

# EKTER S.A.

## CONSTRUCTION, BUILDING, REAL ESTATE, HOTEL, COMMERCIAL, INDUSTRIAL COMPANY

General Commercial Registry No. 285201000 - (SA Reg. No. 2147/06/B/86/06)

Headquarters: 15 Nikis Street, P.C. 105 57 , Athens

### DATA AND INFORMATION FOR THE FISCAL YEAR FROM 1 JANUARY 2021 TO 31 DECEMBER 2021

The following data and information, derived from the financial statements, are intended to provide general information on the financial position and results of EKTER S.A. We therefore recommend the reader, before making any kind of investment choice or other transaction with the issuer, to refer to the issuer's website, where the financial statements and the statutory auditor's report are posted.

Competent Service:  Website: Composition of the Board of Directors:   Date of approval of annual financial statements by the Board: Statutory auditor:  Audit firm:  Type of audit report:	Ministry of Development and Investment, G.S. of Trade & Consumer Protection, Companies & General Commercial Registry Directorate www.ekter.gr Athanasios Sipsas (President and CEO / Executive Member), Konstantinos Stoumpos (Vice President of the Board of Directors) / Non-Executive Member, Apostolos Bakoyannis (General and Technical Manager/ Executive Member), Konstantinos Bouzas (Non-Executive Member), Androniki Ioannidou (Non-Executive Member), Georgios Pliatsikas (independent Non-Executive Member), Vasiliki Krokou (independent Non-Executive Member), Konstantinos Krassas (independent Non-Executive Member)  29/4/2022 Kioulafas Stefanos (ICPA (GR) Reg. No. 32681) Petrakis Emmanouil (ICPA (GR) Reg. No. 18731)  ELEGTIKI PRAXI ORKOTON ELEGTON LOGISTON Private Company (ICPA (GR) 196) TMS Public Accountants Limited Company (ICPA (GR). 166) With unanimous opinion
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#### STATEMENT OF FINANCIAL POSITION (consolidated and non-consolidated) amounts in €

	GROUP		COMPANY	
	31.12.2021	31/12/2020	12/31/2021	31/12/2020
<b>ASSETS</b>				
Property, plant and equipment used by company itself	1.201.473,40	973.133,84	1.201.473,30	970.571,24
Investment property	7.874.500,00	7.874.500,00	7.820.500,00	7.820.500,00
Intangible assets	24.913,35	15.604,14	24.913,35	15.604,14
Other non-current assets	2.454.615,71	3.425.303,08	2.624.269,32	3.785.835,36
Inventories-Receivables from project execution	914.842,80	627.720,45	914.842,80	627.720,45
Trade receivables	6.168.029,06	6.221.655,20	6.168.029,06	6.220.539,20
Other current assets	3.689.893,57	3.918.306,79	3.693.195,53	3.709.123,80
Cash & cash equivalents	2.161.387,88	1.735.334,82	2.140.252,82	1.696.894,13
<b>TOTAL ASSETS</b>	<b>24.489.655,77</b>	<b>24.791.558,32</b>	<b>24.587.476,18</b>	<b>24.846.788,32</b>
<b>EQUITY AND LIABILITIES</b>				
Share Capital	5.850.000,00	5.850.000,00	5.850.000,00	5.850.000,00
Other equity items	12.653.068,54	11.803.012,70	12.651.315,63	11.796.545,01
<b>Total equity of parent company owners (a)</b>	<b>18.503.068,54</b>	<b>17.653.012,70</b>	<b>18.501.315,63</b>	<b>17.646.545,01</b>
Long-term loan liabilities	1.838.506,96	2.706.156,00	1.838.506,96	2.706.156,00
Provisions / Other long-term liabilities	809.885,56	713.195,91	809.885,56	713.156,91
Short-term loan liabilities	1.000.000,00	500.000,00	1.000.000,00	500.000,00
Other short-term liabilities	2.338.194,71	3.219.193,71	2.437.768,03	3.280.930,40
<b>Total liabilities (b)</b>	<b>5.986.587,23</b>	<b>7.138.545,62</b>	<b>6.086.160,55</b>	<b>7.200.243,31</b>
<b>TOTAL EQUITY AND LIABILITIES (a)+(b)</b>	<b>24.489.655,77</b>	<b>24.791.558,32</b>	<b>24.587.476,18</b>	<b>24.846.788,32</b>

#### STATEMENT OF COMPREHENSIVE INCOME (consolidated and non-consolidated) amounts in €

	GROUP		COMPANY	
	01.01-31.12.2021	01.01-31.12.2020	01.01-31.12.2021	01.01-31.12.2020
Turnover	20.982.144,39	15.455.136,89	20.982.144,39	15.455.136,89
Gross profit / (loss)	2.700.027,18	1.037.021,65	2.700.027,18	1.037.021,65
Earnings / (loss) before interest, taxes, depreciation and amortisation	1.554.048,49	307.378,09	1.380.837,91	379.875,01
Profit / (loss) before tax	1.594.589,14	-435.506,58	1.656.433,96	67.034,95
<b>Post-tax profit / (loss) (A)</b>	<b>924.990,75</b>	<b>-383.915,71</b>	<b>932.567,03</b>	<b>13.565,51</b>
Parent company owners:	924.990,75	-383.915,71	932.567,03	13.565,51
Other comprehensive income net of tax (B)	3.763,02	2.157,81	901,52	109,26
<b>Total comprehensive income net of tax (A) + (B)</b>	<b>928.753,77</b>	<b>-381.757,90</b>	<b>933.468,55</b>	<b>13.674,77</b>
Parent company owners:	928.753,77	-381.757,90	933.468,55	13.674,77
Basic post-tax earnings / (loss) per share (in Euro)	0,0823	-0,0341	0,0829	0,0012
Earnings / (loss) before interest, taxes, depreciation and amortization	1.697.126,94	400.791,61	1.523.616,36	472.518,87

#### STATEMENT OF CASH FLOWS (annual consolidated and non-consolidated) amounts in €

	GROUP		COMPANY	
	01.01-31.12.2021	01.01-31.12.2020	01.01-31.12.2021	01.01-31.12.2020
<b>Operating Activities</b>				
Accounts receivable	21.273.379,50	16.027.701,17	21.273.474,08	16.023.959,81
Payments to suppliers, employees etc.	-20.009.217,36	-15.359.832,03	-19.946.168,01	-15.297.656,97
Tax payments (collection of refunds)	-154.245,14	176.932,28	-153.197,44	177.979,61
Interest and related expenses paid	-445.130,51	-452.951,25	-445.055,51	-452.897,25
<b>Total inflows / (outflows) from operating activities (a)</b>	<b>664.786,49</b>	<b>391.850,17</b>	<b>729.053,12</b>	<b>451.385,20</b>
<b>Investment Activities</b>				
Payments for the acquisition of tangible and intangible assets	-255.239,57	-680.585,78	-257.539,57	-680.585,78
Proceeds from the sale of tangible and intangible assets	5.000,00	645,16	5.000,00	645,16
Interest earned	141.657,31	137.296,18	141.655,83	137.286,58
Proceeds (payments) from holdings, joint ventures, investment securities	-3.000,00	520.053,67	-48.000,00	461.053,64
<b>Total inflows / (outflows) from investment activities (b)</b>	<b>-111.582,26</b>	<b>-22.590,77</b>	<b>-158.883,74</b>	<b>-181.600,40</b>
<b>Financing Activities</b>				
Proceeds of from issued / received loans	50.000,00	911.857,14	50.000,00	911.857,14
Payments of lease liabilities	-98.112,76	-46.575,17	-98.112,76	-46.575,17
Proceeds (payments) from the acquisition of Equity	-78.697,93	0,00	-78.697,93	0,00
Payable dividends	0,00	0,00	0,00	0,00
<b>Total inflows / (outflows) from financing activities (c)</b>	<b>-126.810,69</b>	<b>865.281,97</b>	<b>-126.810,69</b>	<b>865.281,97</b>
<b>Net increase (decrease) in cash &amp; cash equivalents for the year (a)+(b)+(c)</b>	<b>426.393,54</b>	<b>1.234.541,37</b>	<b>443.358,69</b>	<b>1.235.066,77</b>
Cash and cash equivalents at beginning of year	1.735.334,82	501.117,95	1.696.894,13	461.827,36
Effect of exchange rate differences on cash and cash equivalents	-340,48	-324,50	0,00	0,00
<b>Cash and cash equivalents at end of year</b>	<b>2.161.387,88</b>	<b>1.735.334,82</b>	<b>2.140.252,82</b>	<b>1.696.894,13</b>

#### STATEMENT OF CHANGES IN EQUITY (consolidated and non-consolidated) amounts in €

	GROUP		COMPANY	
	12/31/2021	12/31/2020	12/31/2021	12/31/2020
Total equity at beginning of year (1.1.2021 and 1.1.2020 respectively)	17.653.012,70	18.006.974,26	17.646.545,01	17.605.073,90
Change in Accounting Policy		27.796,34		27.796,34
Adjusted opening equity at 1.1.2020		18.034.770,60		17.632.870,24
Total comprehensive income net of tax	928.753,77	-381.757,90	933.468,55	13.674,77
Equity	18.581.766,47	17.653.012,70	18.580.013,56	17.646.545,01
Dividends paid	-78.697,93	0,00	-78.697,93	0,00
	0,00	0,00	0,00	0,00
<b>Total equity at end of year (31.12.2022 and 31.12.2020 respectively)</b>	<b>18.503.068,54</b>	<b>17.653.012,70</b>	<b>18.501.315,63</b>	<b>17.646.545,01</b>

#### Additional Data and Information:

1. A lien amounting to €3,500,000.00 has been placed on properties owned by the company, in favour of a banking institution, in order to secure in part all manner of liabilities. 2. There are no disputes pending before the courts or in arbitration that could have a significant effect on the Group's financial position or operation. 3. The tax audit of the parent company and the subsidiary of IFIKLIS S.A. for the financial years 2014-2017 was carried out and completed in accordance with the provisions of article 65(a) of Law 4174/2013, while the tax audit of the parent company for the financial year 2021 is carried out in accordance with the same provisions (Financial Statements Note 3). 4. No provisions have been set up for disputed claims or disputes under arbitration or other provisions, while for the unaudited financial years (2010, 2018 until 2021) a provision of € 80,293.05 has been set up at Company and Group level, as detailed in note 9.17 of the financial statements. 5. The staff employed by the Company on 31/12/2021 numbered 42 persons versus 29 on 31/12/2020. The staff employed by the Group on 31/12/2021 numbered 44 persons versus 33 on 31/12/2020. 6. Total investments in fixed assets during the financial year 31/12/2021 amount to € 257.539,57 at Company level and € 255.239,57 at Group level. Similarly, for the financial year 2020, capital expenditures amounted to € 680,585,78 at the Company and Group level.	<table border="0" style="width: 100%;"> <tr> <th style="text-align: left;">Related Party Transactions (IAS 24)</th> <th style="text-align: right;">Group</th> <th style="text-align: right;">Company</th> </tr> <tr> <td>a) Income</td> <td style="text-align: right;">666.803,32</td> <td style="text-align: right;">669.203,32</td> </tr> <tr> <td>b) Expenses</td> <td style="text-align: right;">30.210,00</td> <td style="text-align: right;">32.710,00</td> </tr> <tr> <td>c) Receivables</td> <td style="text-align: right;">1.873.513,95</td> <td style="text-align: right;">1.877.175,95</td> </tr> <tr> <td>d) Payables</td> <td style="text-align: right;">81.452,89</td> <td style="text-align: right;">181.112,09</td> </tr> <tr> <td>e) Transactions and fees of management &amp; BoD members</td> <td style="text-align: right;">355.055,59</td> <td style="text-align: right;">355.055,59</td> </tr> <tr> <td>f) Receivables from management &amp; BoD members</td> <td style="text-align: right;">0,00</td> <td style="text-align: right;">0,00</td> </tr> <tr> <td>g) Payables to management &amp; BoD members</td> <td style="text-align: right;">7.632,00</td> <td style="text-align: right;">7.632,00</td> </tr> </table> 7. The comparative figures in the Group and Company Financial Statements for 2020 have been revised by the change in accounting policy under IAS 19 (Financial Statements Note 1). 8. The consolidated financial statements include the following companies:	Related Party Transactions (IAS 24)	Group	Company	a) Income	666.803,32	669.203,32	b) Expenses	30.210,00	32.710,00	c) Receivables	1.873.513,95	1.877.175,95	d) Payables	81.452,89	181.112,09	e) Transactions and fees of management & BoD members	355.055,59	355.055,59	f) Receivables from management & BoD members	0,00	0,00	g) Payables to management & BoD members	7.632,00	7.632,00
Related Party Transactions (IAS 24)	Group	Company																							
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Company Name	Headquarters	Percentage of participation	Open Tax Years	Consolidation method
IFIKLIS S.A.	Greece	100%	2010 - 13, 2018 - 21	Full
EKTER VENTURES SRL	Romania	100%	2017 - 2021	Full
PRIPU RESIDENCE SRL	Romania	50%	2017 - 2021	Net Position
J/V "DOMIKI KRITIS S.A. - EKTER S.A. - ERETBO S.A."	Greece	33,33%	2013 - 2021	Net Position
J/V "AEGEK CONSTRUCTION S.A. - BIOTER S.A. - AKTOR S.A. - EKTER S.A."	Greece	20%	2010 - 2021	Net Position
J/V "IFIKLIS S.A. - TALOS S.A."	Greece	37,49%	2014 - 2021	Net Position
J/V "ERETBO S.A. - EKTER S.A. - DOMIKI KRITIS S.A." (AG. VARVARA)	Greece	33,33%	2016 - 2021	Net Position

Athens, 29 April 2022

THE PRESIDENT & CEO OF THE BOARD OF DIRECTORS

ATHANASIOS K. SIPSAS  
ID Card No AE 060042/07

THE VICE-PRESIDENT OF THE BOARD OF DIRECTORS

KONSTANTINOS I. STOUMPOS  
ID Card No AA 058005/04

THE GENERAL & TECHNICAL MANAGER

APOSTOLOS Z. MPAKOYIANNIS  
ID Card No 594145/08

THE HEAD OF THE ACCOUNTING DEPARTMENT

KYRIAKOS TH. CHRISTOFAS  
LICENCE No 8577