ORILINA PROPERTIES REAL ESTATE

INVESTMENT COMPANY

"ORILINA PROPERTIES R.E.I.C."

INTERIM FINANCIAL REPORT

(REPORTING PERIOD 1/1/2023 - 30/6/2023)

In accordance with article 5 of L. 3556/30.04.2007

[Translation from the Greek original document; in case of discrepancy the Greek version prevails]

CONTENTS

STATEMENTS OF THE BOARD OF DIRECTORS

(article 5 par. 6 of Law 3556/2007)

We declare that, to the best of our knowledge, the Condensed Interim Consolidated and Separate Financial Information for the period ended June 30, 2023, has been prepared in accordance with International Financial Reporting Standards (IAS 34), as adopted by the European Union and present a true and fair record of the consolidated and separate items of the Statement of Financial Position, Income Statement, Statement of Changes in Equity and Statement of Cash Flows of **"ORILINA PROPERTIES R.E.I.C.**", as well as the companies that are included in the consolidation taken together as a whole, in accordance with paragraphs 3 to 5 of article 5 of L. 3556/2007.

We also declare that, to our knowledge, the Interim Report of the Board of Directors truthfully presents the progress, performance, and financial position of **"ORILINA PROPERTIES R.E.I.C."** and of the Group, including a description of the most significant risks and uncertainties that they face, as required by paragraph 6 of article 5 of L. 3556/2007.

Athens, 03rd of August 2023

The undersigned

The Chairman of the Board	**The Managing Director**	**The Vice-Chairman of the Board**
Stylianos Zavos **ID No. AK 558124**	**Marios Apostolinas** **ID No. 024492**	**Naouma Tzika** **ID No. AN 218946**

INTERIM REPORT OF THE BOARD OF DIRECTORS ON THE CONDENSED INTERIM CONSOLIDATED AND SEPARATE FINANCIAL INFORMATION FOR THE PERIOD ENDED ON THE 30TH OF JUNE 2022 (IN ACCORDANCE WITH ARTICLE 5, PAR. 6 OF L. 3556/2007)

(according to article 5 par. 6 of Law 3556/2007)

This Management Report of the Board of Directors (hereinafter the "Report") of the Company "ORILINA PROPERTIES REAL ESTATE INVESTMENT COMPANY" (hereinafter the "Company" and/or the "Group"), refers to the period from 1.1 to 30.6.2023. The Report has been prepared in accordance with the relevant provisions of Codified Law 4548/2018 as in force, paragraph 6 of article 5 of Law 3556/2007 and decisions 1/434/3.7.2007 and 7/448/11.10.2007 of the Hellenic Capital Market Commission.

The interim Financial Report of the Board of Directors is included in its entirety together with the Condensed Interim Consolidated and Separate Financial Information and the other data required by law relating to the period ended June 30, 2023.

FINANCIAL POSITION OF THE COMPANY AND THE GROUP

Real Estate Investments

On 30.06.2023, the investment portfolio of the Company's properties included 13 properties in addition to 80% of the shares of the company "LIMAR S.A." which as of 24.06.2022 is part of the Group and is consolidated in the financial statements. In total, on 30.06.2023, the Group owned 16 properties, of which 15 are investment properties and one is own-used.

The fair values of the investment properties and the cost of the properties that are classified as Inventory, as calculated by a Certified Appraiser, have increased in 2023, with their total value on 30.06.2023 reaching 130.638 thousand euros for the Group, while for the Company they amounted to 122.961 thousand euros. The Group, in the context of assessing a possible impairment, proceeded to an estimate of the fair value and the own-used property, which on 30.06.2023 amounts to 1.550 thousand euros, whereas its book value on the same date amounts to 1.544 thousand euros.

The Group continues to maintain high rent collectability with a very low percentage of doubtful accounts, which characterizes the quality of its profits as high.

Cash reserves - Borrowing

The cash reserves of the Group and the Company on 30.06.2023 amounted to 6.933 thousand euros and 6.298 thousand euros respectively, compared to 20.764 thousand euros and 20.610 thousand euros respectively on 31.12.2022.

On 14.12.2022, the Company entered into a Common Bond Loan Issuance Program, with a total nominal value of up to € 50.000 thousand, with a seven-year maturity. On 7.06.2023 the Company proceeded with the 1st issue of an amount of 7.500 thousand euros.

Rental income

The Group's rental income on 30.06.2023, amounted to 3.000 thousand euros (First Half 2022: 2.730 thousand euros) and to 3.000 thousand euros for the Company (First Half 2022: 2.302 thousand euros), significantly increased compared to the previous year.

The income statement of the Company for the first half of 2023 includes the activities of Orilina Properties and Orilina SA (absorbed through a merger in October 2022). Therefore, for the Company the financial figures for the current period are not directly comparable with the previous period.

Specifically, in the comparative period of the first half of 2022, in the corporate income statement, the line item "Rental income" does not include an amount of 430 thousand euros related to rents earned by Orilina SA during that period.

The gains from the revaluation of the investment properties at fair value on 30.06.2023 amounted to € 2.189 thousand for the Group (First Half 2022 € 2.063 thousand) and to € 2.062 thousand for the Company (First Half 2022: € 1.745 thousand).

Operating Results

The Group's operating results for the period up to 30.06.2023 amounted to profits of € 4.200 thousand (H1 2022: € 4.705 thousand), while those of the Company amounted to profits of € 4.117 thousand (H1 2022: € 3.351 thousand).

Investment Tax

The Group's investment tax for the period 01.01.2023 - 30.06.2023 amounted to 276 thousand euros, (First Half 2022: 60 thousand euros), bringing Profit after Tax to 3.831 thousand euros (First Half 2022: 4.600 thousand euros). Respectively, for the Company the tax amounted to 259 thousand euros (First Half 2022: 50 thousand euros), bringing the Profit after Tax to 3.764 thousand euros (First Half 2022: 3.257 thousand euros).

Basic Ratios

The Group's management evaluates its results and performance, identifying deviations from targets and taking corrective measures. The Group's profitability is evaluated using the following indicators, described as follows:

	30.06.2023	31.12.2022
Current Ratio		
Current Assets to Current Liabilities	3,5	22,7

Funds from Operations (amounts in thousands of €)

	30.06.2023	30.06.2022
Profit after tax	3.831	4.600
Less: Earnings from acquisition of subsidiary		(722)
Less: Gains from revaluation of investment properties at fair value	(2.189)	(2.063)
Plus: Depreciation and amortization	37	9
Plus: Net financial income/expense	94	45
Funds From Operations (F.F.O.):	**1.772**	**1.869**

Share Information (amounts in €)	30.06.2023	31.12.2022
Net Asset Value of the Share:	1,164	1,167

Significant events during the first half of 2023

The Company made a number of significant acquisitions of new properties in the period ended June 30, 2023. More specifically:

- On 16.02.2023 the Company purchased from its subsidiary LIMAR SA, the plots numbered 544, 606Γ and 606Δ for 507 thousand euros.
- On 19.06.2023 the Company purchased surface rights on a plot of 22.795 sqm in the Hellenikon Metropolitan Park at a price of 24.071 thousand euros.

Events after the reporting period

- On 12.07.2023 the Company purchased surface rights on a plot of 24.553 sqm in the Hellenikon Metropolitan Park at a price of 2.038 thousand euros.

There are no further material events beyond the date of the corporate and consolidated statement of financial position.

Branches

The Group's companies have no branches as at 30.06.2023.

Treasury shares

Both the Group and the Company do not hold any treasury shares on 30.06.2023.

Research and development

Apart from the activity in the real estate market, the Group and the Company do not perform any research and development activities.

EMPLOYMENT MATTERS

The Group and the Company employed 7 persons on 30.06.2023.

DEVELOPMENTS AND PROSPECTS FOR THE SECOND HALF OF 2023

2023 was a peculiar year, as inflationary pressures due to the geopolitical turmoil of 2022 stabilized and at the same time a GDP growth of 2.2% is achieved, according to the latest OECD estimates.

The CPI showed an increase of 1,8% during the period June 2022 – June 2023. mainly due to the explosive increase of international energy and food prices. The Company nevertheless manages to keep its costs low. At the same time, it benefits significantly from the increase in rents, since existing leases provide inflationary coverage and there is an exemption from the rent adjustment ceiling (3%) of the Ministry of Development.

Food stores and the office sector, which are the main part of the Group’s portfolio, demonstrated remarkable levels of resilience in terms of rental values, occupancy and investment returns, which was positively reflected in the results of the revaluation of the investment properties to fair value. The Company's built properties are fully leased at a 93% percentage and there are no delays in rent collections. The annual programs of repairs, maintenance and energy upgrades are carried out continuously and contribute to customer satisfaction.

The Company analyzes every new element, both in the real estate market and at macroeconomic level, in order to re-evaluate its investment plans and redefine its business strategy. Orilina Properties REIC takes into account the large increase in the cost of construction and development of real estate, when evaluating all proposed new ventures.

In addition, and in the context of the obligations arising from Law 2778/1999, the Company will proceed with the listing of its shares on the Athens Stock Exchange within the second half of 2023.

Going concern

There is no doubt about the Group's ability to continue its activities as a going concern. The Company has strong capital adequacy, with the balance of available funds in current accounts approaching € 7 million on 30.06.2023 as well as significant profitability on an annual basis with no signs of change in the foreseeable future.

Significant risks faced by the Group

Financial risk factors

The Group is exposed to certain financial risks such as market risk (foreign exchange risk, price risk and cash flow risk from changes in interest rates), credit risk and liquidity risk.

Financial risks relate to the following financial instruments: trade and other receivables, cash and cash equivalents, lease liabilities, trade and other payables. The accounting principles relating to the above financial instruments are described in note 2 of the Financial Statements.

(a) Market risk

i) Foreign exchange risk: The Group is not exposed to this risk, due to the fact that the degree of exposure is limited and only concerns JPY deposits amounting to 89.6 million Yen (570 thousand Euros).

ii) Price risk: The Group is exposed to risk from price changes such as real estate price risk, as well as real estate rental risk. The Group addresses this risk through careful selection and thorough examination of its investment properties and tenants-clients, as well as with contracts that include annual adjustment clauses based on the Consumer Price Index.

iii) Cash flow risk and risk of changes in fair value due to changes in interest rates: The Group has significant interest assets that include sight deposits and sometimes bank time deposits. The Group has significant cash flows, which exceed the Company's operating costs and there is no significant risk in this area.

(b) Credit risk
Credit risk arises from deposits in banks, as well as from customer credits.

Trade receivables
For trade receivables, the Group applies the simplified approach allowed by IFRS 9. Based on this approach, the Group recognizes expected lifetime losses throughout the life of its commercial receivables.

The Group has credit risk concentrations in relation to rental receivables arising from real estate rental contracts. If customers have a credit rating, then that rating shall be used. If there is no credit assessment, then a check of the client's creditworthiness is carried out, taking into account his financial situation, previous experience as well as other factors. Individualized credit lines are determined based on internal or external evaluations and in accordance with limits approved by management. The implementation of credit lines is monitored on a frequent basis.

No case of exceeding the limit was observed during the period. Consequently, the risk of bad debts is considered to be very limited.

Cash reserves
Regarding the credit risk arising from cash reserves, it should be noted that the Group cooperates only with financial institutions that have a high credit rating.

(c) Liquidity risk

Prudent liquidity risk management implies sufficient cash and the ability to raise capital. The effective treasury management, the sound financial structure and the careful selection of investment moves ensures the necessary liquidity for the operations of the Group in a timely manner.

(d) Risk of interest rate fluctuations

Interest rate volatility risk is the possibility that the fair value of a financial instrument's future cash flows will fluctuate due to changes in market interest rates.

The Group and the Company hedge this risk by ensuring adequate cash inflows through annual rent adjustments.

Capital risk management

The Group's objectives regarding capital risk management are:

- ensuring its ability to continue in business as a going concern with a view to generating satisfactory returns for shareholders and benefits for other stakeholders;
- maintaining an optimal capital structure to reduce the cost of capital, as well as
- complying with Law 2778/1999.

Any increase in the Group's real estate portfolio can be covered either by borrowing within the framework set by Law 2778/1999, as in force, or by a share capital increase.

Related party transactions

All transactions to and from related parties are carried out on normal market terms.

On 16.02.2023 the Company purchased from its subsidiary LIMAR SA, the plots with numbers 544, 606Γ and 606Δ for a price of 507 thousand euros

Transactions with related parties also include any transactions with BoD members. The total remuneration of the Board of Directors as well as those of the other members of the Management and other executives amounts to 371 thousand euros. Apart from the above, there are no other related party transactions.

Profit distribution

On 15.03.2023, the General Meeting of Shareholders approved the distribution of a dividend from 2022 profits amounting to 3.668 thousand euros and a dividend of 400 thousand euros from profits of previous years, which were paid on 17.03.2023.

For the Board of Directors
Athens, 3rd of August 2023

The undersigned

The Chairman of the Board	The Managing Director
Stylianos Zavvos	**Marios Apostolinas**
ID No. AK 558124	**ID No. AN 024492**

CONDENSED INTERIM FINANCIAL INFORMATION

IN ACCORDANCE WITH INTERNATIONAL FINANCIAL REPORTING STANDARDS AS ADOPTED BY THE EUROPEAN UNION

PERIOD 1ST OF JANUARY 2023 – 30TH OF JUNE 2023 FOR THE GROUP AND THE COMPANY

ORILINA PROPERTIES R.E.I.C.

CONSOLIDATED AND SEPARATE STATEMENT OF FINANCIAL POSITION

		Group		Company	
	Note	**30.06.2023**	**31.12.2022**	**30.06.2023**	**31.12.2022**
ASSETS					
Non-current assets					
Property, plant and equipment		1.683.860	2.030.081	1.679.967	2.028.158
Investment Property	5	103.062.437	99.730.000	95.385.437	91.635.000
Investments in subsidiaries	6		-	5.899.158	5.899.158
Other long-term receivables	8	17.295	17.294	17.295	17.296
		104.763.591	**101.777.375**	**102.981.856**	**99.579.612**
Current assets					
Trade receivables	9	183.671	349.800	183.671	349.800
Inventory	7	27.575.084	-	27.575.084	-
Other receivables	8	876.269	1.637.150	848.494	1.626.500
Cash and cash equivalents	10	6.932.819	20.764.338	6.298.473	20.610.210
		35.567.843	**22.751.288**	**34.905.721**	**22.586.510**
TOTAL ASSETS		**140.331.434**	**124.528.663**	**137.887.578**	**122.166.122**
EQUITY					
Equity	11	105.000.000	105.000.000	105.000.000	105.000.000
Statutory reserve		245.212	245.212	245.212	245.212
Fair value reserves		17.698	17.698	17.698	17.698
Non-controlling interest		1.662.812	1.649.547	-	-
Retained Earnings		15.293.420	15.573.899	14.538.136	14.871.683
Total equity		**122.219.142**	**122.486.356**	**119.801.046**	**120.134.593**
LIABILITIES					
Long-term liabilities					
Borrowing	13	7.218.750	-	7.218.750	-
Other long-term liabilities	12	777.893	1.043.872	777.893	1.043.872
		7.996.643	**1.043.872**	**7.996.643**	**1.043.872**
Current liabilities					
Trade and other payables	14	9.632.531	885.564	9.623.655	874.786
Short-term part of long-term borrowing	13	207.178	-	207.178	-
Current tax Liabilities		276.120	112.871	259.057	112.871
		10.115.649	**998.435**	**10.089.889**	**987.657**
Total liabilities		**18.112.292**	**2.042.307**	**18.086.582**	**2.031.529**
TOTAL EQUITY AND LIABILITIES		**140.331.434**	**124.528.663**	**137.887.578**	**122.166.122**

CONSOLIDATED AND SEPARATE STATEMENT OF COMPREHENSIVE INCOME

		Group		Company	
	Note	**01.01.2023 - 30.06.2023**	**01.01.2022 - 30.06.2022**	**01.01.2023 - 30.06.2023**	**01.01.2022 - 30.06.2022**
Rental income	15	3.000.035	2.729.621	3.000.935	2.301.938
Gain from the sale of investment properties		3.399	-	-	-
Total Revenue		**3.003.434**	**2.729.621**	**3.000.935**	**2.301.938**
Other income		-	27.345	-	27.345
(Loss) / Gain from fair value adjustments of investment property	5	2.188.961	2.063.427	2.061.940	1.745.299
Gain from the acquisition of subsidiaries		-	722.308	-	-
Expenses directly related to investment property		-322.768	-349.359	-289.552	-272.931
Personnel expenses		-288.639	-234.330	-288.639	-234.330
Other operating expenses		-269.804	-239.853	-255.825	-205.847
Depreciation and amortization		-36.716	-8.855	-36.548	-4.563
Provisions for the period		-60.153	-	-60.153	-
Other expenses		-14.033	-5.464	-14.933	-5.464
Operating profit		**4.200.282**	**4.704.841**	**4.117.225**	**3.351.447**
Finance income		29.760	118	29.760	-
Finance expense		-123.593	-45.178	-123.525	-44.888
Profit before tax		**4.106.450**	**4.659.781**	**4.023.460**	**3.306.559**
Tax		-275.714	-60.061	-259.057	-50.058
Profit after tax		**3.830.736**	**4.599.720**	**3.764.404**	**3.256.502**
Other comprehensive income					
Items that will not be subsequently transferred to profit and loss					
Revaluation of property, plant and equipment		-	8.625	-	-
Total comprehensive income / (loss) after tax		**3.830.736**	**4.608.345**	**3.764.404**	**3.256.502**
Earnings per share attributed to shareholders (in €)					
Basic	18	**0,0364**	**0,0438**	**0,0359**	**0,0310**
Attributable to:					
Shareholders of the Company		3.817.469	4.608.345		
Shareholders of non-controlling interest		13.266	-		

The notes form an integral part of this Consolidated and Separate Financial Information

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY

	Equity	Fair value reserve	Statutory reserve	Retained Earnings	Non-controlling Interest	Total Equity
Opening balance on the 1st of January 2022	**105.000.000**	**10.159**	**230.065**	**9.929.792**	**-**	**115.170.016**
Profit after tax	-	-	-	4.599.720	-	4.599.720
Other comprehensive income	-	8.625	-	-	-	8.625
Amount set aside for Statutory Reserve	-	-	15.147	-15.147	-	-
Transfer of excess depreciation from fair value adjustments to retained earnings	-	-1.085	-	1.085	-	-
Acquisition of subsidiary	-	-	-	-	1.655.367	1.655.367
Balance on the 30th of June 2022	**105.000.000**	**17.698**	**245.212**	**14.515.450**	**1.655.367**	**121.433.727**
Opening balance on the 1st of January 2023	**105.000.000**	**17.698**	**245.212**	**15.573.901**	**1.649.546**	**122.486.357**
Profit after tax	-	-	-	3.817.469	13.266	3.830.736
Dividend for the fiscal year 2022	-	-	-	-4.067.950	-	-4.067.950
Costs of listing to the Hellenic Exchange	-	-	-	-30.000	-	-30.000
Balance on the 30th of June 2023	**105.000.000**	**17.698**	**245.212**	**15.293.420**	**1.662.812**	**122.219.142**

The notes are an integral part of this Consolidated and Separate Financial Information

SEPARATE STATEMENT OF CHANGES IN EQUITY

	Equity	Fair value reserve	Statutory reserve	Retained Earnings	Total Equity
Opening balance on the 1st of January 2022	**105.000.000**	**-**	**-**	**4.797.893**	**109.797.893**
Profit after tax	-	-	-	3.256.502	3.256.502
Balance on the 30th of June 2022	**105.000.000**	**-**	**-**	**8.054.394**	**113.054.394**
Opening balance on the 1st of January 2023	**105.000.000**	**17.698**	**245.212**	**14.871.683**	**120.134.592**
Profit after tax	-	-	-	3.764.404	3.764.404
Dividend for the fiscal year 2022	-	-	-	-4.067.950	-4.067.950
Costs of listing to the Hellenic Exchange	-	-	-	-30.000	-30.000
Balance on the 30th of June 2023	**105.000.000**	**17.698**	**245.212**	**14.538.137**	**119.801.046**

The notes form an integral part of this Consolidated and Separate Financial Information

CONSOLIDATED AND SEPARATE STAMENT OF CASH FLOWS

		Group		Company	
	Note	01.01.2023 - 30.06.2023	01.01.2022 - 30.06.2022	01.01.2023 - 30.06.2023	01.01.2022 - 30.06.2022
Cash flows from Operating Activities					
Profit before tax		4.106.450	4.659.781	4.023.460	3.306.559
Plus / less adjustments for:					
Depreciation and amortization		36.716	8.855	36.548	4.563
Gain from the acquisition of subsidiary		-	-722.308	-	-
Provisions for the period		60.153	-	60.153	-
(Gain) / Loss from fair value adjustments of investment property	5	-2.188.961	-2.063.427	-2.061.940	-1.745.299
Interest income		-29.760	-118	-29.760	-
Interest expense and other similar expenses		146.509	5.688	146.509	5.398
Decrease / (increase) in receivables		-536.018	-1.535.471	-536.018	-1.550.769
Increase / (decrease) in payables (excluding borrowing)		410.771	64.491	432.117	47.981
Less:					
Taxes paid		-112.464	-60.848	-112.871	-51.007
Net cash flows from operating activities		**1.893.396**	**356.642**	**1.958.199**	**17.428**
Cash Flow from Investing Activities					
Acquisition of PPE and intangible assets		-111.050	-47.961	-111.050	-46.994
Acquisition of investment property	5	-774.230	-4.744.701	-1.320.158	-4.744.701
Capital expenditure for investment property	5	-256.040	-271.871	-255.132	-
Inventory purchases		-17.919.770	-	-17.919.770	-
Acquisition of subsidiary shares (less cash and cash equivalents of subsidiary for the Group)		-	-5.701.776	-	-5.899.158
Interest received		29.760	118	29.760	-
Net cash flow from investing activities		**-19.031.329**	**-10.766.192**	**-19.576.350**	**-10.690.854**
Cash Flow from Financing Activities					
New borrowing		7.500.000	-	7.500.000	-
Interest paid		-31.886	-5.398	-31.886	-5.398
Loan Repayment		-93.750		-93.750	-
Dividend payment		-4.067.950	-	-4.067.950	-
Net cash flow from financing activities		**3.306.415**	**-5.398**	**3.306.415**	**-5.398**
Net increase / (decrease) in cash and cash equivalents		**-13.758.822**	**-10.415.238**	**-14.239.041**	**-10.678.825**
Cash and cash equivalents at the beginning of the period		**20.764.338**	**32.195.302**	**20.610.210**	**29.462.610**
Effect of exchange rate differences on cash		-72.696	-	-72.696	-
Cash and cash equivalents at the end of the period		**6.932.819**	**21.780.063**	**6.298.473**	**18.783.785**

NOTES ON THE CONDENCED INTERIM FINANCIAL INFORMATION

1. General information

This Condensed Interim Consolidated and Separate Financial Information includes the Se Financial Statements of "**ORILINA PROPERTIES Real Estate Investment Company"** (the "Company") and the Consolidated Financial Statements of the Company and its subsidiaries (the "Group") for the six-month period ended on June 30, 2023. The Group is engaged in the leasing of investment properties through operating leases, while the Company is registered as a Real Estate Investment Company of Law 2778/1999. As a Real Estate Investment Company (REIC), the Company is monitored by the Hellenic Capital Market Commission. The Company was founded on 14.12.2018 and is domiciled in Athens, Greece. The location of the Company's registered office is on 59' Vas. Sofias Ave., Athens (General Commerce Register No. 148547901000), Greece. The Company is owned (directly) by 100% by «OPH INVESTMENTS LP» domiciled in Jersey in the Anglo-Norwegian islands.

The Company has obtained a license as a Real Estate Investment Company from the Hellenic Capital Market Commission on the 16th of November 2018, with the decision of its Board No 5/831/06.11.2018.

According to Decision number 6/962/31.08.2022 of the Board of Directors of the Hellenic Capital Market Commission, permission was granted to extend the deadline for listing the company's shares on the Athens Stock Exchange until December 14, 2023.

The current Condensed Interim Financial Information was approved by the Board of Directors on the 30th of September 2022 and has been uploaded on the address www.orilina.com.

2. Summary of significant accounting policies

2.1 Basis for the preparation of the Financial Statements

This Condensed Interim Financial Information has been prepared in accordance with International Financial Reporting Standards (IFRS), and the IFRIC interpretations, as adopted by the European Union and applied in the Interim Financial Report (International Accounting Standard "IAS" 34). The amounts are in euro and are rounded to the closest unit, unless stated otherwise.

The accounting principles and calculation methods applied during the preparation of the Condensed Interim Consolidated and Separate Financial Information are consistent with those of the previous year and the corresponding interim period, with the exception of the adoption of the new standards and interpretations listed below. for accounting years beginning on or after 1 January 2023.

Real Estate Inventory

Properties constructed or held for sale in the ordinary course of the Group's business instead of being held for lease or investment are classified as real estate inventory and valued at the lower between the cost and the net realisable value (NRV). The inventory of real estate held for sale in the ordinary course of business mainly concern residential real estate that the Group develops and intends to sell before or after the completion of construction. The cost of inventories includes all purchase and processing costs and other costs incurred to bring inventories of real estate to its present location and condition. Real estate inventory are initially recorded at acquisition cost. The subsequent measurement shall be at the lower between the cost and the net realisable value. The net realisable value is the estimated selling price in the ordinary course of business of the enterprise, less any estimated costs necessary to make the sale. Write-offs and impairment losses are recognised as they occur and are recorded in the profit and loss statement. When real estate inventories are sold, their carrying amount is recognised as an expense in the period in which the related income was recognised. The carrying amount of inventories of immovable property recognised in profit or loss is determined by reference to the directly attributable costs incurred in respect of the property sold and by apportioning any other relevant costs on the basis of the relative size of the property sold.

Borrowing

Loan liabilities are initially recognised at fair value, less transaction costs. Subsequently, loan liabilities are valued at amortised cost.

Borrowing costs

Borrowing costs directly related to the acquisition, manufacture or production of fixed assets requiring a significant period of construction shall increase the cost of fixed assets until they are substantially ready for use or sale. Income earned from the temporary investment of the monies borrowed until they are used to finance the corresponding fixed assets shall be deducted from the borrowing costs that meet the capitalisation conditions. All other borrowing costs are recorded as financial expenses for the period in which they are incurred.

2.2 New standards, amendments and interpretations

Specific new standards, amendments to standards and interpretations have been issued, which are mandatory for accounting periods starting on or after 1.1.2023. The Group's assessment of the impact of the implementation of these new standards, amendments and interpretations is set out below.

Standards and Interpretations applicable for the current financial year

IAS 16 (Amendment) 'Property, plant and equipment – Income before intended use': The amendment prohibits an entity from deducting from the cost of an item property, plant and equipment any revenue that it receives from the sale of items produced while the entity is preparing the asset for its intended use. It shall also require entities to disclose separately the amounts of income and expenses associated with such items that are produced and are not the product of the entity's ordinary activities.

IAS 37 (Amendment) 'Onerous Contracts – Costs of Contract Fulfillment': The amendment clarifies that 'contract fulfilment costs' include the additional costs of fulfilling that contract and apportioning other costs directly related to the fulfilment of contracts. The amendment also clarifies that, before a separate provision is introduced for an onerous contract, an entity shall recognise any impairment loss that has accrued on assets that were used to fulfil the contract, and not in assets intended solely for that contract.

IFRS 3 (Amendment) 'Reference to the Conceptual Framework': The amendment updated the standard to refer to the 2018 Financial Reporting Conceptual Framework to determine what constitutes an asset or liability in a business combination. In addition, an exemption has been added for certain types of liabilities and contingent liabilities acquired in the context of a business combination. Finally, it is clarified that the buyer should not recognise contingent assets as defined in IAS 37 at the date of acquisition.

IFRS 16 (Amendment) "Covid-19 related rent concessions": The amendment extends the period of application of practical termination in relation to rental concessions by one year to cover lease concessions that reduce leases due only on or before June 30, 2022.

Annual improvements to IFRS 2018–2020 standards

IFRS 9 Financial Instruments: The amendment considers which fees should be included in the 10% criterion for derecognition of financial liabilities. The costs or fees could be paid either to third parties or to the lender. According to the amendment, costs or fees paid to third parties will not be included in the 10% criterion.

IFRS 16 Leases: The amendment removed the depiction of payments by the lessor for lease improvements in illustrative example 13 of the standard in order to remove any potential confusion about the treatment of lease incentives.

Standards and Interpretations applicable for subsequent periods

Some new standards and amendments to standards and interpretations apply for subsequent periods and have not been applied in the preparation of these consolidated and separate financial statements. The Group is currently investigating the impact of new standards and amendments to its financial statements.

IAS 1 (Amendments) "Presentation of Financial Statements" and IFRS Practical Statement 2 "Disclosure of Accounting Policies" (applies to annual periods beginning on or after 1 January 2023): The amendments require companies to disclose their material accounting policy information and provide guidance on how to apply the concept of materiality to accounting policy disclosures.

IAS 1 (Amendment) "Classification of liabilities as current or non-current" (applies to 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 existing at the end of the reporting period. The classification is not affected by the entity's expectations or events after the reporting date. The amendment clarifies also what IAS 1 means when it refers to the 'settlement' of a liability. The amendment has not yet been adopted by the EU.

IAS 8 (Amendments) "Accounting Policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates" (applies to annual periods beginning on or after 1 January 2023): The amendments clarify how companies should distinguish between changes in accounting policies and changes in accounting estimates.

IAS 12 (Amendments) Deferred tax related to assets and liabilities arising from a single transaction (applies to annual periods beginning on or after 1 January 2023): The amendments require companies to recognise deferred tax on transactions that, at initial recognition, result in equal amounts of taxable and deductible temporary differences. This is usually true for transactions such as leases for lessee and decommissioning obligations. The amendments have not yet been adopted by the EU.

IFRS 17 Insurance Contracts and Amendments to IFRS 17 (applies to annual periods beginning on or after 1 January 2023): IFRS 17 was issued in May 2017 and, together with the amendments to IFRS 17 issued in June 2020, replaces IFRS 4. IFRS 17 establishes principles for 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 policies to be accounted for in a consistent manner. Insurance liabilities will be accounted for at current values instead of historical costs.

IFRS 17 (Amendment) "Initial Application of IFRS 17 and IFRS 9 – Comparative Information" (applies to annual periods beginning on or after 1 January 2023): The amendment is a transitional option regarding comparative information about financial assets presented at the initial application of IFRS 17. The amendment aims to help entities avoid temporary accounting mismatches between financial assets and insurance contract liabilities and thereby improve the usefulness of comparative information for users of financial statements. The amendment has not yet been adopted by the EU.

2.3 Going concern

There is no doubt about the Group's ability to continue its activities as a going concern. The Company has strong capital adequacy, with the balance of available funds in current accounts approaching € 7 million on 30.06.2023 as well as significant profitability on an annual basis with no signs of change in the foreseeable future.

3. Financial Risk Management

3.1 Financial risk factors

The Group is exposed to certain financial risks such as market risk (foreign exchange risk, price risk and cash flow risk from changes in interest rates), credit risk and liquidity risk. Financial risks relate to the following financial instruments: trade and other receivables, cash and cash equivalents, lease liabilities, trade and other payables. The accounting principles relating to the above financial instruments are consistent with those of the preceding financial year.

Risk management is carried out by the Group's management and focuses mainly on the identification and assessment of financial risks such as: market risk, credit risk and liquidity risk.

(a) Market risk

(i) Foreign exchange risk: The Group is not exposed to this risk, due to the fact that the degree of exposure is limited and only concerns JPY deposits amounting to 89.6 million Yen (570 thousand Euros).

ii) Price risk: The Group is exposed to risk from price changes such as real estate price risk, as well as real estate rental risk. The Group addresses this risk through careful selection and thorough examination of its investment properties and tenants-clients, as well as with contracts that include annual adjustment clauses based on the Consumer Price Index.

iii) Cash flow risk and risk of changes in fair value due to changes in interest rates: The Group has significant interest assets that include sight deposits and sometimes bank time deposits. The Group has significant cash flows, which exceed the Company's operating costs and there is no significant risk in this area.

(b) Credit risk
Credit risk arises from deposits in banks, as well as from customer credits.

Trade receivables
For trade receivables, the Group applies the simplified approach allowed by IFRS 9. Based on this approach, the Group recognizes expected lifetime losses throughout the life of its commercial receivables.

The Group has credit risk concentrations in relation to rental receivables arising from real estate rental contracts. If customers have a credit rating, then that rating shall be used. If there is no credit assessment, then a check of the client's creditworthiness is carried out, taking into account his financial situation, previous experience as well as other factors. Individualized credit lines are determined based on internal or external evaluations and in accordance with limits approved by management. The implementation of credit lines is monitored on a frequent basis.

No case of exceeding the limit was observed during the period. Consequently, the risk of bad debts is considered to be very limited.

Cash reserves
Regarding the credit risk arising from cash reserves, it should be noted that the Group cooperates only with financial institutions that have a high credit rating.

(c) Liquidity risk

Prudent liquidity risk management implies sufficient cash and the ability to raise capital. The effective treasury management, the sound financial structure and the careful selection of investment moves ensures the necessary liquidity for the operations of the Group in a timely manner.

(d) Risk of interest rate fluctuations

Interest rate volatility risk is the possibility that the fair value of a financial instrument's future cash flows will fluctuate due to changes in market interest rates.

The Group and the Company hedge this risk by ensuring adequate cash inflows through annual rent adjustments.

Capital risk management

The Group's objectives regarding capital risk management are:

- ensuring its ability to continue in business as a going concern with a view to generating satisfactory returns for shareholders and benefits for other stakeholders;
- maintaining an optimal capital structure to reduce the cost of capital, as well as
- complying with Law 2778/1999.

Any increase in the Group's real estate portfolio can be covered either by borrowing within the framework set by Law 2778/1999, as in force, or by a share capital increase.

3.3 Fair value estimation

The Group provides the necessary disclosures regarding fair value measurement using a three-level ranking.

- For financial assets that are traded in an active market, their fair value is determined using the published market prices that apply at the reporting date for similar assets and liabilities ("Level 1").
- For financial assets that are not traded in an active market, their fair value is determined using valuation technics and assumptions that are supported directly or indirectly by market data at the reporting date ("Level 2").
- For financial assets that are not traded in an active market, their fair value is determined using valuation technics and assumptions that are not supported by market data ("Level 3").

4. Significant Accounting Estimates and Management Judgments

4.1 Significant Accounting Estimates and Assumptions

The estimates and assumptions are constantly re-evaluated and are based on historical experience and other factors, including expected future events which, under current conditions, are expected to take place. The Company and the Group make estimates and assumptions regarding future events. Those estimates, by definition, rarely match with the actual results for which they are formed.

Estimation of the fair value of investment property

The most suitable indication of "fair value", are the market prices that apply in an active market for similar leases and other contracts. If such information is unavailable, the Group determines the fair value using a broad range of accounting estimates for the "fair value". According to the legislation applicable to REICs, the estimations for the investments in real estate must be supported by independent valuations performed by Independent Valuators, registered in the Independent Valuators registry of the Ministry of Finance, on the 30th of June and 31st of December of each year.

In order to reach such decision, the Company and the Group consider data from various sources, which include the following:

- Current prices in an active market of real estates of different nature, condition or location (or subject to different leases or contracts), which have been adjusted for those differences.
- Recent prices of similar real estate properties in less active markets, adjusted so as to reflect any changes in economic conditions that took place after the date that the respective transactions took place, and
- Discounted cash flows, based on reliable forecasts of future cash flows, that derive from the terms of existing lease agreements and other contracts and (when possible) from external data such as, current rent prices of similar real estate properties in the same location and condition, using discount rates that reflect the current market expectation regarding the uncertainty for the amount and time of occurrence of those cash flows.

Significant estimates and assumptions made by Management are detailed in Note 5 "Investment Property".

5. Investment Property

Amounts in Euro

	Group		Company	
	30.06.2023	**31.12.2022**	**30.06.2023**	**31.12.2022**
Opening balance	99.730.000	83.605.000	91.635.000	66.800.000
Acquisition of investment property	774.230	4.744.701	1.320.158	4.744.701
Additions of real estate resulting from the acquisition of a subsidiary	-	8.090.500	-	-
Investment property improvements	256.040	548.306	255.132	264.745
Transfer to investment properties from prepaid assets	113.207		113.207	
Transfer of investment properties from a subsidiary merger	-	-	-	17.543.730
Transfer of investment properties to Property, plant and equipment	-	-1.520.000	-	-1.520.000
Transfer from Property, plant and equipment to investment property	-	145.000	-	-
Gains/ (Losses) from the revaluation of investment properties at fair value	2.188.961	4.116.493	2.061.940	3.801.824
Closing balance	**103.062.437**	**99.730.000**	**95.385.437**	**91.635.000**

The Company started its investing activities on the 14th of December 2018, when it was founded. The real estate investments of the Company, as well as its investments in rights and shares in real estate, as defined in paragraphs 2 & 3 of article 22 of L. 2778/1999, as amended and applicable today, exceed 80% of its total assets.

The last valuation of the Group's properties was carried out by the independent valuers with a reference date of June 30, 2023, as provided by the relevant provisions of Law 2778/1999, by the companies “Savillis – Kentriki Property Valuers & Consultants” and “DANOS International Property Consultants & Valuers” and “Cushman & Wakefield Proprius".

Each valuation report is based on two methods in accordance with International Valuation Standards. For this portfolio, the methods used by the Independent Certified Valuators are the comparative method and the income method, according to the joint ministerial decision 26294/B1425/19.7.2000.

More specifically, per property category, the Fair Value, as well as the valuation methods and their assumptions for 30.06.2023 for the Company are as follows:

Use	Fair Value	Estimation Method	Monthly Market Rent	Discount Rate	Exit Yield
Retail	49.590.881 €	80% discounted cash flow (DCF) method & 20% comparative method	270.674 €	7,00% - 9,00%	5,65% - 7,75%
Offices	38.454.119€	80% discounted cash flow (DCF) method & 20% comparative method	256.205 €	9,00% - 9,15%	7,75% - 8,15%
Offices	3.850.000 €	50% comparative method (DCF) & 50% residual method			6,65%
Warehouses	32.000 €	50% discounted cash flow (DCF) method & 50% comparative method			
Land	2.571.000 €	90% comparative method (DCF) & 10% residual method			7,75%
Total	94.498.000 €				

Respectively for the Group:

Use	Fair Value	Estimation Method	Monthly Market Rent	Discount Rate	Exit Yield
Retail	49.590.881 €	80% discounted cash flow (DCF) method & 20% comparative method	270.674 €	7,00% - 9,00%	5,65% - 7,75%
Offices	38.454.119€	80% discounted cash flow (DCF) method & 20% comparative method	256.205 €	9,00% - 9,15%	7,75% - 8,15%
Offices	3.850.000 €	50% comparative & 50% residual method	-	-	6,65%
Land	2.571.000 €	90% comparative method & 10% residual method	-	-	7,75%
Land	7.592.000 €	Comparative method	146.724 €	9,70%	7,50%
Warehouses	117.000 €	50% discounted cash flow (DCF) method & 50% comparative method		9,70%	7,50%
Total	102.175.000 €				

The key assumptions used for the discounted cash flow (DCF) method are as follows:

Annual rent growth	1,00% - 1,75%
Exit Yield	5,65% - 8%
Discount rate	7,15% - 9,45%

6. Investments in subsidiaries

The Company's investments in subsidiaries are detailed below:

Amounts in Euro

Appellation	Seat	Participation percentage	30.06.2023	31.12.2022
LIMAR S.A.	Greece	80%	5.899.158	5.899.158
Total Investments in Subsidiaries			**5.899.158**	**5.899.158**

7. Inventory

On 19.06.2023 the Company purchased surface rights on a plot of 22.795 sqm in the Hellenikon Metropolitan Park at a price of 24.071 thousand euros.

The aim is to create a project consisting of 20 maisonettes which, after their construction, will be put up for sale. As at 30.06.2023, the construction cost of the project amounts to € 27,6 million and its fair value is estimated at €33,7 million euro.

8. Other receivables

Amounts in Euro

Long-term receivables	Group		Company	
	30.06.2023	31.12.2022	30.06.2023	31.12.2022
Other receivables	17.295	17.295	17.295	17.295
TOTAL	**17.295**	**17.295**	**17.259**	**17.295**

Short-term receivables	Group		Company	
	30.06.2023	31.12.2022	30.06.2023	31.12.2022
Prepaid expenses	228.819	12.957	218.542	12.957
Advances for the acquisition of investment property	-	1.450.000	-	1.450.000
Other receivables	479.450	24.193	479.952	13.543
Cheques receivable	150.000	150.000	150.000	150.000
TOTAL	**876.269**	**1.637.150**	**848.494**	**1.626.500**

9. Trade receivables

Amounts in Euro

	Group		Company	
	30.06.2023	31.12.2022	30.06.2023	31.12.2022
Real estate clients-tenants	417.952	363.772	395.941	363.772
Other receivables from tenants	-	138.146	-	138.146
Minus: allowance for doubtful accounts	-234.281	-152.118	-212.271	-152.118
TOTAL	**183.671**	**349.800**	**183.671**	**349.800**

10. Cash and cash equivalents

Cash and cash equivalents are broken down as follows:

Amounts in Euro

	Group		Company	
	30.06.2023	31.12.2022	30.06.2023	31.12.2022
Cash on hand	6.479	6.992	6.285	5.987
Cheques receivable	3.950	-	-	-
Sight deposits	6.922.390	20.757.346	6.292.188	20.604.223
TOTAL	**6.932.819**	**20.764.338**	**6.298.473**	**20.610.210**

11. Share Capital

The share capital of the Company amounts to €105.000.000,00 and consists of 105.000.000 ordinary shares of nominal value of €1.

Neither the Company nor its subsidiaries held any treasury shares on the 30th of June 2023. The Company does not have a share options program. The sole shareholder of the Company is OPH Investments LP which is domiciled in the Anglo-Norwegian islands Jersey and owns a 100% of the company shares.

12. Long-term liabilities

Amounts in Euro

	Group		Company	
	30.06.2023	31.12.2022	30.06.2023	31.12.2022
Rent guarantees received	777.893	1.043.872	777.893	1.043.872
TOTAL	**777.893**	**1.043.872**	**777.893**	**1.043.872**

13. Borrowing

On 14.12.2022, the Company entered into a Common Bond Loan Issuance Program, with a total nominal value of up to € 50.000 thousand, with a seven-year maturity. On 7.06.2023 the Company proceeded with the 1st issue of an amount of 7.500 thousand euros.

	Company and Group	
	30.06.2023	**31.12.2022**
Bond loan	7.218.750	-
Short-term bond loan installments	187.500	-
Accrued interest for the period	19.678	-
Total	**7.425.928**	**-**

	30.06.2023	**31.12.2022**
Principal and interest payable for the following year	638.861	-
Principal and interest payable for the next 2 - 5 years	2.939.330	-
Balance of principal and interest payable up to the year 2029	6.451.414	-
Total	**10.029.605**	**-**

14. Trade and other payables

Amounts in Euro

	Group		Company	
	30.06.2023	**31.12.2022**	**30.06.2023**	**31.12.2022**
Suppliers	8.921.004	147.222	8.921.004	145.767
Stamp duty & other taxes	100.177	207.495	91.481	199.213
Accrued expenses for the period	264.660	453.422	264.660	453.422
Short-term guarantees	331.821	50.000	331.821	50.000
Other payables	14.689	27.425	14.689	26.384
TOTAL	**9.632.351**	**885.564**	**9.623.655**	**874.786**

15. Rental income from investment property

Amounts in Euro

	Group		Company	
	01.01-30.06.2023	**01.01-30.06.2022**	**01.01-30.06.2023**	**01.01-30.06.2022**
Retail	1.619.666	1.454.421	1.619.666	1.037.868
Offices	1.380.369	1.275.200	1.381.269	1.264.070
	3.000.035	**2.729.621**	**3.000.935**	**2.301.938**

Rental income is not subject to seasonal fluctuations.

The corporate income statement for the first half of 2023 includes the activities of Orilina Properties and Orilina SA (absorbed through a merger in October 2022). Therefore, for the Company the financial figures for the current period are not directly comparable with the previous period.

Specifically, in the comparative period of the first half of 2022, in the corporate income statement, the line "Rental income from investment property" does not include an amount of 430 thousand euros related to rents received by Orilina SA during this period.

16. Related Party Transactions

All transactions to and from related parties are carried out on normal market terms.

On 16.02.2023 the Company purchased from its subsidiary LIMAR SA, the plots with numbers 544, 606Γ and 606Δ for a price of 507 thousand euros. Transactions with related parties also include any transactions with BoD members. The total remuneration of the Board of Directors as well as those of the other members of the Management and other executives amounts to 371 thousand euros. Apart from the above, there are no other related party transactions.

17. Contingent assets and liabilities

The Company is in its 6th fiscal year. For fiscal years starting from the 1st of January 2016 onwards, the "Annual Tax Certificate" according to article 82 of Law 2238/1994 and article 65A of Law 4174/2013 is optional.

Unaudited fiscal years

The Company from its establishment in 2018 until today, as well as its subsidiary, LIMAR S.A., have not been audited by the tax authorities.

For tax years 2014 and following, according to POL. 1006/05.01.2016, businesses for which a tax certificate is issued without reservations for violations of tax legislation are not exempted from regular tax inspection by the competent tax authorities. For fiscal years 2017 and beyond, the tax authorities may conduct their own tax audit. However, it is estimated by the Management that the results of such future audits by the tax authorities, if finally carried out, will not have a significant impact on the financial position of the Company and the Group.

In the first half of 2023, the audit of the subsidiary that was merged in 2022 with Orilina Properties REIC (with absorption of the former by the latter) was completed for the years 2017 and 2018. No tax differences arose.

Litigation and claims

There are no litigation cases in favor of or against the Company or its subsidiary that may materially affect their financial position and that should be taken into consideration at this point.

18. Earnings per share

Basic earnings/(loss) per share are calculated by dividing profit (loss) after tax attributed to shareholders of the Group and the Company, by the weighted average number of ordinary shares in circulation during the period.

Amounts in Euro

	Group		Company	
	01.01-30.06.2023	**01.01-30.06.2022**	**01.01-30.06.2023**	**01.01-30.06.2022**
Profit after tax	3.830.736	4.599.720	3.764.404	3.256.502
Weighted average number of shares	105.000.000	105.000.000	105.000.000	105.000.000
Basic earnings/(loss) per share (amounts in €)	**0,0364**	**0,0438**	**0,0359**	**0,0310**

19. Events after the reporting period

On 12.07.2023 the Company purchased surface rights on a plot of 24.553 sqm in the Hellenikon Metropolitan Park at a price of 2.038 thousand euros.

A Private Club will be built on the plot which will be used by the Company as an investment property. Beyond this, there are no other material events after the date of the corporate and consolidated statement of financial position.

Athens, 03rd of August 2023

The undersigned

The Chairman of the Board	The Managing Director	The Chief Financial Officer
Stylianos Zavvos **ID No. AK 558124**	**Marias Apostolinas** **ID No. AN 024492**	**Ioannis Psaltis** **ID No. AK 749117 –** **ECG No. 84196**