ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A.
(ARIADNE INTERCONNECTION SINGLE MEMBER S.P.S.A)

ANNUAL REPORT OF THE BOARD OF DIRECTORS
&
ANNUAL FINANCIAL STATEMENTS
for the year ended 31 December 2020

INTERNATIONAL FINANCIAL REPORTING STANDARDS

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ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A.
(ARIADNE INTERCONNECTION SINGLE MEMBER S.P.S.A)

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ANNUAL REPORT OF THE BOARD OF DIRECTORS

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Annual Report of the Board of Directors for the Company ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A. (ARIADNE INTERCONNECTION SINGLE MEMBER S.P.S.A) to the Shareholders for the year ended December 31, 2020.

Dear Shareholders,

Following the end of the fiscal year 01.01.2020 to 31.12.2020, the Company ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A. (or "ARIADNE INTERCONNECTION SINGLE MEMBER S.P.S.A", or "the Company"), we have the honor to submit for approval, according to the Company's Articles of Association, as modified and approved by the Extraordinary General Assembly of Shareholders on March 19, 2020, and the Article 148 of the Law 4548/2018, the Financial Statements for the year and our comments on the respective statements.

Based on Article 1 of Law 4308/2014, as currently in force, the ARIADNE INTERCONNECTION SINGLE MEMBER S.P.S.A. prepared the Financial Statements in accordance with the International Financial Reporting Standards (IFRS), as endorsed by the European Union.

1. Analysis of the development & performance of the Company's activities

a. Business model description, goals and core values

ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A. ("ARIADNE INTERCONNECTION SINGLE MEMBER S.P.S.A" or "the Company") was incorporated on September 10^{th} 2018 and is a subsidiary of Independent Power Transmission Operator (or «IPTO SA» or «the Parent Company»). The Company was established in compliance with RAE (Regulatory Authority of Energy) decisions 816/2018 and 838/2018. The Company's share capital amounts to 200.000.000 (two hundred million Euros) and it was fully paid at the establishment period. As a subsidiary of IPTO SA, the Company is fully consolidated to the Group's Financial Statements. The Company's exclusive purpose is:

i) the financing of total construction cost of the Project "Crete Attica Electric Interconnection", according to the 10-year Development Program (TYDP) of Hellenic Electricity Transmission System for the period 2018–2027 and of Regulatory Authority for Energy (RAE),

ii) the design, supply, construction and installation of all separate parts of the Project, such as the cables, electrode stations, converter stations and substations through tender procedures,

iii) the supervision of tender procedures referred above (ii),

iv) the necessary tests and the acceptance of the completed parts of the Project,

v) the delivery of the completed Project to IPTO SA,

vi) the performance of any other related activity, which is directly or indirectly related to the Project's scope, including the actions required to obtain the necessary licenses and the finalization of loan facilities and other financial agreements with credit institutions or affiliated companies,

vii) the collection of the Project's required revenue, as long as this is collected by IPTO SA, as determined by RAE decisions 339/2014 and 340/2014.

The Headquarters of the Company are located at 89, Dyrrachiou and Kifissou streets, Athens 104 43, Greece. The Company's duration has been set up to 40 years from its registration date to General Commercial Registry (GEMI). The duration of the Company may be extended by a relevant decision of the Board of Directors. Its registry number to GEMI is 147415301000. On December 31, 2020 the Company employed 30 employees.

b. Administration principles and internal management systems

The administration bodies of the Company are the General Assembly of Shareholders and the Board of Directors which is elected, appointed and controlled by the General Assembly.

c. Description of performance and tangible and intangible assets

Financial overview of year 2020

Total revenues of the Company for the year ended December 31, 2020, consist of revenue based on the concession agreement signed with the parent company IPTO SA, and financial income from interest on deposits and advances given to the contractors, while the expenses mainly consist of third party fees and payroll fees.

Earnings before interest and taxes amounted to euro 750 thousand for 2020 compared to euro 191 thousand for 2019 showing an increase, while earnings before interest, taxes, depreciation and amortization (EBITDA) for 2020 amounted to euro 801 thousand compared to euro 199 thousand for 2019. Interest income decreased approximately 70% (euro 605 thousand compared to about euro 2 million in 2019) due to the beginning of project's construction and payments to contractors as well as due to lower deposit rates aligned with the broader economic environment. Construction costs for 2020 amounted to euro 107,8 million compared to euro 0,8 million in 2019, due to the beginning of construction works and aiming to ensure timely implementation within the planned timeframe.

In May 2020, the contracts with the contractor companies for the four cable sections of the Crete-Attica Interconnection project were signed for the design, supply and installation of (a) the western submarine cable system and the electrode stations, (b) the east submarine cable system, (c) the underground cable systems; and (d) the fiber optic cables. Within the same month, the contract for the two conversion stations and one substation in Crete was signed. The works for the design - construction of the Crete - Attica interconnection have already started and the first invoices have been issued since summer 2020, taking into account at all times the implementation of the project within the planned timeframe.

In terms of project financing, apart from equity funds, the Company has entered into loan agreements, within 2020, with Eurobank and European Investment Bank, under very competitive and favorable conditions, of a total funding line up to 400 million euros with the possibility of raising an additional 100 million euros, in case of exceeding the project budget, so that works may continue without any problem throughout the construction period.

The Company during 2020 has not raised any borrowing funds and has covered its needs through equity.

Cash Flows

The cash inflows mainly consist of the collection of bank interest on deposits, while cash outflows mainly concern the payment of contractors, payroll and operating expenses of the Company. In December 2020, the Company had banking accounts in the following bank institutions: Eurobank, National Bank of Greece, Piraeus Bank and Alpha Bank.

Dividend policy

Pursuant to Article 24 of the Articles of Association, the distribution of net profits and the payment of a dividend shall be made in accordance with the provisions of the law.

On March 19, 2021 the Board of Directors approved the Financial Statements for the fiscal year 2020 and proposed to the Ordinary General Meeting of Shareholders the non-distribution of dividend.

Tangible and intangible assets

The Company, on December 31, 2020, in respect of its tangible assets had computer equipment, including peripheral equipment, while it also had i) intangible assets consisting of the right of use asset under IFRS 16, ii) contract asset receivables on construction services based on the concession agreement with the parent company and iii) computer software licenses.

2. Major Risks

The Company is constantly monitoring developments with the aim of limiting as much as possible the potential adverse effects that may result from various events. Additionally, due to the nature of the Company's activity, which is directly related to the activity of the parent company IPTO SA, regarding the risks and future prospects in the domestic and international environment, it is recommended to refer to the respective notes of the financial statements of the parent company.

a) Future prospects and how these are affected by the existing regulatory framework

Risk of decline in demand

Due to the nature of the Company's revenues, which is a function of the calculation of IPTO SA revenues, there is no immediate risk of decline in demand due to the nature of the activity of the parent company, defined by a specific legislative and regulatory framework, while the effect of the Covid-19 pandemic appears to be limited.

Risk of change to the Regulatory Framework

The activity of the Company's parent company IPTO SA (and as a consequence the activity of the Company) is subject to a strict and complex legislative and regulatory framework with increased supervisory obligations. Possible amendments to the relevant legislative and regulatory framework may create additional administrative responsibilities to the Company. Any further responsibilities or changes to the relevant institutional framework are likely to adversely affect the Company's profitability.

Operational/ Regulatory Risk

Any amendments and/or additions to the regulatory framework governing the Electricity Market, both in implementation of the provisions of the European Legislation and the provisions of the Memorandum, may have a significant impact on the operation and the financial results of the parent company IPTO SA and as a consequence of the Company.

b) Other risks that are related to the activity or the sector in which the Company operates

Risks related to the sector in which the Company operates

The Company is subject to certain laws and regulations generally applicable to Sociétés Anonymes of Cap. B of Law 3429/2005 (as in force).

Since the Greek State holds (directly or indirectly) 51% of the share capital of IPTO SA, ARIADNE INTERCONNECTION SINGLE MEMBER S.P.S.A continues to be considered in some areas a company of the Greek Public Sector. Therefore, its functions will continue to be subject to laws and regulations applicable to Greek Public Sector companies and affect specific processes except from the recruitment procedure, which is subject to Law 4602/2019, based on which the Company can hire a number of employees that do not exceed the limit set by the said law, of all specialties and with fixed term employment contracts regulated under the private sector. Therefore, the Company will not be adversely affected by the application of the provisions of Law 3833/2010 and Law 4024/2011.

Liquidity Risk

Liquidity risk is connected with the need to ensure adequate cash flow for the financing of the operation and the growth of the company. The Company has no liquidity risk, as it has adequate cash and cash equivalents. Also, the Company manages its liquidity risk by continuously monitoring and programming its cash flows and acts appropriately by ensuring sufficient credit and cash limits. At the same time, the Company is seeking the best sources of funding. The Company ensures efficient and low risk investment of cash resources, in order to be available for the implementation of the investment set in its Articles of Association.

Currency Risk

Currency risk is the risk that arises when the value of financial instruments fluctuates due to changes in exchange rates. Currency risk is minimal for the Company and is mainly attributable to any contracts for the supply of materials or equipment, whose payment is in foreign currency. As at December 31, 2020, the Company had not entered into any material or equipment supply contracts and has no Assets or Liabilities in Foreign Currency.

Credit Risk

Credit risk arises when the failure of the parties to settle their liabilities could reduce the amount of future cash inflows from financial assets at the balance sheet date. The Company is exposed to credit risk for the intra-group receivables and the cash and cash equivalents, and is considered to be limited due to the high solvency of the parent company and the banking institutions where the Company maintains its deposits and are distinguished for their high quality capital structure.

Cash flow risk due to interest rate changes

Interest rate risk is the risk that the value of financial instruments might change due to changes in market interest rates. The Company's exposure to this risk may arise from borrowing calculated using the floating Euribor rate. Borrowing costs may increase as a result of such changes and generate losses or decrease in the event of unforeseen events. Regarding borrowing, the Company has secured a loan of up to 200 million euros with fixed interest rate with a domestic bank while it has also secured a loan of up to 200 million euros from the European Investment Bank where it has the option of raising debt tranches with either fixed or floating interest rates, wherein in the second case will be exposed to cash flow risk due to changes in interest rates.

Miscellaneous Specific Risks

a) Risk of changes in tax and other regulations:

Any change in tax and other regulation may have an impact on the Company's financial results.

b) Risk from regulated returns on business:

Regulated returns on the System's investments may adversely affect the Company's profitability if they do not cover the fair return of the relevant invested capital.

c)Risk related to the COVID pandemic

The duration of the pandemic, the recurrent outbreaks in the spread of the virus and the measures adopted to restrict its consequent adversities, may have an impact on the Company's financial results in the event of a slower implementation of the Company’s business plans.

3. Environmental issues

The Company recognizes the need for continuous improvement of its environmental performance and compliance with laws and international standards and aims at a balanced economic development in harmony with the natural environment. Following a path of sustainable development, it carries out its activities in a way that ensures the protection of the environment. Management considers that the conditions for recognition of provisions for environmental liabilities of the Company are not met.

4. Employment Issues

a) Diversity and equal opportunities policy (regardless of gender, religion, disadvantage or other aspects).

Promoting equal opportunities and protecting diversity are key principles of the Company. As mentioned above, the recruitment process has been defined by a specific legislative provision (Law 4602/2019) based on which the Company can hire a number of employees which does not exceed the limit set by law, of all specialties, with fixed term employment contracts regulated under private sector. The Company's management does not discriminate in terms of recruitment/selection, remuneration, training, job assignment or any other work activity. The factors that are exclusively taken into account in the assignment of management responsibilities are the person's experience, personality, theoretical training, qualifications, efficiency and ability. The Company encourages and instructs all employees to respect the diversity of each employee or supplier or customer of the Company and not to accept any conduct that may discriminate in any form whatsoever. As of December 31, 2020 the Company employed 30 employees.

b) Respect for workers' rights and trade union freedom.

The Company respects the rights of employees and closely monitors any developments of the Labor Legislation.

c) Health and safety at work

The safety of employees is a top priority and a necessary condition in the operation of the Company.

The Company maintains "first aid" kid (medicines, bandages, etc.) in all workplaces and complies with all the measures provided by law for the protection of its employees.

The appearance of coronavirus (Covid-19) in early 2020 and the pandemic declaration over the next period has led to take both preventive and restrictive measures. IPTO Group and consequently the Company closely monitors the developments both nationally and globally in relation to the spread of the virus, proceeding in time to adopt a package of emergency measures, in continuous cooperation and communication with the Ministry of Energy and Environment and National Public Health Organization (NPHO) for updating on developments and receiving guidelines. Specifically for the Covid-19 pandemic, the primary concern of IPTO Group and consequently of the Company is the protection of employees' health and the reduction of the virus spread, as well as the minimization of the impact on the Company's smooth operation.

Additionally, in order to protect employees, the Company is in continuous communication with the National Public Health Organization (NPHO) for issues related to Covid-19, in order to receive all the instructions and measures regarding the protection and safety of the employees.

The actions of the parent company that govern its subsidiaries as well, including the Company, are mainly protective measures for the health of employees as indicated below:

- Establishment of a special crisis management team (Business Continuity Group-BCG), responsible for ensuring the Business Continuity of the Company.
- Mandatory teleworking of 70% of employees who are able to perform their tasks remotely and conduct conference calls instead of physical meetings.
- Spatial arrangements so that employees can sit either alone or in pairs when the space is large.
- Special arrangements for employees who belong to vulnerable groups
- Cancellation of all business trips by Public Transport, except for those who receive special permission from the CEO.
- Elaboration of Specific Risk Assessment, where potential risks are identified, and the implemented /proposed measures are recorded
- Creating a telephone line for the psychological support of all employees.
- Distribution of individual protection masks and other personal protective measures to all employees.
- Mandatory use of mask, in all indoor and outdoor areas of buildings
- The temperature measurement is mandatory for all employees and visitors, upon entering Company's buildings.
- COVID tests in a regular basis.

d) Systems of recruitment, training, promotions

Personnel recruitment and selection procedures are based on the required qualifications for the position and without discrimination, based on the approved personnel policy. The purpose of this policy is to promote smooth cooperation between employees and the Company. With the steady and fundamental principle that human capital is the main source of the Company's competitive advantage with basic orientation to provide high quality technical services, emphasis is placed on the existence of appropriate infrastructure and management processes and continuous training of human resources, so that each staff position is covered by persons with the appropriate knowledge and skills, and in shaping culture that promotes honest communication, team spirit, flexibility and creativity. At the same time, the Company trains its staff, on a regular basis, due to the special professional requirements and the operational or / and individual needs. Additionally, staff appraisal is based on an approved staff policy based on the results and skills of each employee.

5. Financial and non-financial key performance indicators

Regarding the year ended December 31, 2020, the following indicators are calculated below:

Financial Ratios	01/01/2020-31/12/2020	01/01/2019 - 31/12/2019
Current assets/Total assets	45,61%	99,54%
Non-current assets/Total assets	54,39%	0,46%
The above indicators depict the allocation of capital between current and non-current assets		
Equity/Total liabilities	533,87%	30259,24%
The above indicator shows the financial self-sufficiency of the Company		
Current assets/Current liabilities	336,79%	35400,04%
The above ratio reflects the overall liquidity of the entity		

Profitability Ratios	01/01/2020-31/12/2020	01/01/2019 - 31/12/2019
Earnings Before Tax /Total equity	0,66%	1,10%
This index reflects the profitability of the Company's equity		

6. Future Development of the Company

Outlook for 2021

Given the nature of the business and the Company's sound financial position for 2021, Management will try to fulfil the investment and the purpose for which the Company was established, within the timeframe planned.

It should be mentioned that, due to ongoing pandemic of Covid-19, the measures received and mentioned above, are not expected to affect the day-to-day operation of the Company to a large extent, as all key activities of the Company can be covered through teleworking, with the exception of the operation of construction sites where the contractors and the Company meet all the necessary protection and precautionary measures against Covid-19. However, it should be noted that the process and implementation schedule of the project may be affected by this global pandemic. The Company closely monitors the developments so that it can immediately meet the requirements of the global and domestic environment, always based on the completion of the project as soon as possible and within the timeframe, while being in constant communication with the contractors of the projects in order to limit the impact of Covid-19 on the execution of the contracts.

In addition to the ongoing management of operational risk due to the Covid-19 pandemic, an increased level of supervision was implemented to protect the financial position of the Group and the Company.

- The Company closely monitors the 2021 budget and so far there is no indication that its financial figures will be significantly affected due to the pandemic.
- The construction plan for 2021 was carefully re-evaluated, but the management estimates that its implementation will not be substantially affected. However, estimates are constantly updated based on the evolution of the crisis.

Finally, it should be mentioned that the Company's revenues are basically cost-oriented, and are described in detail in the concession agreement with the parent company, and are not expected to be significantly affected during construction period.

In terms of project financing, apart from equity funds, the Company has entered into loan agreements, within 2020, with Eurobank and European Investment Bank, under very competitive and favorable conditions, of a total funding line up to 400 million euros with the possibility of raising an additional 100 million euros, in case of exceeding the project budget, so that works may continue without any problem throughout the construction period. At the same time, within 2021, the project is expected to be included for co-financing, either in the Operational Program "Competitiveness, Entrepreneurship and Innovation" under the ESPA or in the Recovery and Resiliency Fund program (RRF), drawing significant resources and reducing, to a large extent, the cost of a major importance project for the Greek consumer.

7. Company activity in the field of research and development

The Company had no research and development expenses for the year 2020.

8. Information regarding the acquisition of treasury shares as provided in paragraph 2 of the Article 50 of Law 4548/2018.

No treasury shares were acquired during the fiscal year 2020.

9. Company Branches

During the year 2019, the Company moved to its offices in, 1 Konstantinoupoleos Avenue, zip code 121 32 Peristeri, in the building owned by the parent company IPTO SA. The Company's Headquarters are located at 89 Durrachiou Street and Kifissou Street, zip code 104 43 Athens.

10. Use of financial instruments

The Company does not use financial instruments.

11. Significant transactions with related parties

The Company is controlled by the INDEPENDENT POWER TRANSMISSION OPERATOR SA (IPTO SA), which owns 100% of the Company's share capital and is the Parent Company. Between these two parties, a Concession Agreement has been signed for the construction and financing of the project by the Company and in return the Company will receive future economic benefits.

Except from the transactions arising from the aforementioned concession agreement, there are no other material transactions that have not been made under normal market conditions.

12. Management Remuneration

The gross remuneration of the Board of Directors for the period ended December 31, 2020 amounted to Euro 65.056.

13. Subsequent events

The continuation of the restrictive measures due to the Covid-19 pandemic continues to alert the Company and the Group, extending the validity of the measures taken by the Group to address and mitigate potential impacts. At the same time, the Company is in constant communication with the contractors of the project to mitigate the impact of Covid-19 on the execution of the contracts, by submitting reports of the measures taken by the contractors on a monthly basis.

There are no subsequent events beyond those already disclosed in the above notes that require disclosure or adjustment of the attached Financial Statements.

14. Applied Key Accounting Principles

For the preparation of the Statement of Financial Position of the year ended, as well as the Income and Other Comprehensive Income, Changes in Equity and Cash Flow Statements, the accounting principles applied are consistent with the parent's policies and are analytically presented in the Financial Statements.

15. Other issues

The Company has no foreign exchange currency.

There are no encumbrances on the Company's property, as the Company owns no property.

After that we hereby kindly request that you:

1) Approve the Statement of Financial Position, Statement of Comprehensive Income, Statement of Changes in Equity, Statement of Cash Flows, summary of key accounting policies and methods and other explanatory information for the year 2020 (fiscal period 01/01/2020 - 31/12/2020),

2) Discharge the members of the Board of Directors and auditors from all liability for the operations for the year 2020 (fiscal period 01/01/2020 - 31/12/2020),

3) Appoint two (2) regular and two (2) alternate certified auditors for the year 2021.

Athens, March 19, 2021

For the Board of Directors

The Chairman of	Member of the Board
the Board of Directors	of Directors
Manousakis Manousos	Rousopoulos Iason

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INDEPENDENT AUDITOR'S REPORT

To the Shareholders of the Company ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A.

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A. (the Company), which comprise the statement of financial position as at 31 December 2020, and the statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A. as at 31 December 2020, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) as incorporated into the Greek Legislation. Our responsibilities under those standards are further described in the "Auditor's Responsibilities for the Audit of the Financial Statements" section of our report. We are independent of the Company throughout our appointment in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code), as incorporated into the Greek Legislation and the ethical requirements that are relevant to the audit of the financial statements in Greece, and we have fulfilled our other ethical responsibilities in accordance with the requirements of the current legislation and the above-mentioned IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRSs, as adopted by the European Union, and for such internal control as management 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, management 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 management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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, as incorporated into the Greek Legislation, 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 as incorporated into the Greek Legislation, we exercise professional judgement and maintain professional skepticism 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 management.
- Conclude on the appropriateness of management's 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 management 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.

<u>Report on Other Legal and Regulatory Requirements</u>

Taking into consideration that management is responsible for the preparation of the Board of Directors' Report, according to the provisions of paragraph 5 of article 2 (part B') of L. 4336/2015, we note that:

a) In our opinion the Board of Directors' Report has been prepared in accordance with the applicable legal requirements of the article 150 of L. 4548/2018 and its content corresponds with the accompanying financial statements for the year ended 31/12/2020.

b) Based on the knowledge we obtained during our audit of ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A. and its environment, we have not identified any material misstatements in the Board of Directors' Report.

Athens, March 19, 2020

KONSTANTINOS L. TAKIS	**SOTIRIOS D. KOURTIS**
Certified Public Accountant Auditor	Certified Public Accountant Auditor
Institute of CPA (SOEL) Reg. No. 14881	Institute of CPA (SOEL) Reg. No. 50601
SOL S.A. Member of Crowe Global	SOL S.A. Member of Crowe Global
3, Fok. Negri Str., 112 57 Athens, Greece	3, Fok. Negri Str., 112 57 Athens, Greece
Institute of CPA (SOEL) Reg. No. 125	Institute of CPA (SOEL) Reg. No. 125

ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A.
(ARIADNE INTERCONNECTION SINGLE MEMBER S.P.S.A)

Annual Financial Statements in accordance with International Financial Reporting Statements
(as adopted by E.U)

The attached Financial Statements have been approved by the Board of Directors of the company ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A. (ARIADNE INTERCONNECTION SINGLE MEMBER S.P.S.A) on March 19, 2021 and they have been posted on the Company's website*:* *www.ariadne-interconnection.gr*

THE CHAIRMAN OF THE BOARD OF DIRECTOS	THE VICE PRESIDENT OF THE BOARD OF DIRECTORS	MEMBER OF THE BOARD OF DIRECTORS	THE CHIEF ACCOUNTANT
____________________	____________________	____________________	____________________
M.MANOUSAKIS	C. DONG	I. ROUSOPOULOS	EVANGELOS MAVROGIANNIS
ID No. AE 579857	ID No. PE1871422	ID No. X 085318	License number 0085923
	(PASSPORT OF REBUBLIC OF CHINA)		PricewaterhouseCoopers Accounting S.A. OFFICE LICENSE No.: 1494

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(Amounts in Euro)

STATEMENT OF COMPREHENSIVE INCOME

	Note	01/01/2020 - 31/12/2020	01/01/2019 - 31/12/2019
NET REVENUE:			
Revenue	5	109.395.879	1.586.155
Total Revenues		**109.395.879**	**1.586.155**
EXPENSES:			-
Payroll cost	6	(1.352.714)	(751.390)
Third party services	7	(78.815)	(38.323)
Third party fees	8	(106.832.614)	(473.760)
Depreciation and Amortization	13, 14	(51.430)	(8.442)
Tax - duties		(5.936)	(2.480)
Provisions against expected credit losses		(75.247)	-
Other income		16	-
Other expenses	9	(249.462)	(120.932)
Total expenses		**(108.646.202)**	**(1.395.327)**
			-
PROFIT BEFORE INTEREST AND TAX		**749.677**	**190.828**
Financial expenses	10	(6.234)	(1.571)
Financial income	10	605.017	2.035.152
PROFIT BEFORE TAX		**1.348.460**	**2.224.409**
Income tax	11	(325.334)	(534.392)
NET PROFIT FOR THE YEAR		**1.023.127**	**1.690.017**

	01/01/2020 - 31/12/2020	01/01/2019 - 31/12/2019
NET PROFIT FOR THE YEAR	**1.023.127**	**1.690.017**
Other profit for the year after tax	-	-
TOTAL PROFIT FOR THE YEAR AFTER TAX	**1.023.127**	**1.690.017**

The notes on pages 25 to 48 are an integral part of these Financial Statements.

(Amounts in Euro)

STATEMENT OF FINANCIAL POSITION

	Note	31/12/2020	31/12/2019
ASSETS			
Non - current assets			
Tangible assets	13	25.213	19.965
Right of use asset	13	110.808	124.708
Contract asset- Receivables from construction services	17	105.254.921	788.583
Intangible assets	14	72.564	-
Long term receivables	26	25.610.030	-
Deferred tax asset	11	11.890	-
Total non - current assets		**131.085.425**	**933.256**
Current assets:			
Trade receivables	18	17.403.456	-
Other receivables	19	3.060.183	158.090
Shortterm receivables	15	2.160.000	-
Accrued income	21	1.613.666	797.572
Prepaid expenses		12.239	-
Cash and cash equivalents	20	85.669.304	200.738.527
Total current assets		**109.918.849**	**201.694.189**
Total assets:		**241.004.274**	**202.627.445**
EQUITY AND LIABILITIES			
Equity:			
Share capital	22	200.000.000	200.000.000
Legal reserve	23	149.157	98.001
Retained earnings		2.833.983	1.862.012
Total equity		**202.983.140**	**201.960.013**
Non-current liabilities:			
Long-term lease liabilities	16	72.494	92.919
Deferred tax liability		-	4.756
Other long-term liabilities	24	5.311.670	-
Total non-current liabilities		**5.384.164**	**97.676**
Current liabilities:			
Trade and other short-term liabilities	25	32.597.171	313.443
Short-term lease liabilities	16	39.799	31.935
Income tax payable		-	224.379
Total current liabilities		**32.636.970**	**569.757**
Total equity and liabilities		**241.004.274**	**202.627.445**

The notes on pages 25 to 48 are an integral part of these Financial Statements.

(Amounts in Euro)

STATEMENT OF CHANGES IN EQUITY

	Share capital	Legal reserve	Retained earnings	Total Equity
Balance as at 01/01/2019	**200.000.000**	**13.500**	**256.496**	**200.269.996**
Net profit for the year	-	-	1.690.017	**1.690.017**
Legal reserve for the year	-	84.501	(84.501)	**-**
Balance as at 31/12/2019	**200.000.000**	**98.001**	**1.862.012**	**201.960.013**
Balance as at 01/01/2020	**200.000.000**	**98.001**	**1.862.012**	**201.960.013**
Net profit for the year	-	-	1.023.127	**1.023.127**
Legal reserve for the year	-	51.156	(51.156)	**-**
Balance as at 31/12/2020	**200.000.000**	**149.157**	**2.833.983**	**202.983.140**

The notes on pages 25 to 48 are an integral part of these Financial Statements.

(Amounts in Euro)

STATEMENT OF CASH FLOW

	Note	1/1/2020-31/12/2020	1/1/2019-31/12/2019
Cash flows from operating activities			
Profit before tax		1.348.460	2.224.409
Adjustments for:			
Depreciation of tangible and intangible assets		51.430	8.442
Interest income		(605.017)	(2.035.152)
Other provisions		75.247	-
Interest expense		6.234	1.571
Operating profit before working capital adjustments		**876.355**	**199.271**
(Increase)/decrease in:			
Prepaid expenses		(12.239)	-
Long term receivables		(25.685.277)	-
Trade receivables		(17.350.207)	-
Other receivables		(4.116.508)	(1.079.974)
Receivables from construction services		(104.465.759)	(788.583)
Increase/(decrease) in:		-	
Trade payables		32.283.728	311.515
Long term liabilities		5.311.670	
Other liabilities and accrued expenses		-	(188.252)
Cash flows from operating activities		**(113.158.238)**	**(1.546.023)**
Lease liability interest paid		(3.597)	(644)
Income tax paid		(168.038)	(23.042)
Net cash flows from operating activities		**(113.329.874)**	**(1.569.709)**
Cash flows from investing activities			
Interest received		551.190	2.035.152
Increase of receivables from construction services		-	-
Acquisition of tangible and intangible assets		(92.296)	(20.094)
Net cash flows from investing activities		**458.894**	**2.015.058**
Cash flows from financing activities			
Borrowing costs		(2.160.000)	-
Interest paid		(2.636)	(927)
Lease liability payments		(35.607)	-
Net cash flows from financing activities		**(2.198.243)**	**(927)**
Net increase / (decrease) in cash and cash equivalents		(115.069.223)	444.422
Cash and cash equivalents at the beginning of the year		**200.738.527**	**200.294.105**
Cash and cash equivalents at the end of the year		**85.669.304**	**200.738.527**

The notes on pages 25 to 48 are an integral part of these Financial Statements

NOTES TO THE ANNUAL FINANCIAL STATEMENTS

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1. ESTABLISHMENT, ORGANISATION AND OPERATION OF THE COMPANY

ELECTRIC INTERCONNECTION CRETE-ATTICA ARIADNE SINGLE MEMBER S.P.S.A. ("ARIADNE INTERCONNECTION SINGLE MEMBER S.P.S.A" or "the Company") was incorporated on September 10th 2018 and is a subsidiary of Independent Power Transmission Operator (or «IPTO SA» or «the Parent Company»). The Company was established in compliance with RAE (Regulatory Authority of Energy) decisions 816/2018 and 838/2018. The Company's share capital amounts to 200.000.000 (two hundred million Euros) and it was fully paid at the establishment period. As a subsidiary of IPTO SA, the Company is fully consolidated to the Group's Financial Statements. The Company's purpose is:

i) the financing of total construction cost of the Project "Crete Attica Electric Interconnection", according to the 10-year Development Program (TYDP) of Hellenic Electricity Transmission System for the period 2018–2027 and of Regulatory Authority for Energy (RAE),

ii) the design, supply, construction and installation of all separate parts of the Project, such as the cables, electrode stations, converter stations and substations through tender procedures,

iii) the supervision of tender procedures referred above (ii),

iv) the necessary tests and the acceptance of the completed parts of the Project,

v) the delivery of the completed Project to IPTO SA,

vi) the performance of any other related activity, which is directly or indirectly related to the Project's scope, including the actions required to obtain the necessary licenses and the finalization of loan facilities and other financial agreements with credit institutions or affiliated companies,

vii) the collection of the Project's required revenue, as long as this is collected by IPTO SA, as determined by RAE decisions 339/2014 and 340/2014.

For the fulfillment of the above purpose, the Company may:

(1) Establish or participate in any company, regardless of corporate form, in Greece and/or abroad, with or without the participation of third parties (individuals or legal persons).

(2) Cooperate with any individual or legal person in any way in Greece and/or abroad and conclude to agreements of any kind.

(3) Develop any kind of financial activity in order to achieve its scope (eg. borrowing, issuing bills, checks, order bills, bonds, promissory notes and other securities or documents incorporating a debt, etc.).

(5) Lease, purchase, sell, acquire or transfer any assets or rights.

(6) Make use of funding programs and tools, mainly offered by the European Union and its affiliated organizations.

The Headquarters of the Company are located at 89, Dyrrachiou and Kifissou streets, Athens 104 43, Greece. The Company's duration has been set up to 40 years from its registration date to General Commercial Registry (GEMI). The duration of the Company may be extended by a relevant decision of the Board of Directors. Its registry number to GEMI is 147415301000. On December 31, 2020, the Company employed 30 employees.

BASIS OF PREPARATION OF FINANCIAL STATEMENTS AND SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

2. BASIS OF PREPARATION

Statement of Compliance

The financial statements have been prepared in accordance with the International Financial Reporting Standards (IFRS), as issued by the International Accounting Standards Board (IASB) and their relevant Interpretations, as issued by the IFRS Interpretations Committee of the IASB and adopted by the European Union (EU) and are mandatory for years starting as of January 1st, 2020.

2.1.1. APPROVAL OF THE ANNUAL FINANCIAL STATEMENTS

The Board of Directors of the Company approved the financial statements of year 2020 on March 19, 2021. The financial statements are subject to approval by the Group's Annual General Meeting of the Shareholders.

2.1.2. BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The attached financial statements have been prepared under the historical cost principle (except for fixed assets measured regularly at fair value) and the going concern principle. The Financial Statements are presented in Euros and all values are rounded to the nearest thousand unless otherwise stated. Any differences that may be noticed in the tables are due to roundings.

2.1.3. GOING CONCERN

The Financial Statements have been prepared on the going concern basis.

RISK OF THE MACROECONOMIC AND CORPORATE ENVIRONMENT IN GREECE

The COVID-19 pandemic was a key determinant in 2020, as it disrupted financial stability at a global level and weighed heavily on economic activity. In Greece, many businesses temporarily closed and tourist receipts dropped sharply, resulting in a sizeable output contraction as shown by the 8.5% decline in GDP in the first nine months of 2020, which is expected to be even larger for the whole year on the back of the second wave of the pandemic.

Heightened short- and medium-term risks facing the Greek banking sector mainly in four areas, asset quality, profitability, capital adequacy and liquidity, negatively affected the financial system. Nonetheless, fiscal, monetary and supervisory measures taken by the competent national and euro-area authorities have largely mitigated the impact of the pandemic.

In terms of liquidity, catalysts have been the Eurosystem's collateral easing measures, which allowed the inclusion of Greek government bonds in the ECB's Pandemic Emergency Purchase Programme (PEPP) and their eligibility as collateral in Eurosystem refinancing operations, and the Greek government's measures to expand loan guarantee and co-financing schemes. Another particularly positive development was the decline of Greek government bond (GGB) yields, which continued on a downward path in the second half of 2020. This development allowed the Greek government to access international capital markets, thereby reducing the cost of financing for credit institutions.

Lower GGB yields also contributed to gains from financial operations, which partly offset lower net interest income and higher loan loss provisions. Yet, the impact of the pandemic on banks' medium-term profitability and asset quality is expected to be significant.

In 2020 the pandemic generated conditions of extreme uncertainty about which economic policy to follow, the efficiency of fiscal measures, as well as macroeconomic and fiscal forecasts. The highly expansionary fiscal policy, in conjunction with an accommodative single monetary policy, has supported the economy, mitigating the pandemic's adverse effects on economic activity. Against this backdrop, projections about the growth rate mainly depend on the way in which the pandemic unfolds. The baseline scenario of the Bank of Greece expects a deep recession, i.e. economic activity is expected to contract by 10% in 2020. A recovery is anticipated in 2021 and 2022, with GDP growing by 4.2% and 4.8%, respectively, driven by a significant pick-up in both domestic and external demand.

The banking sector is called upon to adjust immediately to this new environment in order to rise to the challenges that it is faced with, ensuring both financial stability and the uninterrupted financing of the real economy, particularly in the post-COVID era. Moreover, a potential early withdrawal of public support measures might increase further the credit risk cost for banks.

The Company continuously assesses the situation and its potential impacts to ensure that all necessary actions are taken promptly, to minimize any impact on its operations.

RISKS FOR THE ADEQUACY OF THE WORKING CAPITAL

The Company, as a Special Purpose Company and as responsible for the construction and financing of the Project, according to the relevant decisions of RAE, is obliged to directly implement the Project, taking advantage of the privileges granted by the Regulation regarding the licensing procedure and the funding from European Union, in order to achieve the proper and on time implementation of the Project. In light of the above, working capital for the year 2021, and thereafter, is expected to be positive. Therefore, the attached Financial Statements have been prepared on the going concern basis.

2.2 SIGNIFICANT ACCOUNTING ESTIMATES AND MANAGEMENT JUDGEMENTS

The preparation of Financial Statements requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of payables and receivables at the date of the Financial Statements and the reported amounts of revenues and expenses during the reporting periods. Management's estimates and judgments are reviewed annually. Actual results may ultimately differ from those estimates. The principle judgments and estimates referring to events, the development of which could significantly affect the items of the financial statements during the forthcoming period, are as follows:

Provisions for risks

The Company forms provisions for risks related to third party claims against it and the outcome of which may lead to an outflow of funds for their settlement. The provision is formed on the basis of the lawsuit amount and probability of the outcome of the litigation. Estimates are made in conjunction with the Company's legal advisors. No provision is formed for contingent claims. On December 31st, 2020 there is no reason to form any provision.

Impairment of fixed assets

Each reporting date, the Company assesses whether there is an indication of impairment for any long-term asset. The determination of whether such indications exist, requires Management to make assumptions and judgments with respect to external and internal factors that may affect the recoverability of its assets, as well as assumption on the determination of its cash generating units.

Income tax and deferred tax

Income tax for the current and prior years is measured at the amounts expected to be paid to the tax authorities, using the tax rates that have been enacted by the Financial Position Statement date. The income tax includes the current income tax for each fiscal year arising from the income tax return and the deferred income tax. Deferred tax assets are recognized on tax losses to the extent that it is probable that future taxable profits will occur to offset the losses. Deferred tax receivables that are recognized require Management to make assessments as to the time and level of realization of future taxable profits.

Defined contribution plan

The Company recognizes the contribution costs associated to the services received from its employees, which are already paid to the social contribution institute (EFKA), to the Income Statement. The unpaid amount is recognized as liability to the Statement of Financial Position. The employees have signed a fixed–term contract, so Management considers that the results of an actuarial study will have minor impact to the Company’s Financial Statements.

2.3 MAIN ACCOUNTING POLICIES

Foreign Currency Conversion

The functional and reporting currency is the Euro. Transactions involving other currencies are converted into Euro using the exchange rates, which were in effect at the time of the transactions. At the balance sheet dates, monetary assets and liabilities that are denominated in other currencies are adjusted to reflect the current exchange rates. Gains or losses resulting from foreign currency adjustments are reflected in other expenses in the Income Statement.

Non-Financial Assets

Intangible assets

Intangible assets are recognized at their acquisition cost minus accumulated depreciation and impairments. For all assets retired or sold, their acquisition cost and related depreciation are written off. Any gain or loss is included in the Income Statement.

Tangible assets

Tangible Assets are initially recognized at their acquisition cost which includes all directly attributable expenses for their acquisition until they are ready for use as intended by the Management. Subsequent to their initial recognition, tangible fixed assets are measured at historical cost less any accumulated depreciation and amortization.

Repair and maintenance expenses are charged to the Income Statement of the year in which they are incurred. Subsequent future expenditures are capitalized, when they meet the criteria to be recognized as assets and increase the value of the fixed assets. For all assets retired or sold, their acquisition cost and related depreciation are written off from the accounts at the time of sale or retirement. Any gain or loss is included in the Income Statement.

Borrowing Cost

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset that needs a substantial period of time to get ready for its intended use or sale, are capitalized as part of the acquisition cost of the relevant assets. All the remaining borrowing costs are recognized as expenses in the period in which they are incurred.

Depreciation

Depreciation of fixed assets is calculated on a straight-line basis over the average estimated remaining useful economic life of the assets. The total average useful lives (in years) applied for the calculation of depreciation, are as follows:

Right of use asset	Contract duration
Other equipment	5
Furniture	10

Impairment of Non- Financial Assets

The Company assesses at each reporting date the existence or absence of evidence of impairment of its assets. These indications relate mainly to a greater loss in the asset's value than expected, changes in the market, technology, legal status, physical condition of the asset and change in use. In case there are indications, the Group calculates the recoverable amount of the asset. The recoverable amount of an asset is determined as the greater of the fair value of the asset's or cash-generating unit's sale value (net of disposal costs) and value in use.

The recoverable amount is determined at the level of a qualifying asset unless that asset does not generate cash inflows that are independent of those of other assets or group of assets. When the carrying amount of an asset exceeds its recoverable amount, it is assumed that its value is impaired and adjusted to its recoverable amount. The value in use is calculated as the present value of estimated future cash flows using a pre-tax discount rate that reflects current estimates of the time value of the money and the risks associated with that asset. The fair value of the sale (after deducting selling expenses) is determined on the basis, where appropriate, of applying a valuation model. Impairment losses from continuing operations are recognized in the income statement. At each Financial Position date, the extent to which impairment losses recognized in the past still exist or have been impaired. If there are such indications, the recoverable amount of the asset is redefined. Impairment losses that have been recognized in the past are reversed only if there are changes in the estimates used to determine the recoverable amount from the recognition of the last impairment loss.

The increased balance of the asset resulting from the reversal of the impairment loss may not exceed the amount that would have been determined (less depreciation) if the impairment loss had not been recognized in the past. Reversal of impairment is recognized in the income statement unless the asset is measured at fair value, where the reversal is treated as an increase of the already recognized goodwill and after reversal, the depreciation of the asset is adjusted so that the revised balance (less the residual value) is allotted equally in the future based on the remaining useful life of the asset.

Financial Assets

The financial assets that fall under and are regulated by the provisions of IFRS 9, according to which, at initial recognition, a financial asset is classified as measured:

a) at amortized cost
b) at fair value through other comprehensive income (for investments in net worth)
c) at fair value through other comprehensive income (for debt investments)
d) at fair value through Income statement

Trade and Other Receivables

Receivables are carried at amortized cost using the effective interest method. Gains and losses are recognized in the income statement when the relevant figures are written-off or impaired, as well as through the amortization process.

Impairment of Financial Assets

IFRS 9 introduces the "expected credit loss" model for the impairment of financial assets. The method of determining the impairment loss of IFRS 9 applies to financial assets classified at amortized cost, contractual assets and debt investments at fair value through the Other comprehensive income, but not applied to investment in equity instruments

Financial assets measured at carrying amount

Financial assets at amortized cost consist of trade receivables, cash and cash equivalents, and corporate debt securities. Losses are measured on one of the following bases:

– 12 months of expected credit losses (these expected losses may arise due to contractual default events within 12 months of the reporting date)
– expected lifetime credit losses (these expected losses may arise from events that occur over the life of the financial asset)
– Life time credit losses (if there are objective evidence of impairment of the financial asset)

Measurement of credit risk losses

Impairment for expected credit losses is a probability-weighted estimate of credit losses. Credit losses are measured at the present value (using the effective interest method) of monetary deficits, i.e. the present value of the difference in cash flows that the Company would receive on a contractual basis and the cash flows it expects to receive.

Impairment Presentation

Losses on financial assets measured at amortized cost are deducted from the carrying amount of the assets.

Write- off of Financial Assets

Financial assets (or, where applicable, the part of a financial asset or part of a group of financial assets) are deleted when:

1) contractual rights are expired over Cash flows of the financial Asset or
2) transfer the financial asset and this transfer fulfils the conditions of the standard for cessation of recognition.

Cash and Cash Equivalents

Time deposits and other highly liquid investments with original maturity of three months or less are considered to be cash equivalents.

Offsetting of Financial Receivables and Liabilities

Financial assets and liabilities are offset and the net amount is presented in the Financial Position statement only when the company has a legally enforceable right to set off the recognized amounts and intends to either settle such asset and liability on a net basis or realize the asset and settle the liability simultaneously.

Financial Liabilities

Financial liabilities are presented in the unamortized cost and are derecognized when the obligation under the liability is discharged or cancelled or expires. In case an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the Income Statement.

Provisions for Risks and Expenses, Contingent Liabilities and Contingent Claims

Provisions are recognized when the company has a present legal, contractual or constructive obligation as a result of past events and it is probable that an outflow of resources will be required to settle this obligation, and a reliable estimate of the amount of the obligation can be made. Provisions are reviewed at each reporting date and adjusted to reflect the present value of the expenditure expected to be required to settle the obligation. Contingent liabilities are not recognized in the financial statements but are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but are disclosed when an inflow of economic benefits is probable.

Income Tax (Current and Deferred)

Current income tax

Current tax expense includes income tax resulting from the Company's earnings as reformed in the tax returns and provisions for additional taxes and surcharges for unaudited tax years and is calculated in accordance with the statutory or substantively enacted tax rates on the date of preparation of the Financial Statements.

Deferred income tax

Deferred income tax is calculated using the liability method, on all temporary differences at the reporting date between the tax base and the book value of assets and liabilities. Deferred tax liabilities are recognized for all taxable temporary differences, except when the deferred income tax liability arises from initial recognition of capital gain or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor the taxable profit or loss. Deferred tax assets are recognized for all deductible temporary differences, carried forward tax assets and tax losses, to the extent that it is possible that taxable profit will be available to use against the deductible temporary differences and the carried forward unused tax assets and unused tax losses. A deferred tax asset is not recognized if it arises from the initial recognition of an asset or liability in a transaction that is not a business combination and at the time of the transaction it does not affect either the book profit or the taxable profit or loss.

Deferred tax assets are remeasured at each financial position date and are reduced to the extent that it is not deemed probable that there will be sufficient taxable profits against which part or all of the deferred income tax assets may be used. Deferred tax assets and liabilities are calculated based on the tax rates that are expected to be in force for the period in which the asset is recovered or the liability settled and are based on the tax rates (and tax laws) that are in force or have been enacted at the date of preparation of the Financial Position statements. Income tax relating to items that are recognized directly in other comprehensive income is recognized directly in other comprehensive income and not in the Income Statement.

Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the company and the revenue can be reliably measured. Revenue from rendering of services is recognized based on the stage of completion of the service rendered and the extent to which the related receivable will be collected.

Revenue from contracts with customers

The Company, under IFRIC 12 "Service Concession Arrangements", recognizes and measures revenue under IFRS 15 "Revenues from Contracts with Customers", for the services it performs, in accordance with the relative fair values of the services provided, when these can be measured separately. For the construction services, the Company accounts for revenue and expenses related to these services. The Company, recognizes revenue to depict the transfer of promised services to customers in an amount that reflects the consideration to which the entity expects to be entitled in exchange for those services.

Construction contract is a contract specifically made for the construction of an asset or combination of assets that are closely interconnected or interdependent in terms of their design, technology and operation or their ultimate purpose or use.

When the progress of a construction contract cannot be estimated reliably with respect to the overall construction, contract revenue is recognized up to the amount of expenditure incurred until such time as the Company is able to reasonably measure the progress of the contract.

The consideration is rights to an intangible asset, as the right to charge users of public service obligations, regarding the project, is not an unconditional right to receive cash, but the amounts to be collected are contingent on the extent that the public uses this service.

IFRS 15 provides a single, principles based five-step to be applied to all contracts with customers for the identification and the recognition of revenue. Its application also applies to the recognition and measurement of gains or losses on the sale of non-financial assets that are not part of three Company's ordinary activities (eg. sale of tangible fixed assets or intangible assets).

In addition, it requires entities to allocate the transaction price to the separate performance obligations. The allocation is based on the relative standalone selling prices of the goods or services promised and is made at inception of the contract. Revenue is subsequently recognized when the entity fulfills the performance obligations, that is, when it transfers the goods or services specified in the contract to the customer.

The Company accounts for revenue from construction services under the provisions of the concession agreement with the parent company. This revenue relates to re-invoicing construction costs from subcontractors / contractor companies, as well as from income related to the regulated revenue of the parent company regarding the specific project and reimburses the Company for the services provided.

Revenue from Interest

The company receives revenue from interest from advances granted and bank deposits, which are recognized according to the accrued principle**.**

Leases

The company as a lessee

The Company leases office space from the parent company. Based on IFRS 16, the classification of leases as operating leases and financial leases is terminated for the lessee and all leases are accounted for as items of the Statement of Financial Position, through the recognition of a "right-of-use asset" and a "lease liability", except for short-term leases (defined as leases with a lease term of 12 months or less) and leases whose underlying asset is of low value (ie less than € 5,000). The Company treats these leases as operating expenses using the straight-line method over the term of the lease. The Company recognizes the lease payments relating to these leases as operating expenses in the Income Statement.

Recognition and initial measurement of a right-of-use asset

At the commencement date of a lease period the Company recognize a right-of-use asset and a lease liability by measuring the right-of-use asset at cost.

The cost of the right-of-use asset comprises the amount of the initial measurement of the lease liability, any lease payments made at or before the commencement date of the lease period, less any lease incentives received, any initial direct costs incurred by the lessee, and an estimate of costs to be incurred by the Company in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease. The Company undertakes those costs either at the commencement date of the lease period or as a consequence of the use of the leased asset during a specified period.

The right-of-use asset is included in "Right of use asset" of the Statement of Financial Position and the lease liability is included in Long-term Lease liabilities and Short-term Lease liabilities.

Initial measurement of the lease liability

At the commencement of the lease period, the Company measures the lease liability at the present value of the lease payments that are not paid at that date. The lease payments will be discounted using the interest rate implicit in the lease, if that rate can be readily determined. Otherwise, the Company will use the incremental borrowing rate.

At the commencement date of the lease period, the lease payments included in the measurement of the lease liability comprise the following payments for the right to use the underlying asset during the lease term that are not paid at the commencement date of the lease period:

(a) fixed payments, less any lease incentives receivable;

(b) variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date of the lease period;

(c) amounts expected to be payable by the Company under residual value guarantees;

(d) the exercise price of a purchase option if the Company is reasonably certain to exercise that option; and

(e) payments of penalties for terminating the lease, if the lease term reflects the Company exercising an option to terminate the lease.

Subsequent measurement

Subsequent measurement of the right-of-use asset

After the commencement date of the lease period, the Company measures the right-of-use asset applying the cost model:

(a) less any accumulated depreciation and any accumulated impairment losses; and

(b) adjusted for any remeasurement of the lease liability.

The Company depreciates the right-of-use asset over the term of the lease 10 years, and determines whether it is impaired.

Subsequent measurement of the lease liability

After the commencement date of the lease period, the Company will measure the lease liability by:

(a) increasing the carrying amount to reflect interest on the lease liability;

(b) reducing the carrying amount to reflect the lease payments made; and

(c) remeasuring the carrying amount to reflect any reassessment or lease modifications.

Interest on the lease liability is allocated during the lease term in such a manner so that the amount produces a constant periodic rate of interest on the remaining balance of the lease liability.

After the commencement date of the lease period, the Company recognizes in profit or loss (unless the costs are included in the carrying amount of another asset applying other applicable Standards) both:

(a) interest on the lease liability; and

(b) variable lease payments not included in the measurement of the lease liability in the period in which the event or condition that triggers those payments occurs.

2.4 CHANGES IN ACCOUNTING POLICY AND DISCLOSURES

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning on or after 1 January 2020. 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

IFRS 3 (Amendments) 'Definition of a business'

The amended definition emphasises that the output of a business is to provide goods and services to customers, whereas the previous definition focused on returns in the form of dividends, lower costs or other economic benefits to investors and others. It further clarifies that, to be considered a business, an acquired set of activities and assets must include, at a minimum, an input and a substantive process that together significantly contribute to the ability to create outputs. Finally, it introduces an optional concentration test that permits a simplified assessment of whether an acquired set of activities and assets is not a business.

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

The amendments clarify the definition of material and how it should be applied by including in the definition guidance which until now was featured elsewhere in IFRS. In addition, the explanations accompanying the definition have been improved. Finally, the amendments ensure that the definition of material is consistent across all IFRSs.

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

The amendments modify some specific hedge accounting requirements to provide relief from potential effects of the uncertainty caused by the IBOR reform. In addition, the amendments require companies to provide additional information to investors about their hedging relationships which are directly affected by these uncertainties.

Standards and Interpretations effective for subsequent periods

IFRS 17 'Insurance contracts' and Amendments to IFRS 17 (effective for annual periods beginning on or after 1 January 2023)

IFRS 17 has been issued in May 2017 and, along with the Amendments to IFRS 17 issued in June 2020, supersedes IFRS 4. IFRS 17 establishes principles for the recognition, measurement, presentation and disclosure of insurance contracts within the scope of the Standard and its objective is to ensure that an entity provides relevant information that faithfully represents those contracts. The new standard solves the comparison problems created by IFRS 4 by requiring all insurance contracts to be accounted for in a consistent manner. Insurance obligations will be accounted for using current values instead of historical cost. The standard has not yet been endorsed by the EU.

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

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

IFRS 4 (Amendment) 'Extension of the Temporary Exemption from Applying IFRS 9' (effective for annual periods beginning on or after 1 January 2021)

The amendment changes the fixed expiry date for the temporary exemption in IFRS 4 'Insurance Contracts' from applying IFRS 9 'Financial Instruments', so that entities would be required to apply IFRS 9 for annual periods beginning on or after 1 January 2023.

IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 (Amendments) 'Interest rate benchmark reform – Phase 2' (effective for annual periods beginning on or after 1 January 2021)

The amendments complement those issued in 2019 and focus on the effects on financial statements when a company replaces the old interest rate benchmark with an alternative benchmark rate as a result of the reform. More specifically, the amendments relate to how a company will account for changes in the contractual cash flows of financial instruments, how it will account for the change in its hedging relationships and the information it should disclose.

IAS 16 (Amendment) 'Property, Plant and Equipment – Proceeds before Intended Use' (effective for annual periods beginning on or after 1 January 2022)

The amendment prohibits an entity from deducting from the cost of an item of PP&E any proceeds received from selling items produced while the entity is preparing the asset for its intended use. It also requires entities to separately disclose the amounts of proceeds and costs relating to such items produced that are not an output of the entity's ordinary activities. The amendment has not yet been endorsed by the EU.

IAS 37 (Amendment) 'Onerous Contracts – Cost of Fulfilling a Contract' (effective for annual periods beginning on or after 1 January 2022)

The amendment clarifies that 'costs to fulfil a contract' comprise the incremental costs of fulfilling that contract and an allocation of other costs that relate directly to fulfilling contracts. The amendment also clarifies that, before a separate provision for an onerous contract is established, an entity recognises any impairment loss that has occurred on assets used in fulfilling the contract, rather than on assets dedicated to that contract. The amendment has not yet been endorsed by the EU.

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

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

IAS 1 (Amendment) 'Classification of liabilities as current or non-current' (effective for annual periods beginning on or after 1 January 2023)

The amendment clarifies that liabilities are classified as either current or non-current depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the reporting date. The amendment also clarifies what IAS 1 means when it refers to the 'settlement' of a liability. The amendment has not yet been endorsed by the EU.

(Amounts in Euro)

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

On May 14, 2020, IASB issued the annual improvements which include the following amendments to International Financial Reporting Standards which are effective for annual periods beginning on or after January 1, 2022.

IFRS 1 "First time adoption of International Financial Reporting Standards - First time adoption of IFRS in subsidiary"

The amendment allows the subsidiary to apply paragraphs D16 (a) of IFRS 1 to measure cumulative foreign exchange differences using the amounts reported by the parent company, which are based on the parent's company transition date to IFRS.

IFRS 9 'Financial instruments'

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

IFRS 16 'Leases'

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

IAS 41 'Agriculture'

The amendment has removed the requirement for entities to exclude cash flows for taxation when measuring fair value under IAS 41.

3. FINANCIAL RISK FACTORS

Liquidity Risk

Liquidity risk is connected with the need to ensure adequate cash flow for the financing of the operation and the growth of the Company. The Company has no liquidity risk, as it has adequate cash and cash equivalents. Also, the Company manages its liquidity risk by continuously monitoring and programming its cash flows and acts appropriately by ensuring sufficient credit and cash limits. At the same time, the Company is seeking the best sources of funding. The Company ensures efficient and low risk investment of cash resources, in order they be available for the implementation of the investment set in its Articles of Association.

As at December 31st, 2019	**Within 1 year**	**Between 1 and 2 years**	**Between 2 and 5 years**	**Total**
Trade and Other Liabilities	217.378	-	-	217.378
Lease Liabilities to related parties	31.935	32.906	60.013	124.854
Liabilities to related parties	40.956	-	-	40.956
	290.269	**32.906**	**60.013**	**383.189**

(Amounts in Euro)

As at December 31st, 2020	Within 1 year	Between 1 and 2 years	Between 2 and 5 years	Total
Trade and Other Liabilities	31.388.429	-	-	31.388.429
Lease Liabilities to related parties	39.799	41.010	31.484	112.294
Liabilities to related parties	170.997	-	-	170.997
	31.599.225	**41.010**	**31.484**	**31.671.719**

Credit Risk

Credit risk arises when the failure of the parties to settle their liabilities could reduce the amount of future cash inflows from financial assets at the balance sheet date. The Company is exposed to credit risk for the intra-group receivables and the cash and cash equivalents, and is considered to be limited due to the high solvency of the parent company and the banking institutions where the Company maintains its deposits and are distinguished for their high quality capital structure.

3.1 CAPITAL RISK MANAGEMENT

The Company's purpose, in terms of capital management, is to ensure its ability to continue its operations smoothly, in order to provide returns to shareholders, benefits to other parties related to the Company and to maintain an optimal capital structure to reduce capital costs.

The Company monitors its capital based on the leverage ratio. Leverage ratio is calculated as the net debt divided by total working capital. Net debt is calculated as the company's total Liabilities (short-term and long-term liabilities as they appear in the statement of financial position) minus cash and cash equivalents. Total working capital is calculated as the sum of equity, as it appears in the statement of financial position, with net debt.

The Company's net debt, as a result of IFRS 16, is presented in detail in the following table:

	31/12/2020	31/12/2019
Long-term lease liabilities	72.494	92.919
Short-term lease liabilities	39.799	31.935
Minus: Cash and cash equivalents	(85.669.304)	(200.738.527)
Net lease liabilities	**(85.557.011)**	**(200.613.673)**
Total equity	202.983.140	201.960.013
Total working capital	**117.426.129**	**1.346.340**
Leverage ratio		

The calculation of leverage ratio cannot be applied. The leverage ratio is calculated as the net debt divided by total working capital (total equity plus net debt).

The Company had no debt as at December 31, 2020 and December 31, 2019 and therefore does not present leverage ratio.

An analysis of net debt and the relevant movements for each financial year are presented below:

	31/12/2020	31/12/2019
Cash and cash equivalents	85.669.304	200.738.527
Short-term Debt - payable during the year	(39.799)	(31.935)
Long-term Debt - payable after one year	(72.494)	(92.919)
Net debt	**85.557.011**	**200.613.673**

(Amounts in Euro)

		Lease liabilities		
	Cash and Cash equivalents / Bank	**Short-term lease liabilities (during the year)**	**Long-term lease liabilities (after one year)**	**Total**
Net debt as at 01/01/2019	200.294.105	-	-	200.294.105
Cash flows	444.422	-	-	444.422
Non-cash items - Recognition of new lease	-	(31.935)	(92.919)	**(124.854)**
Net debt as at 31/12/2019	**200.738.527**	**(31.935)**	**(92.919)**	**200.613.673**
Net debt as at 01/01/2020	200.738.527	(31.935)	(92.919)	**200.613.673**
Cash flows	(115.069.223)	-	-	**(115.069.223)**
Cash items	-	35.607	-	**35.607**
Non-cash items - Transfer to short-term lease liabilities	-	(36.631)	36.631	**-**
Non-cash items - Recognition of new lease	-	(6.841)	(16.205)	**(23.046)**
Net debt as at 31/12/2020	**85.669.304**	**(39.799)**	**(72.494)**	**85.557.011**

4. CONSTRUCTION COST

During the fiscal year, the Company recognizes revenue of a total value of Euro 109.395.879, according to the concession agreement signed with the parent company. The amount of revenues include the amount of Euro 107.821.135, which is related with the re-invoicing of construction costs of the project. In particular, for the current fiscal year, the construction cost includes monitoring and management costs, which are mainly related with the payroll expense of employees involved in the design and implementation of the project, and contractors' fees.

	01/01/2020 - 31/12/2020	**01/01/2019 - 31/12/2019**
Revenue	109.395.879	1.586.155
Construction Costs	(107.821.135)	(788.583)
Gross profit	**1.574.745**	**797.572**
Other Revenues	605.017	2.035.152
Other Expenses	(831.301)	(608.314)
Profit before tax	**1.348.460**	**2.224.409**

5. REVENUE

As at December 31st 2020, the Company's revenue include the amount of Euro 109.395.879, based on the concession agreement signed with the Parent company, regarding the implementation of the Project.

6. PAYROLL FEES

During 2020, the Company had 30 employees, while during 2019 the Company had 20 employees, two of whom were seconded personnel from IPTO SA. The payroll fees are analyzed below:

(Amounts in Euro)

	1/1/2020 - 31/12/2020	1/1/2019 - 31/12/2019
Salaries	979.308	508.254
Seconded staff salaries	119.221	110.235
Social security expenses	238.691	126.143
Staff education costs	602	1.056
Private insurance costs	10.262	5.701
Other benefits and payroll costs	4.630	-
Total	**1.352.714**	**751.390**

7. THIRD PARTY BENEFITS

Third party benefits include intercompany transactions (Note 12), relating to rental fees, building maintenance fees (electricity, water, heating, cleaning, security etc.) and telecommunication costs.

	1/1/2020 - 31/12/2020	1/1/2019 - 31/12/2019
Rental fees	270	10.737
Building maintenance fees	65.017	21.717
Fees for telecommunication services	13.528	5.869
Total	**78.815**	**38.323**

For the first quarter of 2020, the rental for 89, Dyrrachiou street Headquarters was a short-term lease (12-month lease term), so the Company did not recognize a right of use asset. From April and onwards, the relevant lease was renewed and the lease term was extended to more than a year, so the Company started to recognize a right of use asset (Note 16).

8. THIRD PARTY FEES

The third party fees are analyzed as:

	1/1/2020 - 31/12/2020	1/1/2019 - 31/12/2019
Contractor fees	106.233.406	-
Freelancers fees	87.401	113.923
Accountants fees	99.910	52.440
Board of Directors fees	65.056	48.141
Legal fees	28.904	89.433
Fees for technical studies	244.330	129.687
IT fees	37.560	29.061
Auditors fees	13.950	9.900
Other third party fees (canteen services)	6.097	1.174
Commissions to banks	16.000	-
Total	**106.832.614**	**473.760**

Contractor fees are associated to the work that started out within the first semester, for the construction of the Crete - Attica Interconnection Project, after the contracts signing on May 2020. The technical studies fees are related to supporting studies regarding the project. IT and other third party fees are intercompany transactions (Note 12), as the relevant services are provided by the parent company IPTO SA. The Board of Directors fees are also intercompany transactions (Note 12).

(Amounts in Euro)

9. OTHER EXPENSES

	1/1/2020 - 31/12/2020	1/1/2019 - 31/12/2019
Subscriptions to software programms	28.519	-
Subscriptions to professional organisations	1.131	1.040
Tender expenses	49.600	103.320
Other expenses	170.212	16.572
Total	**249.462**	**120.932**

The increase in "Other expenses" is due to the cost of AEPP and EAADISY contributions deducted from revenue invoices and classified in this item.

10. FINANCIAL EXPENSES - INCOME

Financial Expenses	1/1/2020 - 31/12/2020	1/1/2019 - 31/12/2019
Bank and other expenses	2.636	927
Finance lease interest expenses	3.597	644
Total	**6.234**	**1.571**

Finance Income	1/1/2020 - 31/12/2020	1/1/2019 - 31/12/2019
Interest income from advance payments	53.827	-
Interest income from bank deposits	551.190	2.035.152
Total	**605.017**	**2.035.152**

Credit interest relates to interest on bank deposits, which is lower than the corresponding period of the previous year due to a general decrease in bank deposit rates, and due to the start of project construction resulting in relevant payments to contractors.

11. INCOME TAX (CURRENT AND DEFERRED)

The nominal tax rate for the current year is 24%. The income tax statement is submitted on a yearly basis but the profits or losses declared are temporary until the tax authorities audit the taxpayer's statements and records and the final audit report is issued. The income tax payable is offset by the advance tax amount and withholding taxes and the net amount is recognized as receivable or liability in the Company's Statement of Financial Position.

Tax losses, to the extent accepted by the tax authorities, may offset future profits for a period of five years from the year in which they were incurred.

(Amounts in Euro)

	1/1/2020 - 31/12/2020	1/1/2019 - 31/12/2019
Current Income tax	341.980	529.636
Deferred tax	(16.646)	4.756
Total Income tax	**325.334**	**534.392**

According to the provisions of Article 22 of the Law 4646/2019, the tax rate for the profits acquired by legal entities is 24% for the income from 2019 and on.

According to IAS 12 "Income Taxes", it is stipulated that:

"Deferred tax assets and liabilities will be measured with the tax rates expected to be applied to the period during which the Asset or liability, taking into account the tax rates (and tax laws) established or substantially enacted, up to the balance sheet date".

Furthermore, the deferred tax liabilities recognized in the statement of financial position have been adjusted at the 31.12.2020, at the tax rates applicable in the years expected to be settled.

The deferred tax assets and liabilities may be offset, provided that it is permitted by the law and only when the deferred taxes regard the same tax authority. The offset amounts are:

	31/12/2020	31/12/2019
Deferred Tax Asset	11.890	-
Deferred Tax Liability	-	4.756
	11.890	**4.756**

The total change in deferred tax is presented to the table below

	31/12/2020	31/12/2019
Balance at the beginning of the period	4.756	-
Debit/ (Credit) amount on Income Statement	(16.646)	4.756
Balance at the end of the period	**(11.890)**	**4.756**

	31/12/2020	31/12/2019
Deferred Tax Asset/ Liability		
Balance at the beginning of the period	**(4.756)**	**-**
Depreciation of tangible assets	(1.735)	(4.792)
Right of use asset	3.336	(29.930)
Lease liability	(3.015)	29.965
Expected credit loss	18.059	-
Balance at the end of the period	**11.890**	**(4.756)**

For the year 2020, after offsetting the current income tax with the amount of interest tax and contractor tax withheld during the year, there is no amount payable.

(Amounts in Euro)

12. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The Financial Statements of the Company are fully consolidated to the Financial Statements of the parent company Independent Power Transmission Operator (IPTO SA). At 31/12/2020, IPTO SA owns 100% of the Company's share capital. The Company is indirectly controlled by Greek State through ADMIE HOLDINGS Inc. and DES ADMIE SA, which are controlled by Greek State. ADMIE HOLDINGS Inc. and DES ADMIE SA control 51% and 25% of the parent company's share capital, respectively. Below is the list of the affiliated companies of the Group:

Company	Relation
IPTO SA	Parent
GRID TELECOM SINGLE MEMBER SA	Affiliated
ENERGY EXCHANGE GROUP	Affiliated
SEleNe CC	Affiliated
ADMIE HOLDINGS INC	Affiliated
DES ADMIE SA	Affiliated
STATE GRID LTD	Affiliated

The Company's transactions with related parties have been carried out under normal market conditions and are analyzed below:

	31/12/2020	
Amounts in Euro	**Receivables**	**Liabilities**
IPTO SA	133.478.931	281.773
BoD fees	-	1.517
	133.478.931	**283.290**

	01/01/2020-31/12/2020	
Amounts in Euro	**Revenues**	**Expenses**
IPTO SA	109.395.879	292.499
BoD fees	-	65.056
	109.395.879	**357.554**

13. TANGIBLE ASSETS AND RIGHT OF USE ASSET

	Right of Use Asset	Machinery and Other Equipment	Total
Book value at 01/01/2019	-	-	-
Additions (except from finance lease)	-	20.094	**20.094**
Additions (finance lease)	133.022	-	**133.022**
Book value at 31/12/2019	**133.022**	**20.094**	**153.115**

(Amounts in Euro)

Book value at 01/01/2020	**133.022**	**20.094**	**153.115**
Additions (except from finance lease)	**-**	10.859	**10.859**
Additions (finance lease)	23.046	**-**	**23.046**
Book value at 31/12/2020	**156.067**	**30.953**	**187.020**
Accumulated depreciation at 01/01/2019	-	-	**-**
Additions (except from finance lease)	-	(129)	**(129)**
Additions (finance lease)	(8.314)	-	**(8.314)**
Accumulated depreciation at 31/12/2019	**(8.314)**	**(129)**	**(8.442)**
Accumulated depreciation at 01/01/2020	**(8.314)**	**(129)**	**(8.442)**
Additions (except from finance lease)	**-**	(5.611)	**(5.611)**
Additions (finance lease)	(36.946)	-	**(36.946)**
Accumulated depreciation at 31/12/2020	**(45.260)**	**(5.740)**	**(50.999)**
Net book value (except from finance lease)	-	19.965	**19.965**
Net book value (finance lease)	124.708	-	**124.708**
Net book value at 31/12/2019	**124.708**	**19.965**	**144.673**
Net book value (except from finance lease)	-	25.213	**25.213**
Net book value (finance lease)	110.808	-	**110.808**
Net book value at 31/12/2020	**110.808**	**25.213**	**136.021**

14. INTANGIBLE ASSETS

	Software
Book value at 01/01/2019	-
Additions	-
Book value at 31/12/2019	**-**
Book value at 01/01/2020	-
Additions	81.437
Book value at 31/12/2020	**81.437**
Accumulated depreciation at 01/01/2019	-
Additions	-
Accumulated depreciation at 31/12/2019	**-**
Accumulated depreciation at 01/01/2020	-
Additions	(8.873)
Accumulated depreciation at 31/12/2020	**(8.873)**
Net book value at 31/12/2019	**-**
Net book value at 31/12/2020	**72.564**

(Amounts in Euro)

15. SHORT TERM RECEIVABLES

Long-term receivables include part of the borrowing cost with a domestic financial institution. The first part was paid on the date of approval of loan terms (term sheet) , and the second on the date of signature of the loan agreement that took place on 01.07.2020.

16. FINANCE LEASES

According to IFRS 16, rents paid by the Company for the lease of its offices at 89 Dyrrachiou str., 104 43, Athens and 1 Konstantinoupoleos Avenue, 152 32, Peristeri, are finance leases with lease term three and four years respectively. The monthly rent of the registered office at 89 Dyrrachiou str, starts on 24/04/2020 and amounts to Euro 90, and the rent of the offices on 1 Konstantinoupoleos Avenue starts on 01/10/2019,and amounts to Euro 2.937. On 01/07/2020, the rent of the offices on 1 Konstantinoupoleos Avenue was modified by expanding space and at the same time increasing rent by Euro 525.

Lease Liabilities

-	31/12/2020	31/12/2019
Long-term lease Liabilities	72.494	92.919
Short-term lease Liabilities	39.799	31.935
Total	**112.294**	**124.854**

<u>The maturity dates of long-term receivables are as follows:</u>

Amounts in Euro	31/12/2020	31/12/2019
Among 1 and 2 years	41.010	32.906
Among 2 and 5 years	31.484	60.013
Over 5 years	-	-
Total	**72.494**	**92.919**

The current value of finance lease liabilities is:

Amounts in Euro	31/12/2020	31/12/2019
Among 1 and 2 years	39.799	31.935
Among 2 and 5 years	72.494	92.919
Over 5 years	-	-
Total	**112.294**	**124.854**

<u>Leases</u>
Amounts in Euro

Lease Liabilities	31/12/2020	31/12/2019
Up to 1 year	42.624	35.244
Among 1 and 5 years	74.502	96.921
Over 5 years	-	-
Total	**117.126**	**132.165**
Minus: Future finance expenses from Leasing	(4.832)	(7.311)
Present value of Lease Liabilities	**112.294**	**124.854**

(Amounts in Euro)

17. CONTRACT ASSET- RECEIVABLES FROM CONSTRUCTION SERVICES

This item includes receivables from construction services, which are formed based on the Company's revenue for the construction part, according to the concession agreement with the parent company IPTO SA, signed on 10/04/2020. Specifically, these revenues for 2020 amounted to Euro 107.821.135 and are related to the reinvoicing of construction costs, of contractors' fees and project monitoring and management costs. The relevant revenue for 2019 amounted to Euro 788.583.

The amount of Euro 105.254.921 arises taking into account the deductions provided by applicable law for invoices issued up to the date of preparation of the Financial Statements.

18. TRADE RECEIVABLES

	31/12/2020	31/12/2019
Trade receivables	976.658	-
Advances to suppliers	16.426.798	-
Total	**17.403.456**	**-**

Trade receivables include receivables from the parent Company, regarding the invoicing based on the concession agreement signed with the parent company IPTO SA at 10/04/2020.

Moreover, the item “trade receivables” includes the advances given to project contractors as defined by their contracts.

19. OTHER RECEIVABLES

	31/12/2020	31/12/2019
V.A.T receivable	138.898	158.090
Other receivables	105	-
Receivables from Tax authorities	2.921.181	-
Total	**3.060.183**	**158.090**

In the Financial Statements of 31/12/2020, the tax payable amount has been offset with the already withheld tax on interest and contractors amounts. For 2019, this offset results in tax payable and is reflected in the item "Income Tax Payable", while for 2020, the amount of deductions exceeds the amount of tax, resulting in a relevant receivable which is reflected in the item "Receivables from Tax authorities ".

20. CASH AND CASH EQUIVALENTS

	31/12/2020	31/12/2019
Demand deposits	85.669.304	160.738.527
Time deposits	-	40.000.000
Total	**85.669.304**	**200.738.527**

The total amount of cash is in Euro, deposited in Eurobank, National Bank of Greece, Piraeus Bank and Alpha Bank. There are no commitments on them.

21. ACCRUED INCOME

Accrued income includes the revenue amount of Euro 1.574.745 (2019: Euro 797.572), as it occurs from the concession agreement signed with the parent company IPTO SA. It is related with the Company's right to the regulated revenue of IPTO SA, for the amount regarding the specific project. Specifically, it is the revenue for the provided services. The revenue has increased significantly compared to the previous year due to the increase in project ratio with which the relevant revenue is calculated.

The remaining amount of Euro 38.921,28 concerns accrued interest related to the advances given to the contractors.

22. SHARE CAPITAL

The Company's share capital amounts to two hundred million euros, divided into two million ordinary shares of one hundred euros each. The share capital is fully paid.

Dividends

According to the provisions of Greek commercial law, companies are obliged to distribute dividends each year corresponding to at least 35% of the profits after taxes and after deduction for the formation of the statutory reserve and Other credit allocations in the statement of results, which are not initiated from realized profits. The non-dividend distribution is possible by a decision of the shareholders ' assembly, in which shareholders representing half (1/2) of the paid-up capital are present or represented, and obtained by a majority of eighty per cent (80%). Represented in the capital Assembly.

In addition, the Greek commercial legislation requires that certain conditions be met for the distribution of dividends. In particular, any distribution to shareholders is prohibited if, on the expiry date of the last use, the total equity of the company (net position), as specified in the law, is or, after such distribution, will be lower than the amount of the capital, plus:

(a) the reserves, the distribution of which is prohibited by law or the statutes,

(b) Other credit lines of equity which may not be distributed, and

(c) the amounts of credit Income statement, which do not constitute realized profits.

The amount of the capital shall be reduced by the amount of capital covered but not paid, when the latter does not appear on the assets of the balance sheet. The Company's Board of Directors approved the Financial Statements for the year 2020 on March 19, 2021 and proposed to the Ordinary General Meeting of Shareholders not to distribute any dividend for the year.

23. LEGAL RESERVE

According to the Greek trade legislation, each year one twentieth (1/20) of at least the net profits for the formation of a regular reserve are deducted. The deduction for reserve formation ceases to be obligatory, as soon as one third (1/3) of the capital is reached. The regular reserve shall be used exclusively before any dividend is distributed to the equation of any debit balance of the income statement. Within 2020, the Company formed the statutory reserve amount of Euro 51.156. Therefore, the regular reserve amounts to Euro 149.157, as at 31/12/2020.

24. OTHER LONG-TERM LIABILITIES

Other long-term liabilities include retained Performance Guarantees of the contractor's, arising from the project contracts signed between the Company and the contractors.

(Amounts in Euro)

25. TRADE AND OTHER SHORT-TERM LIABILITIES

	31/12/2020	31/12/2019
Trade and other payables	31.277.671	187.168
Payables - Related parties (Note 12)	170.997	40.956
Accrued expenses	110.758	30.211
Social security and other taxes	1.037.745	55.108
Total	**32.597.171**	**313.443**

26. TRADE LONG-TERM LIABILITIES

Long-term receivables include receivables from the parent company, which concern the part of VAT of all invoices that have been issued as at 31.12.2020, based on the concession agreement signed with the parent company IPTO SA at 10/04/2020, reduced by the relevant expected credit loss.

27. COMMITMENTS AND CONTIGENT LIABILITIES

The Company has not been audited by the Tax Authorities for the years 2018, 2019 and 2020, however, it is subject to tax audit by the Certified Public Accountants, according to the provisions of article 65A of the Law 4174 / 2013, as amended by the Article 37 of the Law 4646/2019 and is effective. The tax audit for 2019 was completed on October 2020 and the relevant tax certificate was granted. The tax audit for 2020 is ongoing and the relevant tax certificate will be issued after the publication of Financial Statements of the year 2020. Management estimates that any additional tax liabilities that may arise until the completion of tax audit will have immaterial impact to the Financial Statements.

The Management estimates that there will be no significant impact on the tax liabilities of the Company as a result of a possible audit by the tax authorities.

There are no commitments and no further disclosure obligations.

28. CONTINGENT ASSETS

The Company does not recognize any contingent assets.

29. SUBSEQUENT EVENTS

The continuation of the restrictive measures due to the Covid-19 pandemic continues to alert the Company and the Group, extending the validity of the measures taken by the Group to address and mitigate potential impacts. At the same time, the Company is in constant communication with the contractors of the project to mitigate the impact of Covid-19 on the execution of the contracts, by submitting reports of the measures taken by the contractors on a monthly basis.

There are no subsequent events beyond those already disclosed in the above notes that require disclosure or adjustment of the attached Financial Statements.