is recognised in profit or loss to the extent that it reverses a previous impairment loss, with any remaining increase recognised in other comprehensive income and increase directly to equity in revaluation surplus within equity.

In general, where an investment property undergoes a change in use it is transferred evidenced by:
(a) commencement of owner-occupation, for a transfer from investment property to owner-occupied property
(b) commencement of development with a view to sale, for a transfer from investment property to inventory;
(c) the expiration of owner-occupied property, for a transfer from owner-occupied property to investment property or
(d) commencement of an operating lease to a third party, for a transfer from inventories to investment property.

2.5. Property, plant and equipment

All property, plant and equipment ("PPE") is shown at cost less subsequent depreciation and impairment. Cost includes expenditure that is directly attributable to the acquisition of the items as well as possible borrowing costs.

Subsequent costs are included in the asset's carrying amount or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and under the assumption that the cost of the item can be measured reliably.

All other repairs and maintenance are charged to the income statement during the financial period in which they are incurred.

Land is not depreciated. Depreciation on PPE is calculated using the straight-line method to allocate their cost of each asset to its residual value over its estimated useful life, in order to write down the cost in its residual value. The expected useful life of property, plant and equipment is as follows:

- Buildings (and leasehold improvements)	20	years
- Transportation equipment, machinery, technical installations & other equipment	5 – 15	years
- Furniture and fittings	5 – 10	years
- Software	up to 10	years

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount (impairment loss) (Note 2.7).

Gains and losses on disposals are determined by comparing the proceeds with the carrying amount and are recognized in the income statement.

2.6. Joint arrangements

Under IFRS 11 investments in joint arrangements are classified as either joint operations or as joint ventures and the classification depends on the contractual rights and obligations of each investor. The Company assessed the nature of its investments in joint arrangements and has concluded that they are joint ventures.

The Company, following IAS 27 paragraph 10, does not produces consolidated financial statements in relation with its joint venture LOV Luxembourg SARL as the Company and the joint venture are associate entities of LAMDA Development S.A and IRERE Property Investment Luxembourg and are therefore consolidated in their financial statements under the equity method. Therefore, the Company does not account of its share of the joint venture, which has no significant quantitative impact on the Company's financial statements.

Investments in joint ventures are accounted for in the Company financial statements at the cost less impairment basis.

2.7. Impairment of non-financial assets

Assets that have an indefinite useful life are not subject to amortisation but are tested annually for impairment and whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

Assets that are subject to amortisation are tested for impairment whenever events or changes in circumstance indicate that the carrying amount may not be recoverable.

An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use.

Impairment losses are recognised as an expense to the income statement, when they occur.

2.8. Financial assets

2.8.1 Classification

The Company classifies its investments as loans and receivables. The classification depends on the purpose for which the investments were acquired. Management determines the classification of its investments at initial recognition and re-evaluates this designation at every reporting date.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and with no intention of trading. They are included in current assets, except for maturities greater than 12 months after the balance sheet date. These are classified as non-current assets.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivatives that are either designated in this category or not classified in any of the above categories. They are included in non-current assets unless management intends to dispose of the investment within 12 months of the balance sheet date. During 2017, the Company owns available-for-sale financial assets as they are described in note 10.

2.8.2 Recognition and measurement

Regular purchases and sales of financial assets are recognised on trade-date – the date on which the Group commits to purchase or sell the asset. Investments are initially recognised at fair value plus transaction costs. Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership. Available-for-sale financial assets and financial assets at fair value through profit or loss are subsequently carried at fair value. Loans and receivables are subsequently carried at amortized cost using the effective interest method.

Unrealized gains or losses from changes in fair value of financial assets that classified as available-for-sale are recognized in revaluation reserves. In case of sale or impairment of available-for-sale financial assets, the accumulated fair value adjustments are transferred to profit or loss. In case of sale or impairment of the available-for-sale financial assets, the accumulated fair value adjustments are transferred to the income statement.

2.8.3 Impairment of financial assets

The Group assesses at the end of each reporting period whether there is objective evidence that a financial asset or a group of financial assets is impaired. A financial asset or a group of financial assets that is measured for impairment (since there is objective evidence) is assets at their carrying amount or according to the equity method (participations in subsidiaries and associates), assets at amortized cost (borrowings and receivables) and available-for-sale investments.

The criteria that the group uses to determine that there is objective evidence of an impairment loss include:

- Significant financial difficulty of the issuer or obligor;
- A breach of contract, such as a default or delinquency in interest or principal payments;
- The group, for economic or legal reasons relating to the borrower's financial difficulty, granting to the borrower a concession that the lender would not otherwise consider;
- It becomes probable that the borrower will enter bankruptcy or other financial reorganisation;
- The disappearance of an active market for that financial asset because of financial difficulties; or
- Observable data indicating that there is a measurable decrease in the estimated future cash flows from a portfolio of financial assets since the initial recognition of those assets, although the decrease cannot yet be identified with the individual financialassets in the portfolio, including:

(a) Adverse changes in the payment status of borrowers in the portfolio; and

(b) National or local economic conditions that correlate with defaults on the assets in the portfolio.

The Group first assesses whether objective evidence that a financial asset or a group of financial assets is impaired.

For loans and receivables category, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future credit losses that have not been incurred) discounted at the financial asset's original effective interest rate. The asset's carrying amount of the asset is reduced and the amount of the loss is recognised in the consolidated income statement. If a loan or held-to-maturity investment has a variable interest rate, the discount rate for measuring any impairment loss is the current effective interest rate determined under the contract.

The recoverable amount of the participations in subsidiaries and associates is defined in a similar to the non-financial assets way (see note **Error! Reference source not found.**).

2.9. Financial assets and liabilities offsetting

Financial assets and liabilities are offset and the net amount is reported in the statement of financial position if there is a legitimate right to offset and the intention to be settled on a net basis or to recognize the asset and settle the liability simultaneously. The legally enforceable right should not depend on future events and must be exercised in the ordinary course of business and in the case of default, insolvency or bankruptcy of the company or contractor.

2.10. Derivative financial instruments and hedging activities

The Company uses derivative financial instruments to hedge the risks related to future rate fluctuation. Derivatives are initially recognised at fair value on the date a derivative contract is entered into and are subsequently remeasured at their fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

The Company documents at the inception of the transaction the relationship between hedging instruments and hedged items, as well as its risk management objectives and strategy for undertaking various hedging transactions. The Company also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions are highly effective in offsetting changes in fair values or cash flows of hedged items.

The Company designates certain derivative financial instruments as:

1) hedges of a particular risk associated with a recognized asset or liability or a highly probable forecast transaction (cash flow hedge), or
2) hedges of the fair value of recognized assets or liabilities or a firm commitment (fair value hedge).

The Company has contractual agreements for certain derivative instruments that designates as cash flow hedges. The effective portion of changes in the fair value of derivatives that are designated and qualify as cash flow hedges is recognized in equity. The gain or loss relating to the ineffective portion is recognized immediately in Company's results (income statement) within "Other operating income / (expenses) – net". Amounts accumulated in equity are recycled in the income statement in the periods when the hedged item affects profit or loss (when the forecast sale that is hedged takes place).

Respectively, the Company has contractual agreements for interest rate swaps which are designated and qualify as fair value hedges in the income statement. The gain or loss relating to the effective portion of interest rate swaps hedging variable rate borrowings is recognized in the income statement within "finance income / (cost) net". The gain or loss relating to the ineffective portion is recognized in the income statement within "Other operating income / (expenses) - net". Amounts accumulated in equity are reclassified to profit or loss in the periods when the hedged item affects profit or loss (when a forecast transaction occurs).

When a hedging instrument expires or is sold, or when a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in equity at that time remains in equity and is recognised when the forecast transaction is ultimately recognised in the income statement.

Certain derivative instruments that are not qualify as hedging instruments and no longer meet the criteria for hedge accounting, are classified as derivatives available for sale and accounted for at fair value through profit or loss. Changes in the fair value of any of these derivative instruments are recognized immediately in the income statement within "Other operating income / (expenses) – net".

At 31.12.2017 the Company does not own instruments for fair value hedging. At the same date, the Company also owned instruments of cash flow hedging which it didn't apply risk hedge accounting for, hence the changes of the fair value were registered at the income statement (note 11).

2.11. Trade receivables

Trade receivables are amounts due from customers for merchandise sold or services performed in the ordinary course of business. If collection is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current assets. If not, they are presented as non-current assets.

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less any provision for impairment

2.12. Cash and cash equivalents

Cash and cash equivalents include cash on hand, deposits held at call with banks and short-term deposits with maturity up to three months with high liquidity and low risk.

Bank overdrafts are presented as part of short-term loans in the statement of financial position and statement of cash flows.

2.13. Share Capital

Ordinary shares are classified as equity. The share capital represents the value of shares issued and are outstanding.

Incremental costs directly attributable to the issue of new ordinary shares are shown in equity as a deduction, net of tax, from the proceeds.

2.14. Trade and other payables

Trade payables are amounts owned to suppliers for merchandise or services obtained in the ordinary course of business. If payment is expected in one year or less (or in the normal operating cycle of the business if longer), they are classified as current liabilities. If not, they are presented as noncurrent liabilities.

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

2.15. Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost using the effective interest method. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the income statement over the period of the borrowings using the effective interest method.

Borrowings are classified as current liabilities unless the Company has an unconditional right to defer settlement of the liability for at least 12 months after the balance sheet date.

2.16. Borrowing costs

General and specific borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Also, the respective borrowing cost is added to the investment property and to the inventory. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the borrowing costs eligible for capitalisation.

2.17. Current and deferred income tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in the income statement, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity respectively.

The current income tax charge is calculated using the financial statements of every company included in the consolidated financial statements, along with the applicable tax law in the respective countries. Management periodically evaluates position in relation to the tax authorities and establishes provisions where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognised, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of the transaction affects neither accounting nor taxable profit nor loss. Deferred income tax is determined using tax rates (and tax laws) that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority or different taxable entities where there is an intention to settle the balances on a net basis.

2.18. Provisions

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events, when it is probable that an outflow of resources will be required to settle the obligation and when the amount can be reliably estimated

Where there are a number of similar obligations, the likelihood that an outflow will be required in settlement is determined by considering the class of obligations as a whole. A provision is recognised even if the likelihood of an outflow with respect to any one item included in the same class of obligations may be small.

Provisions are measured at the present value of management's best estimate of the expenditure required to settle the present obligation at the financial position data (note 4.1). The discount rate used to determine the present value reflects current market assessments of the time value of money and the increases specific to the liability.

2.19. Revenue recognition

Revenue comprises the fair value of revenues from rents and services and management of real estate. Revenue is recognised as follows:

(a) Income from Investment Property

Income from investment properties includes operating lease income, income from maintenance and management of real estate, concession rights and commercial cooperation agreements.

The income from operating leases is recognized in the Income Statement using the straight-line method over the duration of the lease. The major part of the income of operating leases has to do with the Base remuneration that each tenant pays (Base rent according each CCA), which is adjusted annually following the Indexation plus margin that differs from tenant to tenant. When the Company provides incentives to its customers, the cost of these incentives is recognized over the duration of the lease or commercial cooperation, using the straight line method, reducing income.

The income from maintenance and management of real estates, concessions and commercial cooperation agreements is recognized during the period for which the concession and commercial cooperation services are provided.

(b) Interest income

Interest income is recognised on a time-proportion basis using the effective interest method. When a receivable is impaired, the Company reduces the carrying amount to its recoverable amount, being the estimated future cash flow discounted at original effective interest rate of the instrument, and continues accreting the discount as interest income. Afterwards, interests are calculated by using the same rate on the impaired value (new carrying amount).

2.20. Leases

(a) Company as the lessee

Leases of property, plant, and equipment where the Company has substantially all the risks and rewards of ownership, are classified as finance leases. Finance leases are capitalised at the lease's inception at the lower of the fair value of the leased property and the present value of the minimum lease payments. Each lease payment is allocated between the liability and finance charges so as to achieve a constant rate on the finance balance outstanding. The corresponding rental obligations, net of finance charges, are included in other long-term payables. The interest element of the finance cost is charged to the income statement over the lease period so as to produce a constant periodic rate of interest on the remaining balance of the liability for each period. The property, plant and equipment acquired under finance leases is depreciated over the shorter of the asset's useful life and the lease term if classified as tangible assets, while if classified as investment properties they are not depreciated but presented in their fair value.

Leases where the lessor retains substantially all the risks and rewards of ownership are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are charged to the income statement on a straight-line basis over the period of the lease.

As at 31/12/2017, the Company does not hold any leases that are classified as financial leases.

(b) Company as the lessor

Assets leased to third parties under operating leases are included in investment properties and measured at fair value (note 2.4). Note 2.18 describes the accounting principle of revenue recognition from leases.

2.21. Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the Company's financial statements when the dividend distribution is approved by the Company's General Assembly.

3. Financial risk management

3.1. Financial risk factors

The Company's activities expose it to a variety of financial risks: market risk (including interest rate risk and price risk), credit risk and liquidity risk. The Company's overall risk management program focuses on the unpredictability of financial markets and seeks to minimize potential adverse effects on the Company's financial performance.

Risk management is carried out by a central treasury department under policies approved by the Board of Directors. Company Treasury identifies evaluates, and hedges financial risks in close co-operation with the Company's operating units. The Board provides written principles and directions for overall risk management, as well as written policies covering specific areas, such as foreign exchange risk, interest-rate risk and credit risk.

In addition to the aforementioned, the developments that have taken place in 2015 and the national and international discussions with respect to the terms of Greece's financing program have resulted in an unstable macroeconomic and financial environment in the country. Possible negative developments cannot be forecasted; nevertheless Management continually assesses the situation to ensure that all necessary actions and measures are taken in order to minimize any impact on the Company's operations.

(a) Market risk

i) Foreign exchange risk

The Company operates in Greece and consequently its transactions are denominated in Euros. Company's activities do not expose it to foreign exchange risk.

ii) Price risk

The Company's exposure to inflation risk is limited as the Company enters into long term operating lease arrangements for a minimum of 5 years that are adjusted annually according to the Consumer Price Index plus margin up to 2%.

iii) Cash flow and fair value interest rate risk

Interest rate risk arises from borrowings of the Company at the end of the accounting period concerned to floating rate instruments amounting to € 186m.. at variable rates based on the Euribor.

The Company is considering its exposure to interest rate risk and manages the risk of changes in interest rates taking into account the possibility of refinancing, renewal of existing loans, alternative financing and hedging.

At December 31, 2017 an increase by 0.5% on the borrowings floating interest rate at functional currency, would lead to an increase of finance cost by € 334 k respectively.

(b) Credit risk

Credit risk arises from cash and cash equivalents, derivative financial instruments and, as well as credit exposures to customers.

Sales are made mainly to customers with an assessed credit history and credit limits. In addition, certain sale and collection terms are applied. Whenever possible, further securities are requested for outstanding receivables.

At December 2017 there were not any customers that had exceeded their credit limits apart from those for which a provisions has been raised, and Management does not expect significant losses from non-performance by these customers.The credit limit in relation to cash and cash equivalents and trade and other receivables is presented in note 10.

The deposits and cash of the Company are rated in Moody's. The credit limit in relation to cash and cash equivalents is presented as follows:

Credit Rating	**31.12.2017**	**31.12.2016**
Caa3	797.417	814.466
Aa2	25.391.036	23.808.320
	26.188.454	**24.622.786**

The remaining amount in cash and cash equivalents is related to cash in hand.

The maximum exposure to credit risk at the reporting date is the carrying value of the trade and other receivables in the statement of financial position. No credit losses are anticipated in view of the credit status of the banks that the Company keeps its current accounts.

(c) Liquidity risk

Daily liquidity needs are satisfied in full by the timely forecasting of cash needs in conjunction with the prompt receipt of receivables and by using adequate credit limits with collaborating banks.

Surplus cash held by the operating entities over and above balance required for working capital management are transferred to the treasury department. Company's treasury invests surplus cash in interest bearing current accounts, time deposits, money market deposits and marketable securities, choosing instruments with appropriate maturities or sufficient liquidity to provide sufficient head-room as determined by the above-mentioned forecasts. Cash and cash equivalents are considered assets with high credit risk since the current macroeconomic environment in Greece affects significantly the local banks. We do not anticipate any losses deriving from the banks' credit ratings where the Company holds its accounts.

The table below analyses the Company financial liabilities into relevant maturity groupings based on the remaining period at the statement of financial position to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

Amounts in Euro	Less than 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
31 December 2017				
Borrowings	17.034.232	16.598.759	177.883.031	
Trade and other payables	21.084.185	283.999		
	38.118.417	**16.882.758**	**177.883.031**	**-**

	Less than 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years
31 December 2016				
Borrowings	200.862.500	-	-	-
Trade and other payables	8.124.340	582.224	-	-
	208.986.840	**582.224**	**-**	**-**

Futher to the above, the Company has contingencies in respect of guarantees for other matters arising in the ordinary course of business, for which no significant additional burdens are expected to arise as described in note 25.

3.2. Capital risk management

The Company's main objective is to maintain the optimal capital structure in order to reduce its cost of capital employed and thus provide satisfactory returns to its shareholders. The methods that the company may utilize to attain the optimal structure are the adjustment of the amount of dividends paid, the return of capital to shareholders, the share capital increase or the sell of assets to repay debt.

Following the general trend in the industry, the Company monitors employed capital via the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (including 'current and non-current borrowings' as shown in the statement of financial position) less cash and cash equivalents.

The gearing ratios at December 31, 2017 and December 31, 2016 respectively were as follows:

Amounts in Euro	31.12.2017	31.12.2016
Total borrowings (note 16)	185.960.257	200.000.000
Less: Cash and cash equivalents (note 13)	-26.429.537	-24.929.680
Net debt	**159.530.720**	**175.070.320**
Total equity	180.907.560	177.401.096
Total assets	**340.438.280**	**352.471.417**
Gearing ratio	**47%**	**50%**

3.3. Fair value estimation

The fair value hierarchy has the following levels:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1).
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly or indirectly since the date of these transactions have occured (Level 2).
- Inputs for the asset or liability that are not based on observable market data using valuation methods and assumptions which does not basically reflect current market assessments (that is, unobservable inputs) (Level 3).

The financial instruments that are measured at fair value are the investment property (note 5) and the financial instruments held at fair value through profit or loss (note 10).

4. Critical accounting estimates and judgements

The Company makes estimates and assumptions concerning the future. 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 12 months concern the following:

4.1. Critical accounting estimates and judgements

(a) Estimate of fair value of investment property

The best evidence of fair value is current prices in an active market for similar lease and other contracts. When there is absence of such information, the Company determines the amount within a range of reasonable fair value estimates. In making its judgement, the Company considers information from a variety of sources including:

i) Current prices in an active market for properties of different nature, condition or location (or subject to different lease or other contracts), adjusted to reflect those differences;

ii) Recent prices of similar properties in less active markets, with adjustments to reflect any changes in economic conditions since the date of the transactions that occurred at those prices; and

iii) Discounted cash flow projections based on reliable estimates of future cash flows, derived from the terms of any existing lease and other contracts and (where possible) from external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect current market assessments of the uncertainty in the amount and timing of the cash flows.

The disclosures for the fair value estimations of the investment property are presented in note 5.

(b) Estimate of the carrying value of the investement in subsidiaries, associates and joint-ventures

The Management on an annual basis, evaluates if there are indications for impairment regarding its investments in subsidiaries, associates and joint ventures. When there are indications for impairment the Management evaluates the recoverable value of the investments and compares it with the current value in order to decide if there is a reason for an impairment provision. The Management determines the recoverable value as the biggest amount between the current amount and the fair value minus any disposal costs. Fair value is determined mainly by the fair value of the investment property that its investment owns as at December 31st each year, as this is the most significant amount of its assets.

When the group ceases to have control any retained interest in the entity is remeasured to its fair value at the date when control is lost, with the change in carrying amount recognised in profit or loss. The fair value is the initial carrying amount for the purposes of subsequently accounting for the retained interest as an associate, joint venture or financial asset. In addition, any amounts previously recognised in other comprehensive income in respect of that entity are accounted for as if the group had directly disposed of the related assets or liabilities. This may mean that amounts previously recognised in other comprehensive income are reclassified to profit or loss

Disclosures regarding the valuation of the current value of investments in subsidiaries, associates and joint ventures are presented in Note 7.

(c) Provisions related to various claims and legal proceedings

The Company is currently involved in various claims and legal proceedings. Periodically, the Management review the status of each significant matter and assess potential financial exposure, based in part on the advice oflegal counsel. If the potential loss from any claim or legal proceeding is considered probable and the amount can be reliably estimated, the Company recognize a provision for the estimated loss. Significant judgment is required in both the determination of probability and the determination as to whether an exposure is reasonably estimable. As additional information becomes available, the Company reassess the potential liability related to pending claims and litigation and may revise assessments of the probability of an unfavorable outcome and the related estimate of potential loss. Such revisions in the estimates of the potential liabilities could have a material impact on the Company's financial position and results of operations. In note 25**Error! Reference source not found.**, all significant contingencies and legal issues are disclosured, as well as the Management's estimation over them.

In relation to the above mentioned cases the management estimates that apart from the case of "Ilida Business Center", there is no need for further provision for future cash outflow. In relation to the "Ilida Business Center" a provision of €12.977 thousands has been formed corresponding to the return of the ownership of an office building owned by the Company as an estimation by the management, taking into consideration the today's valuation of this certain property as well as the potential benefits from the favorable conditions of the transaction's financing. The transaction is anticipated to be completed during the second quarter of 2018.

4.2. Critical management estimates in applying the entity's accounting policies

There are no areas that require management estimates in applying the Company's accounting policies.

5. Investment property

Amounts in Euro	**31.12.2017**	**31.12.2016**
Balance at 1 January	381.100.000	387.050.000
Fair value adjustments	5.800.000	(5.950.000)
Balance at 31 December	**386.900.000**	**381.100.000**

Bank borrowings are secured with mortgages over property amounting to €336,000,000 (note 16).

The fair value for all investment property was determined on the basis of its highest and best use by the Company taking into account each property's use which is physically possible, legally permissible and financially feasible. This estimate is based on the physical characteristics, the permitted use and the opportunity cost for each investment of the Company.

Investment property is valued each semester by independent qualified valuers using the Discounted Cash Flows (DCF) method. The cash flows are based on reliable estimates of future cash flows, supported by the terms of any existing lease and other contracts and (where possible) external evidence such as current market rents for similar properties in the same location and condition, and using discount rates that reflect each tenant's sector (food and restaurants, electronic appliances, apparel etc) as well as the current market assessments of the uncertainty in the amount and timing of the cash flows.

The aforementioned valuation methods come under hierarchy level 3 as described in note 3.3

The fair value of the Shopping Center was determined using the DCF approach with the following significant assumptions:

The discount rate to the latest valuations is 9.5%. In relation to the annual consideration that every tenant of the Mall pays (Base Consideration – fixed consideration that is set in the contract), it is adjusted annually according to the CPI plus a slight indexation which is differentiated between the tenants. The average CPI that has been used over the period is 1.75%.

Were the discount rate used in estimating the discounted cash flows analysis to differ by + 0.25 bp, the carrying amount of investment property would be an estimated - € 5.3m. approximately. Respectively, if the discount rate differ by by 0.25 bp, the carrying amount of the investment property would an estimated + € 5.5 m. approximately.

The above mentioned valuations of the investment property as at 31 December 2017 have taken into account the uncertainty of the current economic conditions in Greece (as described in note 2.1). It has to be noted that this situation is unprecedented and therefore the consequences cannot be accurately assessed at this point. In this context, we note that despite the existence of an increased level of valuation uncertainty, the values reported provide the best estimate for the Company's investment property. Management will observe the trends that will be formed in the investment property market in the next few months since the complete impact of the consequences of the economic situation in Greece may affect the value of the Company's investment property in the future.

6. Property, plant and equipment

Amounts in Euro	Land & Buildings	Vehicles and machinery	Furniture and other equipment	Software	Assets under construction	Total
Cost						
1 January 2016	**79.500**	**808.730**	**2.435.834**	**88.730**	**-**	**3.412.794**
Additions	-	-	299.633	-	-	299.633
31 December 2016	**79.500**	**808.730**	**2.735.467**	**88.730**	**-**	**3.712.427**
1 January 2017	**79.500**	**808.730**	**2.735.467**	**88.730**	**-**	**3.712.427**
Additions	12.900		131.956	1.266	6.000	152.122
31 December 2017	**92.400**	**808.730**	**2.867.423**	**89.996**	**6.000**	**3.864.549**
Accumulated depreciation						
1 January 2016	**(30.806)**	**(730.053)**	**(2.112.295)**	**(58.201)**	**-**	**(2.931.355)**
Depreciation charge	(3.975)	(22.013)	(106.173)	(13.693)		(145.854)
31 December 2016	**(34.781)**	**(752.066)**	**(2.218.468)**	**(71.893)**	**-**	**(3.077.209)**
1 January 2017	**(34.781)**	**(752.066)**	**(2.218.468)**	**(71.893)**	**-**	**(3.077.209)**
Depreciation charge	(4.620)	(17.617)	(76.181)	(4.352)		(102.771)
31 December 2017	**(39.401)**	**(769.683)**	**(2.294.649)**	**(76.245)**	**-**	**(3.179.979)**
Closing net book amount at 31 December 2016	**44.719**	**56.664**	**516.998**	**16.837**	**-**	**635.218**
Closing net book amount at 31 December 2017	**52.999**	**39.047**	**572.774**	**13.751**	**6.000**	**684.569**

At 31/12/2017, the Company does not hold any asset under finance lease agreements and no borrowing costs have been capitalized. No liens exist regarding property, plant and equipment.

7. Investments in joint ventures

Amounts in Euro	31.12.2017	31.12.2016
Balance at 1 January	185.000	150.000
Additions	-	35.000
Balance at 31 December	**185.000**	**185.000**

Investments in joint ventures are participations to the entities below:

Company	**Carrying amount**	**Country of incorporation**	**% interest held**
Amounts in Euro			
LOV LUXEMBOURG SARL	185.000	Luxembourg	50,0%
	185.000		

8. Deferred income tax

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income taxes relate to the same fiscal authority.

The amounts which have not been offset are as follows:

Amounts in Euro	**31.12.2017**	**31.12.2016**
Deferred tax liabilities:	(68.534.239)	(64.821.090)
Deferred tax assets:	1.028.940	694.971
Total	**(67.505.299)**	**(64.126.119)**

The significant portion of the deferred tax assets refers to depreciation differences and valuation results that are to be recovered after more than 12 months.

The gross movement on the deferred income tax account is as follows:

Amounts in Euro	**31.12.2017**	**31.12.2016**
Balance at the beginning of the year	(64.126.119)	(63.828.536)
Charged to the income statement (Note 21)	(3.379.180)	(297.583)
Balance at the end of the year	**(67.505.299)**	**(64.126.119)**

The movement of the deferred tax liabilities and assets before taking into account any offset for the same fiscal authority are presented to the tables below.

Deferred tax liabilities:

Amounts in Euro	Depreciation diferrences	Changes in fair value of investment property	Total
1 January 2016	**26.344.631**	**38.178.876**	**64.523.507**
Charged / (Credited) to the income statement	2.023.083	(1.725.500)	297.583
31 December 2016	**28.367.714**	**36.453.376**	**64.821.090**
1 January 2017	**28.367.714**	**36.453.376**	**64.821.090**
Charged / (Credited) to the income statement	2.031.150	1.682.000	3.713.150
31 December 2017	**30.398.863**	**38.135.376**	**68.534.239**

Deferred tax assets:

Amounts in Euro	Write off of intangible assets	Other	Total
1 January 2016	**694.971**	**-**	**694.971**
31 December 2016	**694.971**	**-**	**694.971**
1 January 2017	**694.971**	**-**	**694.971**
Charged / (credited) to the income statement	35.703	298.267	333.969
31 December 2017	**730.674**	**298.267**	**1.028.940**

9. Trade and other receivables

Amounts in Euro	31.12.2017	31.12.2016
Trade receivables	4.958.521	4.781.955
Less: provision for impairment of trade receivables	(3.219.565)	(3.219.565)
Trade receivables -net	**1.738.957**	**1.562.391**
Property transfer tax (a)	2.766.349	6.543.369
Loans to related parties (Note 26) (b)	36.949.740	35.450.606
Receivables from related parties (Note 26)	1.339	108.157
Prepaid expenses	379.768	441.670
Revenues from tenants to be invoiced	483.894	437.512
Guarantees given	239.893	239.893
Other receivables	85.688	83.033
Total	**42.645.627**	**44.866.632**

Non-current portion	39.955.982	6.783.262
Current portion	2.689.645	38.083.370
Total	**42.645.627**	**44.866.632**

(a) The property transfer tax receivables concern the Company's receivables from the Hellenic Republic regarding the forty (40) recourses that are mentioned in note 25.

(b) The Company has granted to its associate company LOV Luxembourg SARL an amount of €29.9m. On 13.07.2017 the Company proceeded to the signature of Supplemental Agreement with LOV Luxembourg SARL which extends the duration of the current borrowing until 13.07.2020. The interest rate is 5.5% fix and the capital will be repaid in 2020.

The fair value of "Trade and other receivables" is equal to the carrying amounts.

The movement of the provision for impairment of trade receivables is as follows:

	31.12.2017	31.12.2016
Balance 01 January	3.219.565	2.919.565
Additions (note 22)	-	300.000
Balance 31 December	**3.219.565**	**3.219.565**

10. Financial instruments held at fair value through profit or loss

Amounts in Euro	31.12.2017	31.12.2016
Money Market funds	598.073	-
Total	**598.073**	**-**

11. Derivative financial instruments

Amounts in Euro	31.12.2017	31.12.2016
Derivatives held at fair value through profit or loss (Cap)	44.724	-
Total	**44.724**	**-**

12. Financial instruments by category

31 December 2017 *Amounts in Euro*	**Loans and receivables**	**Financial instruments held at fair value through profit or loss**	**Total**
Assets			
Trade receivables	1.738.957	-	1.738.957
Receivables from related parties	1.339	-	1.339
Loans to related parties	36.949.740	-	36.949.740
Other financial assets	923.654	44.724	968.378
Cash and cash equivalents	26.429.537	-	26.429.537
Total	**66.043.226**	**44.724**	**66.087.950**

31 December 2016 *Amounts in Euro*	**Loans and receivables**	**Total**
Assets		
Trade receivables	1.562.391	1.562.391
Receivables from related parties	108.157	108.157
Loans to related parties	35.450.606	35.450.606
Other financial assets	322.926	322.926
Cash and cash equivalents	24.929.680	24.929.680
Total	**62.373.759**	**62.373.759**

31 December 2017 *Amounts in Euro*	**Financial liabilities at amortized cost**	**Total**
Liabilities		
Borrowings	185.960.257	185.960.257
Trade and other payables (excluding payables to public s	1.550.590	1.550.590
Payables to related parties	631.454	631.454
Interest payables	1.781.725	1.781.725
Other financial liabilities	287.439	287.439
Total	**190.211.465**	**190.211.465**

31 December 2016 *Amounts in Euro*	**Financial liabilities at amortized cost**	**Total**
Liabilities		
Borrowings	200.000.000	200.000.000
Trade and other payables (excluding payables to public s	1.698.413	1.698.413
Payables to related parties	551.119	551.119
Interest payables	1.948.611	1.948.611
Other financial liabilities	583.224	583.224
Total	**204.781.366**	**204.781.366**

13. Cash and cash equivalents

Amounts in Euro	31.12.2017	31.12.2016
Cash in hand	241.084	306.894
Cash at bank	26.188.454	24.622.786
Total	**26.429.537**	**24.929.680**

The above comprise the cash and cash equivalents used for the purposes of the cash flow statement.

No significant credit losses are anticipated in view of the credit status of the banks that the Company keeps current accounts. In relation to the credit risk of banks see note 3.1.b.

14. Share capital

Amounts in Euro	**Number of shares**	**Ordinary shares**	**Share premium**	**Total**
1 January 2016	**8.804.736**	**5.194.794**	**22.049**	**5.216.843**
Share capital change	-	-	-	-
31 December 2016	**8.804.736**	**5.194.794**	**22.049**	**5.216.843**
1 January 2017	**8.804.736**	**5.194.794**	**22.049**	**5.216.843**
Share capital change	-	-	-	-
31 December 2017	**8.804.736**	**5.194.794**	**22.049**	**5.216.843**

The Company's share capital amounts to €5,194,794 consisted of 8,804,736 ordinary shares with a value per share € 0.59.

15. Other reserves

Amounts in Euro	**Statutory reserve**	**Special reserve**	**Total**
1 January 2016	**1.731.598**	**37.717**	**1.769.315**
31 December 2016	**1.731.598**	**37.717**	**1.769.315**
1 January 2017	**1.731.598**	**37.717**	**1.769.315**
31 December 2017	**1.731.598**	**37.717**	**1.769.315**

(a) Statutory reserve

A statutory reserve is created under the provisions of Greek law (Law 2190/20, articles 44 and 45) according to which, an amount of at least 5% of the profit (after tax) for the year must be transferred to the statutory reserve until it reaches one third of the paid up share capital. The statutory reserve can only be used, after approval of the Annual General meeting of the shareholders, to offset accumulated losses and therefore cannot be used for any other purpose.

(b) Special and extraordinary reserves

The special reserve includes a reserve that was created following a decision of the Annual General Meeting in prior periods. This reserve was not created for any specific purpose and can therefore be used for any reason following approval from the Annual General Meeting. These reserves also include reserves, which were created under the provisions of Greek Law. These reserves have been created from after tax profits and are therefore not subject to any additional taxation in case of distribution or capitalisation.

16. Borrowings

Amounts in Euro	**31.12.2017**	**31.12.2016**
Long term borrowings		
Bond loan	179.181.829	-
Total long term borrowings	**179.181.829**	**-**
Current borrowings		
Bond loan	6.778.428	200.000.000
Total current borrowings	**6.778.428**	**200.000.000**
Total borrowings	**185.960.257**	**200.000.000**

Amounts in Euro	
Balance at 1 January 2016	**204.000.000**
Loan repayments	(4.000.000)
Balance at 31 December 2016	**200.000.000**
Balance at 1 January 2017	**200.000.000**
Bond loans transaction costs	(2.508.235)
Bond loans transaction costs - amortization	368.492
Loan repayments	(11.900.000)
Balance at 31 December 2017	**185.960.257**

The Company during 2017, proceeded to an € 11.9 m repayment. On 07/07/2017 the Company proceeded to the signature of the Sixth Supplemental Agreement with the banks which extends the duration of the current borrowing until 27/07/2020. At the end of the current year total debt (net capital) amounting to €188.1 m is at variable interest rates with a spread of 5.5% plus 3 month Euribor.

The non-current bond loan, net capital, of € 188.1m (31/12/2016: €200m) signed with HSBC Bank plc, requires the Company to fulfil the following two financial covenants:

a) The loan to value for the first five years should not exceed 75%. If during the repayment of the bond loan, the Company has overcome all licencing pending, then according to the Agreement the loan to value should not exceed 65%.

b) The interest cover ratio should be higher or equal to 110%. This ratio is calculated by dividing the quarterly net operating cash-flow to the financial expenses of the quarter. Also, this ratio constitutes indication for the good servicing of the loan interest dues and its calculation is conducted both for the last quarter (actual data) and for the upcoming four quarters (forecast).

As of 31/12/2017 and 31/12/2016 the Company fulfils all the financial covenants. Borrowings are secured by additional pledges and by assignments on the Company's land and buildings (Note 5).

17. Trade and other payables

Amounts in Euro	**31.12.2017**	**31.12.2016**
Trade payables	1.550.590	1.698.413
Amounts due to related parties (Note 26)	631.454	551.119
Accrued interest	1.781.725	1.948.611
Payables related to investment property development and purchase of inventories	3.297.376	3.297.376
Other taxes payables	591.366	589.403
Accrued expenses	734.871	547.799
Impairment provision relating to property repurchase (Note 25)	12.977.227	-
Tenants' prepayments	107.501	80.022
Tenants' quarantees	283.999	582.224
Othe payables	3.440	1.000
Total	**21.959.549**	**9.295.966**

	31.12.2017	**31.12.2016**
Non-current	283.999	582.224
Current	21.675.551	8.713.742
Total	**21.959.549**	**9.295.966**

The fair value of trade and other payables approximates their carrying amounts.

18. Revenue

Amounts in Euro	1.1.2017 to 31.12.2017	1.1.2016 to 31.12.2016
Shopping center services	28.895.049	28.637.961
Parking revenues	3.551.795	3.595.391
Total Revenues	**32.446.844**	**32.233.353**

The aggregate floating (contingent) remuneration for the year 2017 was €939.495 and €930.868 for the year 2016.

19. Direct to investment property expenses

Amounts in Euro	1.1.2017 to 31.12.2017	1.1.2016 to 31.12.2016
Shopping center common charges	(969.836)	(1.225.125)
Vacant units common charges	(317.591)	(295.657)
Marketing costs	(34.185)	(38.480)
Parking operating expenses	(973.513)	(1.054.288)
Property management fees	(848.370)	(914.612)
Administrative fees	(152.669)	(150.561)
Professional fees	(294.804)	(332.457)
Insurance costs	(374.410)	(366.549)
Lawyer fees	(13.859)	(29.114)
Letting fees	(356.987)	(194.425)
Repair and maintenance costs	(190.953)	(52.892)
Other expenses	(92.708)	(30.288)
Total	**(4.619.885)**	**(4.684.449)**

20. Finance costs – net

Amounts in Euro	1.1.2017 to 31.12.2017	1.1.2016 to 31.12.2016
Interest expense		
- Bank borrowings interest	(11.010.190)	(11.767.056)
- Other expenses	(931.238)	(671.918)
	(11.941.428)	(12.438.974)
Interest income from loans to related parties(Note 26)	1.499.133	1.365.638
Interest income	261	288
Total	**(10.442.034)**	**(11.073.048)**

21. Income tax expense

Amounts in Euro	**1.1.2017 to 31.12.2017**	**1.1.2016 to 31.12.2016**
Current tax	(4.064.897)	(2.529.277)
Deferred tax (Note 8)	(3.379.180)	(297.583)
Total	**(7.444.078)**	**(2.826.860)**

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the weighted average tax rate applicable to taxable profits as follows:

Amounts in Euro	**1.1.2017 to 31.12.2017**	**1.1.2016 to 31.12.2016**
Profit/ (losses) before tax	10.950.542	9.075.562
Tax calculated at tax rate applicable to profits (2017-2016: 29%)	(3.175.657)	(2.631.913)
Expenses not deductible for tax purposes	(174.893)	(194.947)
Unaudited tax year taxes	(330.132)	-
Loss for the year, no deferred tax provision	(3.763.396)	-
Taxes	**(7.444.078)**	**(2.826.860)**

Unaudited tax years

The Company has been audited by the tax authorities until the fiscal year 2011. The Company's open tax years are from 2012-2017. From the 2011 financial year and onwards, all Greek Societe Anonyme and Limited Liability Companies that are required to prepare audited statutory financial statements must in addition obtain an "Annual Tax Certificate" as provided for by Article 82 of L.2238/1994 (the article 65a of L.4174/2013 is applied to the fiscal years starting from 1 January 2014), which is issued by the same statutory auditor or audit firm that issues the audit opinion on the statutory financial statements.

From the 2016 financial year and onwards, the "Annual Tax Certificate" is optional, however the Company will continue to obtain it. According to the Greek Tax Legislation and the relevant Ministerial decisions, companies which a Tax Certificate is issued for, without noting infringements, are not exempted from the imposition of additional taxes and fines from Greek Tax Authorities after the completion of the Tax Audit within the framework of legislative constraints (as general principal, 5 years after the end of the financial year at which the tax return should have been submitted).

For the fiscal year 2017 tax audit is carried out by PriceWaterhouseCoopers SA., and the relevant tax certificate according to article 65a of law 4174/2013 as it's already applying, and after the authorization of the public decision of general secretariat for public revenue of the Ministry of Economics POL 1124/2015 (FEK 1196/22.06.2015), is expected to be issued after the publication of the financial statements for the fiscal year 2017.

22. Other revenues / (expenses) - net

Amounts in Euro	**1.1.2017 to 31.12.2017**	**1.1.2016 to 31.12.2016**
Other income	1.956.826	-
Property taxes	(432.989)	(432.989)
Other professional fees	(294.779)	(423.936)
Operating leasing expenses	(7.641)	(7.491)
Bad debts	-	(300.000)
Depreciation of tangible assets	(102.771)	(145.854)
Receivable write-off	(11.744)	-
Other income/expenses (net)	(242.003)	-
Other expenses	(122.055)	(140.023)
Total	**742.844**	**(1.450.293)**

23. Cash generated from operations

Amounts in Euro	**Note**	**1.1.2017 to 31.12.2017**	**1.1.2016 to 31.12.2016**
Profit/ (losses) for the year		3.506.464	6.248.702
Adjustments for:			
Tax	21	7.444.078	2.826.860
Depreciation of property, plant and equipment	6	102.771	145.854
Bad dedt provision	9	-	300.000
Finance income	20	(1.499.394)	(1.365.926)
Finance costs	20	11.941.428	12.438.974
(Increase)of financial instruments held at fair value through profit or loss	10	(642.797)	-
Impairment provision relating to property repurchase	25	12.977.227	-
Fair value gains of investment property	5	(5.800.000)	5.950.000
		28.029.777	**26.544.464**
Changes in working capital:			
Decrease in receivables		1.969.862	1.497.998
Increase/ (decrease) in payables		(146.757)	(1.149.963)
		1.823.104	**348.036**
Cash generated from operations		**29.852.881**	**26.892.500**

	Loans	**Total**
Liabilities from financing activities at 01.01.2017	**200.000.000**	**200.000.000**
Cash flow	(14.408.235)	(14.408.235)
Other non cash flow changes	368.492	368.492
Liabilities from financing activities at 31.12.2017	**185.960.257**	**185.960.257**

24. Commitments

(a) Capital commitments

There is no capital expenditure that has been contracted for but not yet incurred at the balance sheet date.

(b) Operating lease commitments

The Company leases buildings, under non-cancellable operating leases. Total future lease payments under such operating leases were as follows:

Amounts in Euro	**31.12.2017**	**31.12.2016**
Not later than 1 year	7.870	7.641
Later than 1 year but not later than 5 years	16.455	23.734
Total	**24.325**	**31.374**

The total amount of operating leases commitments is related to rents for the company's headquarter offices at Marousi. This office building owns to a related company LAMDA Domi SA.

The Company has no contractual liability for investment property repair and maintenance services.

25. Contingent liabilities and assets

The Company has contingent assets arising in the ordinary course of business, as follows:

Amounts in Euro	**31.12.2017**	**31.12.2016**
Letters of guarantee from clients	17.165.834	16.218.184
Letters of guarantee to securing contract performance	5.289.698	5.289.698
Total	**22.455.531**	**21.507.882**

In addition to the above there are also the following particular issues:

A property transfer tax of €10,1m approximately has been imposed on the Company; Out of the forty (40) recourses which have been filed respectively, twenty five (25), amounting to €8.5m, have been irrevocably accepted by the Administrative Court of Appeals, as either the corresponding to them appeals on points of law of the Hellenic Republic have been rejected (for eight of them) or the Hellenic Republic did not even file an appeal on points of law (for the remaining seventeen); the remaining fifteen (15) recourses have been rejected by courts of first instance. The Company has filed appeals against all these rejecting decisions, with one exception where an appeal could not be filed, due to the amount of the litigation. Out of these fourteen (14) appeals, eight (8) have been irrevocably rejected in favor of the Hellenic Republic either because an appeal on points of law could not be filed, due to the amount of the litigation (for six of them) or because the filed appeal on points of law was rejected (also due to the amount of the litigation). For the remaining six (6) appeals, which were also rejected, the Company has filed appeals on points of law, the hearing of which being scheduled for 09.05.2018. Consequently out of the forty (40) recourses twenty (25), amounting totally to €8.5m, have been irrevocably accepted in favor of the Company, while another nine (9), amounting totally to €480k, have been irrevocably rejected in favor of the Hellenic Republic.

During the whole term of this litigation, the Company has been obliged to pay to the Hellenic Republic the amount of approximately €836k during 2005, €146k during 2006, €27k during 2007, €2.9m in 2012, €2.2m in 2013, €983k in 2014 and €235k in 2015 (which remained as a claim against the Hellenic Republic). Until 31.12.2017 the total amount of €3.8m has been returned to the Company on the basis of the appeals which have been irrevocably accepted. If the outcome of the case is negative, according to the share sale agreement between the Municipality of Amaroussion and the Company, the total obligation will be on the Municipality, as it relates to transfers of properties before the acquisition of the Company's shares.

- Additionally, the Company had to pay for the transfer of specific real property in the past (on 2006), property transfer tax of approximately €13,7m, reserving its rights with regard to this tax and finally taking recourse to the administrative courts against the silent rejection of its reservations by the competent Tax Authority. In 2013 the said recourse was accepted in part and the re-calculation of the owed property tax was ordered, which led to the returning to the Company of an amount of approximately €9,5m. Further to appeals on points of law filed by both parties, the Council of State rejected LOV's appeal and accepted the Hellenic Republic's appeal; consequently the case was referred back to the Administrative Court of Appeals, which initially postponed the issue of a final decision and obliged the parties to adduce evidence for the determination of the market value of the property; after resuming hearing of the case, the Administrative Court of Appeals finally rejected the recourse, determined the taxable value of the property and obliged the competent Tax Authority to re-calculate the transfer tax due upon the new taxable value. Following this decision, the Company had to pay transfer tax of approximately €16,3m. Filing of an appeal on points of law is pending and is estimated by the legal counsels of the Company to have high chances of success. In specific, grounds of appeal challenging re-calculation of transfer tax upon the market value of the property, to the extent it exceeds the objective value, are expected to succeed with very high probability.

- Five (5) petitions for annulment have been filed and were pending before the Council of State related to LOV, regarding the plot of land where the Maroussi Media Village (or "Olympiako Chorio Typou") and the Commercial and Leisure Centre "The Mall Athens" were built. More specifically: the first of these petitions was heard on 3.5.2006 and the decision no 391/2008 of the Fifth Chamber of the Council of State was issued committing for the Plenary Session of the Council of State. Further to successive postponements the case was heard on 05.04.2013. By virtue of its decision No 376/2014, the Plenary Session accepted the said petition and the Court annulled the silent confirmation by the competent planning authority of the Ministry of Environment, Planning & Public Works (namely, DOKK) that the studies of the project submitted to such authority were compliant with article 6 paragraphs 1 and 2 of Law 3207/2003. The Council of State annulled the aforementioned act, because it identified irregularities of a procedural nature in the issuance of the licenses required for the project. In light of such nature of the identified irregularities, it is estimated that they may be rectified, and LOV has already initiated the procedure required further to the issuance of the said decision. The completion of the above mentioned procedure, which of course requires the effective contribution of the involved competent public services, will safeguard the full and unhindered operation of the Shopping Center.

- The second petition was heard on 02.04.2014, further to successive postponements, and the Fifth Section issued its Decision No. 4932/2014, whereby the Court cancelled the proceedings. The hearing for the third and fourth petitions has been set for 24.04.2018 (again, further to successive postponements). The third and fourth petitions for annulment seek the annulment of a series of pre-approvals and operating licenses respectively, issued by the Municipality of Maroussi to a number of stores operating in the aforementioned Shopping Center, on the basis that the law on which said pre-approvals and licenses were issued is not compatible with the provisions of the Constitution. In light of the aforementioned decision of the Court's Plenary Session, the Company's legal advisors believe that the third and fourth petitions for annulment will be accepted. The fifth petition for annulment, which was heard on 21.03.2017, will probably be rejected on the grounds that the matter falls outside of the Court's jurisdiction (since the decision under annulment is the decision of the Board of Directors of OEK (Worker's Housing Organization or "Organismos Ergatikis Katoikias") which is not an enforceable administrative act).

- In addition to the above, LOV sold the office building "ILIDA BUSINESS CENTRE" to the company "EUROBANK Leasing S.A." on 26.06.2007. "EUROBANK Leasing S.A." entered into a financial lease agreement with "Blue Land S.A." regarding the said office building. The respective deed of transfer includes a provision specifying that, if either of the first two petitions is irrevocably accepted on the grounds that Law 3207/2003 is not compatible with the provisions of the Constitution, then the transaction shall be reversed by reinstatement of the property to its original status, in which case the buyer “EUROBANK Leasing” shall be entitled to the full buying price and the ownership of the office building shall return to the Company. Two opposing lawsuits have been filed; the first one was filed by the parent company Lamda Development S.A. and LOV and is seeking to have identified that the conditions for the said provision have not been fulfilled and the second one was filed by “EUROBANK Leasing S.A.” (and “BLUE LAND S.A.” intervened as a third party in the proceedings to support the validity of EUROBANK’s claims) and is seeking to have identified that the conditions have been met and that the purchase price be returned to “EUROBANK Leasing S.A.”. The case was heard (further to postponement) on 11.10.2016. The Multimember First Instance Court issued decision No, 1522/2017, whereby the parent company’s and the LOV’s lawsuit was rejected and the opposing lawsuit filed by Eurobank Leasing was partially accepted.

The parent company Lamda Development S.A. and LOV filed appeal No. 572531/504467/2017, the hearing of which had originally been set for 19.04.2018, but was postponed for a joint hearing together with the appeal filed by “EUROBANK Leasing S.A.” (No. 573006/50450/2017), on 03.05.2018; it should be noted that “BLUE LAND S.A.” intervened again in favour of Eurobank Leasing. Currently, all alternatives are being considered, including the possibility of an extrajudicial settlement.

- Further, pursuant to the aforementioned deed of transfer, in the event of any other ruling of the Council of State regarding the said Law’s non-compatibility to the Constitution, including the acceptance of the third, fourth or fifth petition, then the purchaser will be entitled to repudiate the contract and demand restoration of the aforementioned actual damages, following the lapse of a period of two years from the date of issuance of the decision on the annulment petitions, on condition that any defects or deficiencies resulting from said decision have not been remedied in the meantime.

- In relation to the above mentioned cases the management estimates that apart from the case of "Ilida Business Center", there is no need for further provision for future cash outflow. In relation to the "Ilida Business Center" a provision of €12.977 thousands has been formed corresponding to the return of the ownership of an office building owned by the Company as an estimation by the management, taking into consideration the today’s valuation of this certain property as well as the potential benefits from the favorable conditions of the transaction’s financing. The transaction is anticipated to be completed during the second quarter of 2018.

26. Related party transactions

Related parties are the main Company’s shareholders namely LAMDA Development SA and until 17.07.2017 IRERE Property Investment Luxembourg. Since 17.07.2017 Lamda Development S.A. holds 100% of the Company’s share capital. Moreover, Lamda Development Group and until 17.07.2017 the group of HSBC Bank plc, are regarded as related parties.

The following transactions were carried out with related parties.

Amounts in Euro	1.1.2017 to 31.12.2017	1.1.2016 to 31.12.2016
i) Sales of goods and services		
- to other related parties	393.679	363.550
Total	**393.679**	**363.550**
ii) Purchases of services		
- from Shareholders	160.309	158.052
- from other related parties	2.421.916	2.232.282
Total	**2.582.225**	**2.390.334**

iii) Period end balances from sales-purchases of goods/servises

	31.12.2017	31.12.2016
Receivables from related parties (Note 9):		
-Other related parties	1.339	108.157
Total	**1.339**	**108.157**
Payables to related parties (Note 17):		
-Other related parties	631.454	551.119
Total	**631.454**	**551.119**

iv) Loans to related parties	**31.12.2017**	**31.12.2016**
Balance at the beginning of the year	35.450.606	34.084.969
Interest charged	1.499.394	1.365.638
Balance at the end of the year	**36.950.000**	**35.450.606**

v) Loans from related parties	31.12.2017	31.12.2016
Balance at the beginning of the year	201.948.612	206.117.918
Loan repayment	(7.000.000)	(4.000.000)
Interest paid	(5.614.236)	(11.936.360)
Interest charged	5.638.514	11.767.055
Derecognition due to stock sales	(194.972.890)	-
Balance at the end of the year	**194.972.890**	**201.948.612**

On 17/07/2017 the balance of the bond loan from HSBC was € 194.972.890 when it ceased to be considered as a loan from related parties.

Services from and to related parties, as well as sales and purchases of goods, take place based on the price lists in force with non-related parties.

27. Auditors' fees

The total fees that the legal auditing firm charged during the fiscal year 2017 and 2016 are shown below:

Amounts in Euro	**1.1.2017 to 31.12.2017**	**1.1.2016 to 31.12.2016**
Statutotry audit fees	36.020	36.020
Other audit services	50.700	43.700
Total	**86.720**	**79.720**

28. Events after the balance sheet date

There are no other events after the balance sheet date considered to be material to the financial position of the Company.