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Independent Auditors' Report

(free translation[1])

To the Shareholders of IMO - II Property Investment S.A.

Strada Fagaras nr. 17, sector 1, Bucuresti
Unique Registration Code: 18115666

Opinion

1. We have audited the condensed financial statements of IMO - II Property Investment S.A. ("the Company"), which comprise the condensed balance sheet as at 31 December 2021, the condensed income statement for the year then ended, and notes, comprising significant accounting policies and other explanatory information ("the financial statements").

2. The financial statements as at and for the year ended 31 December 2021 are identified as follows:

• Negative net assets:	Lei -20,242,910
• Net profit for the year:	Lei 1,711,211

The financial statements have been signed with a qualified electronic signature by Aikaterini Atsali, in her capacity of Administrator of the Company on July 15th, 2022, 12:19 PM.

3. In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2021, and of its financial performance for the year then ended in accordance with the Order of Minister of Public Finance No. 1802/2014 for approval of accounting regulations regarding the annual separate financial statements and annual consolidated financial statements and related amendments ("OMPF no. 1802/2014").

Basis for Opinion

4. We conducted our audit in accordance with International Standards on Auditing ("ISAs") and Law no. 162/2017 ("the Law"). Our responsibilities under those standards and regulations are further described in the *Auditors' Responsibilities for the Audit of the Financial Statements* section of our report. We are independent of the Company in accordance with *International Ethics Standards Board for Accountants International Code of Ethics for Professional Accountants (including International Independence Standards) ("IESBA Code")* together with the ethical requirements that are relevant to our audit of the financial statements in Romania, including the Law and

[1] TRANSLATOR'S EXPLANATORY NOTE: The above translation of the auditors' report is provided as a free translation from Romanian which is the official and binding version.

Fiscal registration code
RO12997279
Trade Registry no.J40/4439/2000
Share Capital 2,000 RON

we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter – liquidation basis of accounting in preparing the financial statements

5. We draw attention to Note 2A of the financial statements, which describes that going concern basis of accounting was not used in the preparation of the financial statements, as the intention of Management is for the Company to enter the liquidation process and the Company's operational activity to cease during 2022. The Company sold all its non-current assets and paid a significant part of its debts during 2021 and the Company's management plans for the next period are to realize the remaining assets on balance and to pay all the debts in balance as of 31 December 2021 during 2022, and subsequently liquidate the Company. Our opinion is not modified in respect of this matter.

Other information – Board of Directors' Report

6. The Board of Directors is responsible for the preparation and presentation of other information. The other information comprises the Board of Directors' Report, but does not include the financial statements and our auditors' report thereon.

   Our opinion on the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

   In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

   With respect to the Board of Directors' Report we read and report whether the Board of Directors' Report is prepared, in all material respects, in accordance with OMPF no. 1802/2014, articles 489 – 492 of the accounting regulations regarding annual separate financial statements and annual consolidated financial statements.

   Based solely on the work required to be undertaken in the course of the audit of the financial statements, in our opinion:

   a) The information given in the Board of Directors' Report for the financial year for which the financial statements are prepared is consistent, in all material respects, with the financial statements;

   b) The Board of Directors' Report has been prepared, in all material respects, in accordance with OMPF no. 1802/2014, articles 489 – 492 of the accounting regulations regarding annual separate financial statements and annual consolidated financial statements.

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

Responsibilities of Management and Those Charged with Governance for the Financial Statements

7. Management is responsible for the preparation of financial statements that give a true and fair view in accordance with OMPF no. 1802/2014 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.

8. 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.

9. Those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors’ Responsibility for the Audit of the Financial Statements

10. 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 auditors’ report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

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

    - Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

    - Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company’s internal control.

    - Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 auditors' 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 auditors' report.

    - 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.

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

Refer to the original signed Romanian version K

For and on behalf of KPMG Audit S.R.L.:

VLAD-BALANESCU RADUCU-BOGDAN	**KPMG Audit SRL**
registered in the electronic public register of financial auditors and audit firms under no AF2373	registered in the electronic public register of financial auditors and audit firms under no FA9

Bucharest, 15 July 2022

Translation from Romanian

IMO-II PROPERTY INVESTMENTS S.A

DIRECTORS' REPORT

FOR THE FINANCIAL YEAR ENDED ON

31 DECEMBER 2021

SC IMO-II PROPERTY INVESTMENTS SA
Registered office: Str. Fagaras, no 17, Sector 1, Bucharest
Sole Registration Code : 18115666
Series no. with Trade Register: J40/18895/2005

Directors' Report for the financial year ended on 31 December 2021

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SC IMO-II PROPERTY INVESTMENTS SA
Registered office: Str. Fagaras, no 17, Sector 1, Bucharest
Sole Registration Code : 18115666
Series no. with Trade Register: J40/18895/2005

Directors' Report for the financial year ended on 31 December 2021

A. Macroeconomic evolution in 2021

The domestic macroeconomic context remains difficult in 2021 as well. The extension of the medical crisis and the energy crisis keep the risk of macroeconomic balance strains at a severe level. Given the limited fiscal space, the improvement of the economic growth model and, implicitly, the reduction of structural vulnerabilities can be achieved by increasing the efficiency of the absorption of European funds and implementing the reforms established in the NPRR. Accelerating investments to support the energy transition can reduce dependence on fossil fuels in the future and thus reduce the risks generated by shocks to their prices, such as the current one.

Taking into account the slow progress of economic reforms in recent years, the political instability and the reduced institutional capacity generate the risk of delays in the implementation of these programs, with potentially significant negative effects on the economy and financial system. Maintaining favourable financial conditions, improving economic growth prospects and the continuation of government programs to support financing of the real sector contributed to the increase in total private sector indebtedness, the level recorded being the highest in the last two decades. The high dependence of the private sector on external financing is an important concern from the perspective of risks to the stability of the financial system. Recent crises have shown that this type of financing is much more volatile and characterized by a higher degree of refinancing risk.

The current account resumed in the first part of 2021 the pronounced trend of deterioration observed before the outbreak of the pandemic, the trajectory being similar to that recorded before the crisis of 2007¬2008. The significant deterioration of the current account deficit, in the conditions of maintaining a high level of uncertainty regarding the duration of the medical crisis, is likely to amplify the macroeconomic vulnerabilities and to reduce the room to work necessary for economic policies.

In the euro zone, the success of national vaccination campaigns has helped to accelerate the economic recovery. Eurozone economic growth has achieved 2.1 percent in the second quarter of 2021, exceeding the expectations, and 2.2 percent in the third quarter. The lifting of restrictions has particularly helped economic sectors in the service area, but industrial production, despite a strong initial advance, is still below its maximum growth potential due to bottlenecks in the supply of raw materials and equipment. The level of economic activity is forecast to surpass pre-pandemic levels by the end of this year - three quarters earlier than estimated last December - and should return to the pre-crisis projection in 2023. Thus, from the perspective of the ECB analyses, the real GDP of the euro zone is estimated to increase by 5 percent in 2021, 4.3 percent in 2022 and 2.4 percent in 2023. An improvement in the external balance is also forecast, due to a positively revised external demand and a more pronounced procyclicality of international trade. A major risk regarding the future evolution of the economy is related to how to solve the current medical crisis, both from the perspective of the delay in the recovery of global trade, as well as of the changes in consumption behaviours.

During the first half of the year 2021, the GDP of Romania is estimated to is estimated to return to the pre-pandemic level on the back of increased domestic demand, with all its components registering increases, while net exports continued the negative contribution. Annual real growth rate of GDP **found out** in the second quarter (13.9 percent) is the result of the continuation of the economic recovery process against the background of the improvement of the medical situation, but also of a substantial base effect

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associated with the strong contraction in the second quarter of 2020 after the emergence of the COVID-19 pandemic. The evolution are consistent with those of regional level.

The main risks regarding economic growth are represented by the course of the vaccination campaign (the vaccination rate in Romania is currently among the lowest in the EU), the way to continue the economic reforms (including in terms of improving the absorption capacity of European funds), as well as the accentuation of the tension in macroeconomic balances against the background of the energy crisis.

Investments continued their upward trend in the first semester of this year as well (10.6 percent compared to the first semester of 2020), as a result of the acceleration of works in new constructions (15.2 percent), while investments in machinery (including means of transport) registered a much more moderate increase (7.3 percent). Investments could be boosted by better management of European funds and faster resolution to the political crisis.

However, Romania is still deficient in absorbing European funds. The degree of absorption of the European structural and investment funds allocated through the operational programs related to the 2014-2020 Multiannual Financial Framework is only half. Romania is below the European average (61 percent) and of the countries in the region in terms of the degree of absorption of European funds (66.3 percent average of Bulgaria, the Czech Republic, Hungary and Poland). Moreover, Romania has also started attracting funds for the current financial year (running between 2021-2027), the structural and investment funds allocated through these programs being even higher than the previous ones (38.3 billion euros, compared to 34 .7 billion euros). Also, as substantiated in the document of the National Committee for Macro prudential Supervision to support green financing, the delayed start, even for two years, of environmental projects (in 2024 compared to 2022) will reduce by more than 33 percent the total favourable effect on the Romanian economy in the medium term.

Romania also has to implement the necessary measures to use the funds made available through the Recovery and Resilience Mechanism, with the European Commission approving favourably in September 2021 and, subsequently, the Council of the European Union in October 2021, the National Recovery and Resilience Plan (PNRR) in the amount of 29.2 billion euros. The investments intended to be made through these programs are likely to support a sustainable growth model in the medium and long term. Of the funds for reforms and investments included in the PNRR, 41 percent are allocated to the adjustments necessary for the transition to an environment-friendly economy and the reduction of the effects of climate change, while 21 percent are for digitalization. Making green investments by attracting European funds is estimated to have an average cumulative positive impact over the next six years, between 1.9 and 2.3 percentage points on economic growth, and the impact of attracting all European resources would be 5.7 percentage points. Given the slow progress of economic reforms in recent years, political instability and reduced institutional capacity fuel the risk of delays in the implementation of these programs with important negative effects on the economy and the financial system.

The main exchange rate used for the conversion into lei of balances expressed in foreign currency as of 31 December 2020 and 2021 are:

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Foreign currency	Abbreviation	Exchange rate (lei for 1 unit of foreign currency)	
		31 December 2020	**31 December 2021**
US Dollar	USD	3.9660	4.3707
Euro	EUR	4.8694	4.9481

A.1. Statement of principle

We, the undersigned Michail Stamou and Theodora Veiber, as Members of the Board of Directors of the Company IMO-II PROPERTY INVESTMENTS S.A., have prepared this Report, taking into account the fact that under the mandate of the shareholders we participated in the management of the Company within the limits of the powers conferred by the legislation in force.

A.2. Legal framework for performing the activity

IMO II PROPERTY INVESTMENTS SA operates as a joint-stock commercial company according to the Law no. 31/1990 (as republished), starting from 09.11.2005, and authorised upon the application 588306 as of 24.11.2010, to carry out „other business support services activities n.e.c.", NACE code 8299.

B. Review of 2021 results

The accounts were organised and kept in compliance with the laws in force, the accounting rules and principles. The 2016 balance sheet has been prepared on the basis of the Trial Balance of synthetic accounts and of the methodological norms on the preparation of the balance sheet and of the annexes thereof.

The financial statements were drawn up according to:

- Order of the Minister of Public Finance no. 1802/2014 with the subsequent amendments;
- Accounting Law no. 82/1991.

The financial results were reviewed on the basis of figures from the audited statutory financial statements which shall be submitted to the local authorities - the Ministry of Public Finance and the Trade Register.

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B.1. The asset structure on 31 December 2021 is presented below:

INDICATOR	December		December	
(lei)	2020	Share	2021	Share
Cash, in central banks	709,185	6.73%	1,579,666	86.41%
Other receivables	222,185	2.11%	245,431	13.43%
Receivables from customers	47,336	0.45%	1,328	0.07%
Intangible fixed assets	9,544,722	90.55%	-	0.00%
Tangible fixed assets	1,400	0.01%	-	0.00%
Inventories	(275)	0.00%	-	0.00%
Other receivables	16,261	0.15%	1,695	0.09%
Total assets	**10,540,814**	**100.00%**	**1,828,120**	**100.00%**

On 31 December 2021 the total assets of the Company amounted to 1,828,120 lei, about 82.66% less, than the value recorded on 31 December 2020 (10,540,814 lei).
The following table shows the variation of the main assets from one year to another. The comparison was undertaken in nominal terms for the periods ended on 31 December 2020 and 2021.
These variations must be correlated with the depreciation of the Romanian leu against the Euro, and with the variation of inflation index.

INDICATOR	December	December	Variation	
(lei)	2020	2021	Absolute	%
Cash, in central banks	709,185	1,579,666	870,481	122.74%
Other receivables	222,185	245,431	23,246	10.46%
Receivables from customers	47,336	1,328	(46,009)	-97.19%
Intangible fixed assets	9,544,722	-	(9,544,722)	100.00%
Tangible fixed assets	1,400	-	(1,400)	100.00%
Inventories	(275)	-	275	100.00%
Other receivables	16,261	1,695	(14,567)	
Total assets	**10,540,814**	**1,828,120**	**(8,712,695)**	**82.66%**

B.2. Balance sheet - Debts and equity

On 31 December 2021, the Company's debts and equity amounted to 1,862,861 lei, about 82.33 % less than the end of the year 2020 (10,540,816 lei).

INDICATOR	December		December	
(lei)	2020	Share	2021	Share
Debts to be paid in a period less than one year	32,468.937	308.03%	22.,071,029	1184,.79%
Subscribed paid share capital	197,800	1.88%	197,800	10.62%
Reserves	4,819	0.05%	39,560	2.12%
Retained earnings	(20,522,779)	-194.70%	(22,156,740)	-1189.39%
Result of the financial year	(1,607,961)	-15.25%	1,711,211	91.86%
Total liabilities	**10,540,816**	**100.00%**	**1,862,861**	**100.00%**

The following table shows the variation of the main debts and equity, in nominal terms:

INDICATOR	December	December	Variation	
(lei)	2020	2021	Absolute	%
Debts to be paid in a period less than one year	32,468.937	22.,071,029	(10,397,907)	-32.02%
Subscribed paid share capital	197,800	197,800	-	0.00%
Reserves	4,819	39,560	34,741	720.86%
Retained earnings	(20,522,779)	(22,156,740)	(1,633,961)	7.96%
Result of the financial year	(1,607,961)	1,711,211	3,319,172	-206.42%
Profit distribution	-	(34,741)	(34,741)	100%
Total activ	**10,540,816**	**1,862,861**	**(8,677,955)**	**-82.33%**

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B.3. Profit and loss account

The structure of the annual profit and loss account is the following:

Profit and loss account	**2020**	**2021**
Operating revenue	531,414	12,966,233
Operating expenses	1,007,531	10,214,705
Operating result	**-476,117**	**2,751,528**
Financial revenue	130,317	102,673
Financial expenses	1,246,089	1,118,590
Financial result	**-1,115,771**	**-1,015,917**
Total revenue	661,731	13,068,906
Total expenses	2,253,620	11,333,295
Gross profit	**0**	**1,735,611**
Gross loss	**-1,591,889**	**0**
Profit tax	16,072	24,400
Net profit	**0**	**1,711,211**
Net loss	**-1,607,961**	**0**

On 31 December 2021, the Company has registered an accounting profit amounting of 1,711,211 lei.

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Business continuity

The management's intention for the next period is to liquidate the company, following which the necessary steps will be taken according to the legislation in force. The Company's activity intends to be stopped in 2022, following the sale of all fixed assets and inventories in 2021. Consequently, the annual financial statements for the financial year ended on 31 December, 2021 were not drawn up applying the principle of business continuity.

For the year ended on 31 December 2021, the Company recorded a profit amounting of 1,711,211 lei (on 31 December 2020 the loss was of 1,607,961 lei). The net equity as of 31 December 2021 is negative, as can be seen in the table below.

	31 December 2020	**31 December 2021**
Share capital	197,800	197,800
Reserves	4,819	39,560
Retained earnings	(20,522,780)	(22,156,740)
Profit or loss of the financial year	(1,607,961)	1,711,211
Profit distribution	-	(34,741)
Equity	(21,928,121)	(20,242,910)

The Company's management had in view that both on 31 December 2020 and on 31 December 2021, the net asset of the Company, determined as the difference between the total assets and the total liabilities of the Company is negative and represents less than half of the value of the subscribed share capital. In such situations, in accordance with the law of commercial companies no. 31/1990 republished with subsequent changes, the General Meeting of shareholders must be convened to decide on the measures to be taken in accordance with the requirements of the legislation in force.

The management's intention for the next period is to liquidate the company, following which the necessary steps will be taken according to the legislation in force. The Company's activity intends to be stopped in 2022, following the sale of all fixed assets and inventories in 2021. Consequently, the annual financial statements for the financial year ended on 31 December, 2021 were not drawn up applying the principle of business continuity.

C. Risk assessment

Market risk

The exchange rate risk is manageable, considering the fact that the Company has both trade debts and receivables in foreign currency;

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ENGLEZĂ
ROMANIA
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The interest rate risk is the risk that the amount of interest expense will vary due to market fluctuations in interest rates. The Company considers this risk to be manageable;

The price risk is the risk that the value of a financial instrument will fluctuate as a result of changing market prices. This risk does not exist at the date of the report.

Credit risk

The financial assets, which have the potential to subject the Company to credit risk, are mainly trade receivables.

Interest rate risk on cash flows

The interest rate risk on cash flow is the risk that cash flows will fluctuate due to the changes in the market interest rates. The Company considers this risk to be manageable.

Risk related to taxation

The Romanian fiscal legislation provides detailed and complex rules and has undergone various changes in recent years. The interpretation of the text procedures and the implementation of the tax legislation could vary, and there is a risk that certain transactions could be interpreted differently by the tax authorities, compared to the Company's treatment.

The Romanian government has agencies that are authorized to carry out fiscal controls on companies operating in Romania. These verifications are similar in nature to tax verifications carried out by tax authorities in many countries, but may extend not only to tax matters, but also to other legal and regulatory aspects that the agencies might be interested in. It is likely that the Company will continue to be subject to regular controls regarding the new laws and regulations issued.

As regards the transfer prices, the Romanian fiscal legislation the "market value" principle, according to which the transactions between affiliated parties must take place at market value. The local taxpayers carrying out transactions with affiliated parties must prepare and make available to Romanian tax authorities, upon written request of the latter, the transfer pricing file.
Failure to submit the transfer pricing file and the submission of an incomplete file can lead to the imposition of penalties for nonconformity; in addition to the content of the transfer pricing file, the tax authorities may construe the transactions and the circumstances differently from the management and, consequently, may impose additional tax obligations arising from the adjustment of transfer prices.
The Company's management has taken steps to prepare the transfer pricing file which is currently prepared by an external provider. The Company's management considers that it shall not incur losses in the case of a tax control covering the transfer prices. However, the impact of different interpretations of tax authorities may not be reliably estimated. This may be significant for the Company's financial position and/or the operations.

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Risk related to economic environment

The Romanian economy continues to present specific characteristics of an emerging economy and there is a significant degree of uncertainty regarding the development of the political, economic and social environment in the future. The management of the Company is not able to predict the nature of the changes that will take place in the economic environment in Romania and what will be their effect on the financial situation and the operational and treasury results of the Company.

Risk of liquidity

Liquidity risk (funding risk) is the risk that an entity will encounter difficulties in procurement of the funds necessary to fulfil commitments related to financial instruments. It can result from the inability to quickly sell a financial asset at a value close to its fair value. The control of this risk is achieved by forecasting the short- and medium-term liquidity needs, monitoring the level of the liquidity coefficient, calculated according to the regulations in force, on a monthly basis.

D. Shareholding structure

On 31 December 2021 the shareholding structure is as follows:

	Number of shares (thousands)	Amount (lei) 2020	Amount (lei) 2021	Percentage (%)
NEU PROPERTY HOLDINGS LTD	1,977,999	197,799.90	197,799.90	99.999949%
ERB NEW EUROPE HOLDING B.V.	1	0.10	0.10	0.000051%
Total	**1,978,000**	**197,800.00**	**197,800.00**	**1.00**

During the year 2017 ERB NEW EUROPE HOLDING B.V. purchased from CEH BALKAN HOLDINGS LTD a share held by this one at Imo-II Property Investments S.A.

E. Board of Directors' structure

On 31 December 2021 the Board of Directors of IMO - II PROPERTY INVESTMENTS BUCURESTI S.A. had the following structure:

Mr. Michail Stamou	- President of the Board of Directors
Mrs. Aikaterini Atsali	- Member
Mr. Theodora Veiber	- Member

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F. Other information

Eurobank Group's position

The macroeconomic environment

2021 was a year of strong recovery as the Greek economy recovered most of the losses caused by the pandemic. The significant progress in vaccination programs enabled the gradual easing of lockdown measures and the reopening of the economy leading to stronger consumption and a recovery in the tourism sector, providing a substantial boost to real GDP growth. Based on provisional data from the Hellenic Statistics Authority (ELSTAT), the real GDP of the Greek state increased by 8.3% in 2021 (down by 9% in 2020), the seasonally adjusted unemployment rate decreased to 12.8% in December 2021 (December 2020: 16.3%), while inflation, as measured by the 12-month harmonized average index of consumer prices (HICP), closed at 0.6% in 2021, down from -1.3% in 2020. According to ELSTAT, HIPC increased by 6.3% in February 2022 from -1.9% in February 2021, mainly reflecting the current increase in energy and fuel costs. The European Commission (EC), in its Winter Economic Forecast (February 2022), estimates the real GDP growth rate in Greece at 4.9% and 3.5% in 2022 and 2023 respectively.

Fiscally, according to the 2022 state budget, the primary balance of the public administration in terms of the European System of Accounts (SEC2010) in 2021 and 2022 is expected to record deficits of 7.0% and 1.4% of GDP, respectively, following the implementation of public support measures, which amounted to 16.9 billion EUR in 2021 and 3.3 billion EUR in 2022, aiming to address the economic and social effects of the Covid-19 pandemic. Gross public debt is estimated at 197.1% and 189.6% of GDP in 2021 and 2022, respectively (2020: primary deficit at 7.1% and public debt at 206.3%). These forecasts take into account public support measures aimed at mitigating the impact of rising energy and fuel costs in 2021 (0.9 billion EUR), but not the additional and more comprehensive measures announced in 2022 (an additional 2.8 billion EUR on 17 March 2022). However, as a large part of these measures will be covered by funds specifically allocated for this purpose, as well as additional government revenues, their fiscal impact will be significantly lower than the amount above. Deviation from the Consolidated Surveillance (ES) of primary surplus target of 3.5% of GDP in 2021 and 2022 is not considered a breach of Greece's ES commitments, because in March 2020 the EC activated the general bailout clause, allowing the non-permanent clause - deviations from Member States' agreed fiscal paths due to the extraordinary health and economic distress caused by the pandemic. According to the EC press release of 2 June 2021, the clause will remain in force in 2022 and is expected to be deactivated in 2023. These forecasts may change as a result of the actual size of the public sector support measures, the inflationary impact, the pressure on economic growth and the repercussions of rising energy prices on public finances.

In response to the Covid-19 pandemic, on 21 July 2020 the European Council agreed on a recovery package under the EU Next Generation to support the recovery and resilience of Member States' economies. In this context, on 13 July 2021, the Economic and Financial Affairs Council (ECOFIN) approved the Greece's National Recovery and Resilience Plan (NRRP), entitled "Greece 2.0". Greece will receive more than 30.5 billion EUR in European Union (EU) funds (17.8 billion EUR in grants and 12.7 billion EUR in loans) by 2026. A pre-financing amount of 4 billion EUR was disbursed in August 2021,

MINISTERUL JUSTIŢIEI ROMÂNIA AUT. 18195 TOTE SIMONA MARIANA ENGLEZĂ TRADUCĂTOR AUTORIZAT while on 28 February 2022 the EC provisionally approved Greece's payment request for the first tranche of 3.6 billion EUR. Greece has also been allocated around 40 billion EUR under the EU's 2021-2027 Multiannual Financial Framework (MFF). Additionally, on 24 March 2020, the European Central Bank (ECB) has set up a Temporary Pandemic Emergency Purchase Program (PEPP) with a financial package of 1,850 billion EUR from December 2020, of which approximately 37 billion EUR is available for the purchase of Greek Government Bonds (GGB). On 16 December 2021, the ECB announced that it will end net bond purchases under the PEPP at the end of March 2022 as scheduled. However, the reinvestment of principal from maturing securities will continue at least until the end of 2024, explicitly allowing the purchase of Greek Government Bonds (GGBs) in addition to redemption deferrals.

In 2021, the Greek state issued six bonds with different maturities (5 years, 10 years and 30 years) raising a total of 14 billion EUR from international financial markets. More recently, on 19 January 2022, the Public Debt Management Agency (PDMA) issued a 10-year bond worth 3 billion EUR with a yield of 1.836%.

Regarding the expectations for the next 12 months, the major macroeconomic risks and uncertainties in Greece are as follows:
(a) geopolitical conditions in the immediate or wider region, in particular the ongoing Russian invasion of Ukraine and its ramifications on the regional and global plan for stability and security in the European and Greek economy and, in particular, the energy sector;
(b) the extension and/or exacerbation of ongoing inflationary pressure, particularly in the energy and supply chain sectors and its impact on economic growth, of employment, public finances, household budgets and firms' production costs,
c) further increases in interest rates worldwide, and in particular in the euro zone, which may put upward pressure on sovereign and private borrowing costs;
(d) the actual size and duration of current and potential new fiscal measures aimed at mitigating the impact of rising energy and food prices and the impact thereof on the long term sustainability of the country public debt,
(e) the impact of the withdrawal of temporary support measures on growth, employment and the continued servicing of household and corporate debt,
(f) the prospect of so-called "twin deficits" (i.e. fiscal and current account deficits) becoming more structural, although at present they appear to be more of a repercussion of the pandemic,
(g) the absorption capacity of NGEU and CFM funds and the attraction of new investments in the country,
(h) implementing the reform and privatization agenda to meet the ES and EC objectives and milestones of the Recovery and Resilience Facility (RRF),
(i) the evolution of the health crisis and the likelihood of the emergence of new variants of Covid-19 that could have a negative impact on the economic recovery and the attraction of new movement restrictions and fiscal support measures and

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(j) the exacerbation of natural disasters due to climate change and their effect on GDP, employment and the fiscal balance.

The materialization of the above risks, including those related to rising energy prices and inflation, would potentially have negative effects on the Greek government's fiscal planning, as it could slow the pace of growth expected on Greek banks' liquidity, solvency and profitability, as well as on the achievement of its NPE reduction plans. The Russian invasion of Ukraine creates uncertainty in the global economy and international trade, with far-reaching and long-term consequences. As the events are still unfolding, any assessment of their impact is premature. However, risks arising from geopolitical unrest could be mitigated by coordinated measures at European level, according to pandemic precedent. In this context, the Group has an insignificant exposure in Russian assets and continuously monitors developments on the macroeconomic and geopolitical front and has increased its level of promptness, so as to adapt to decisions, initiatives and policies to protect the capital and the liquidity situation as well as meeting, to the greatest extent possible, its strategic and business objectives for the coming quarters, focusing primarily on its customers support in order to overcome the difficult situation, protecting the asset and capital base and maintaining pre-provision profitability.
On 31 December 2021, following the finalization of „Mexico" project (sale of 95% "Mexico" securitizations) and the subsequent derecognition of the 3.1 billion EUR secured loan portfolio (mainly consisting of NPE), the Group significantly reduced its stock of NPEs by 2.9 billion EUR to 2.8 billion EUR (31 December 2020: 5.7 billion EUR), bringing the NPE ratio to 6.8% (31 December 2020: 14%), while the NPE coverage ratio was 69.2% (31 December 2020: 61.8The total capital adequacy ratio (CAD total) and common equity tier 1 (CET1) of the Group were 16.1% (31 December 2020: 16.3%) and 13.7% (31 December 2020) respectively: 13.9%) on 31 December 2021. Additionally, the Group successfully finalized the MSU 2021 stress test (ST), which was coordinated and carried out by the ECB.

Regarding the liquidity, on 31 December 2021, the Group's deposits increased by 5.9 billion EUR, up to 53.2 billion EUR (31 December 2020: 47.3 billion EUR), which led the Group's loans (net) to deposits (L/D) ratio to 73.2% (31 December 2020: 79.1%), while funding from the European Central Bank's long-term refinancing operations - the TLTRO III program reached 11.7 billion EUR (31 December 2020: 8 billion EUR). During the year, in the context of its medium term strategy to fulfil the MREL objective, the Bank proceeded with two issues of senior preferred debt with a nominal value of 500 million EUR each in April and September respectively. The increase in the Group's high-quality liquid assets took its respective liquidity coverage ratio (LCR) to 152% (31 December 2020: 124%). In 2021 ILAAP context (Internal Liquidity Adequacy Assessment Process), the results of the liquidity crisis tests indicate that the Bank has an adequate liquidity buffer to cover the potential exits that could occur in all scenarios both in the short term (horizon of 1 month) and in the medium term (horizon of 1 year).

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G. Events subsequent to the balance sheet

On March 2022 is decided the capital increase of the Company by the contribution of Eurobank SA amounting of 4,500,000 euro. The capital increase was intended toc over entirely the loan granted by Eurobank Luxembourg.

On 21 February, 2022, the Russian Federation officially recognized two separatist regions in eastern Ukraine and authorized the use of military force in these territories. On 24 February, 2022, Russian troops invaded Ukraine and initiated military operations in several locations. These ongoing operations have resulted in casualties, significant population displacement, damage to infrastructure and disruption of economic activity in Ukraine. In response, several jurisdictions, including the EU, the UK, Switzerland, the US, Canada, Japan and Australia have announced initial phases of economic sanctions on Russia (and, in some cases, Belarus).

The wider global economic impact of the conflict could include: significant disruptions to entities operating in Ukraine, Russia and Belarus, liquidity challenges, significant increases in commodity prices, including crude oil and natural gas; of metals, including nickel, iron ore, aluminum and palladium; of mineral products, such as potassium, and agricultural crops, especially wheat (Russia and Ukraine together producing about 30% of the global wheat supply); increasing global economic uncertainty and the suspension of trading in Russian securities, rising borrowing costs and risk premiums, rising inflation and rising interest rates; and disruptions to economic activity caused by cyber attacks against Russia, as well as jurisdictions that have imposed sanctions or provide assistance to Ukraine or Russia/Belarus.

Based on the analysis of the information available at the date of these financial statements, the Company's management considers that for now there is no impact on the current activity.

Member of Board of Directors
KATERINA ATSALI

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AIKATERINI ATSALI Jul 15 2022 12:20 PM

Member of Board of Directors
THEODORA VEIBER

Gabriela-Theodora Veiber
Digitally signed by Gabriela-Theodora Veiber
Date: 2022 07 14 1418:05:39

Date: 14.07.2022

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*I, the undersigned **Tote Simona Mariana**, certified translator authorized by the Romanian Ministry of Justice under no. 18195/2006, have hereunto set my hand and affixed my seal to certify this document as a true and valid translation into English of the document in Romanian.*

TRANSLATOR,

ROMANIA MINISTERUL JUSTIȚIEI AUT. 18195
TOTE SIMONA MARIANA
TRADUCĂTOR AUTORIZAT

IMO-II PROPERTY INVESTMENTS SA

FINANCIAL STATEMENTS

FOR THE YEAR ENDED ON 31 DECEMBER 2021

drawn up according the Order of the Minister of Public Finance of Romania no. 1802/2014, as subsequently amended

IMO-II PROPERTY INVESTMENTS SA

ABRIDGED ANNUAL FINANCIAL STATEMENT

31 DECEMBER 2021

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REPORTING ENTITY

These financial statements are presented by IMO-II PROPERTY INVESTMENTS SA(the "Company"), A member of Eurobank Ergasias group (the „Group", „Eurobank Group").

	Technical installation and machineries (lei)	Other installations, equipment and furniture (lei)	Real estate investments (lei)	Real estate investments in progress (lei)	Total (lei)
Gross value					
Balance on 1 January 2021	169,429	6,858	6,026,402	29,835,410	36,038,100
Increases	-	-	-	-	-
Assignments, transfers and other reductions	-	-	6,026,402	29,835,410	35,861,812
Balance on 31 December 2021	**169,429**	**6,858**	**0**	**(0)**	**176,288**
Accrued depreciation					
Balance on 1 January 2021	169,429	6,858	139,381		315,669
Depreciation recorded during the year -	-	-		--	
Reductions or reversals	-	-	139,381	-	139,381
Balance on 31 December 2021	**169,429**	**6,858**	**0**	**-**	**176,288**
Provisions					
Balance on 1 January 2021			174,179	26,003,530	26,177,709
Increases	-	-	-	-	-
Reductions	-	-	174,179	26,003,530	26,177,709
Balance on 31 December 2021	**-**	**-**	**(0)**	**-**	**(0)**
Net book value on 1 January 2021	**0**	**-**	**5,712,842**	**3,831,880**	**9,544,722**
Net book value on 31 December 2021	**0**		**(0)**	**(0)**	**(0)**

Subsidiaries are entities over which the Group, directly or indirectly, has the power to exercise control over the financial and operating policies, generally having a large participation of half of the voting rights. The existence and effect of potential voting rights that currently can be exercised or are convertible are taken into account when assessing whether the Group controls another

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entity. Subsidiaries are consolidated from the date on which control is transferred to the Group and are no longer consolidated from the date on which control ceases.

2. ACCOUNTING PRINCIPLES, POLICIES AND METHODS

The main accounting policies adopted for the preparation of these financial statements are detailed bellow.

A Basis for the preparation of the financial statements

(1) General information

These financial statements have been prepared according to:

(i) Accounting Law 82/1991, republished in November 2012 („Law 82");

(ii) The accounting regulations concerning the annual separate financial statements and the annual consolidated financial statements, approved by the Order of the Minister of Public Finance of Romania 1802/2014, as subsequently amended („OMF 1802").

According to the size criteria described in OMF 1802, the Company falls within the category of micro entities and applied the exemptions mentioned in OMF 1802.

These financial statements have been prepared in order to reflect the financial position and the individual results of IMO-II Property Investments SA (according to the regulations in force) and not of the Group, for the financial year ended on 31 December 2021.

These financial statements have been prepared on the basis of the historical cost convention, with the exceptions described further in the accounting policies.

(2) Use of estimates

The preparation of financial statements requires that the management of the Company makes estimates and assumptions which affect the reported values of assets and liabilities, the description of assets and contingent liabilities on the date of preparation of financial statements and the expenses reported for that period. Although these estimates are made by the management of the Company on the basis of the best information available on the date of the financial statements, the results obtained can differ from these estimates.

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(3) Business continuity

The management's intention for the next period is to liquidate the company, following which the necessary steps will be taken according to the legislation in force. The Company's activity intends to be stopped in 2022, following the sale of all fixed assets and inventories in 2021. Consequently, the annual financial statements for the financial year ended on 31 December, 2021 were not drawn up applying the principle of business continuity.

For the year ended on 31 December 2021, the Company recorded a profit amounting of 1,711,211 lei (on 31 December 2020 the loss was of 1,607,961 lei). The net equity as of 31 December 2021 is negative, as can be seen in the table below:

	31 December 2020	31 December 2021
Share capital	197,800	197,800
Reserves	4,819	39,560
Retained earnings	(20,522,780)	(22,156,740)
Profit or loss of the financial year	(1,607,961)	1,711,211
Profit distribution	-	(34,741)
Equity	(21,928,121)	(20,242,910)

Both on 31 December 2020 and on 31 December 2021, the net asset of the Company, determined as the difference between its total assets and its total liabilities, decreased to less than half of the value of the subscribed share capital, becoming negative.

The Group, by Eurobank SA, participated in the share capital of the company with the amount of 4,500,000 euros (22,255,650), through this action the capital of IMO-II Property Investments became positive after 31 December 2021

The capital increase was made so that the Company could repay the loan to Eurobank Private Bank Luxembourg, before being liquidated (process started and expected to be completed by the end of the year 2022)

The plans of the Company's management for the next period are to achieve the remaining assets in the Balance on 31 December, 2021 and to pay all the debts presented on 31 December, 2021, during the year 2022, following that the Company will subsequently be liquidated.

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(4) The currency used in the financial statements

The accounts are kept in the Romanian language and in the national currency. The items included in these financial statements are expressed in Romanian lei.

B Conversion of transactions into foreign currency

The Company's transactions in foreign currency are registered at the exchange rates communicated by the National Bank of Romania ("NBR") on the transactions' dates. At the end of each month, the monetary balances expressed in a foreign currency are converted in lei at the exchange rates communicated by the NBR on the last banking day of the month. The earnings and the losses resulted from the settlement of transactions in a foreign currency and from the conversion of monetary assets and liabilities expressed in a foreign currency are recognised in the profit and loss account, as part of the financial result. The advances do not represent monetary items and shall not be subjected to valuation depending on the currency exchange rate.

On 31 December 2020 and 2021, the main exchange rates used for the conversion in lei of balances expressed in foreign currency are:

Foreign currency	Abbreviation	Exchange rate (lei for 1 unit of foreign currency)	
		31 December 2020	31 December 2021
US Dollar	USD	3.9660	4.3707
Euro	EUR	4.8694	4.9481

C Intangible assets

(i) Start-up expenses

The start-up expenses are capitalised as tangible fixed assets. The start-up expenses are depreciated during a period of not more than 5 years.
Advances and other intangible assets

Within advances and other intangible assets, are recorded advances to providers of intangible assets, computer programs created by the entity or purchased from third parties for their own use needs, as well as other intangible assets.

The items having the nature of intangible assets shall be straight-line depreciated during a five year period (the duration of their use).

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The expenses allowing the intangible assets to generate future economic benefits exceeding the initially predicted performance shall be added to their original cost. These expenses are capitalised as intangible assets if they are not integral part of tangible assets.

D Tangible assets

(1) Cost/evaluation

The tangible assets are initially evaluated at the acquisition cost.

The cost of a tangible asset includes the costs estimated initially for the dismantling and the relocation of the asset after it is rendered inoperative, as well as for its bringing back to the location, if these amounts can be clearly estimated and the Company must dismantle, relocate and bring back the asset to the location.

The expenses relating to the maintenance and the repairs of tangible assets shall be registered to the global result when they arise, and the significant improvements brought to tangible assets, which increase their value or lifetime or which increase significantly their capacity to generate certain economic benefits, are capitalised.

On the date of the balance sheet, the tangible fixed assets are valuated at cost, less the cumulated depreciation and the adjustments for impairment or loss of value. At the end of the year, the management assesses if there are impairment indices and adjusts the assets value accordingly.

Depreciation

The depreciation is calculated at input value, using the straight line method throughout the estimated useful life of assets, as follows:

	Years
Buildings and building facilities	1 - 50
Technical installations and machineries	1 - 20
Other installations, equipment and furniture	1 - 30

The depreciation is calculated as from the month following the commissioning and until the full recovery of the input value.

The lands are not depreciated as it is deemed that it has an indefinite lifetime.

(2) Sale/disposal of tangible assets

The tangible assets disposed of or sold are write-off from the balance sheet together with the corresponding cumulated depreciation. Any profit or loss resulted as the difference between

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the revenues generated from the write-off and its non-depreciated value, including the expenses relating to such operation, is included in the profit and loss account.

When the Company recognizes in the accounting value of a tangible fixed asset the cost of a partial replacement (replacement of a component), the book value of the part replaced and the relative depreciation is written-off.

(3) Costs of debt

The interest expenses relating to all loans are registered as expenses at the time when they are made.

(4) Assets sold and leased under a leasing contract.

The transaction concerning the sale and lease of the same asset by a financial lease agreement is treated as a financing transaction and the asset is maintained in the patrimony.

(5) Real estate investments

The real estate investments are represented by land and buildings owned in order to earn rental income or to increase the capital value.
Real estate investments are subject to the valuation rules applicable to tangible assets as described above. The life span of buildings included in real estate investments is of 50 years.

The transfers to or from the category of real estate investments take place when there is a change in their use shown by:

a) the start/the end of the use by the Company (transfer between the real estate investments category and the category of tangible assets);
b) the commencement of the improvement process for the purpose of sale (transfer from real estate investments in inventories); or
c) the start of an operational lease (transfer from inventories to real estate investments).

On 31 December 2021 the Company no longer owns fixed assets and does not intend to acquire any more, considering the management's intention to liquidate the Company (see note 2.3)).

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E Impairment of tangible and intangible assets

At the end of financial year, the value of the items of tangible and intangible assets is reconciled with the inventory results. For this purpose, the net book value is compared with the value established based on the inventory, called inventory value. The negative differences found out between the inventory value and the net book value of assets is recorded in the accounts on account of an additional depreciation, in the case of depreciable assets whose impairment is irreversible, or an adjustment for impairment or a value loss is performed if the impairment is reversible. The recoverable value is determined according to the asset utility, its state and the market price.

F Financial assets

Financial assets include the shares in affiliated entities, the loans granted to affiliated entities, the participation interests, the loans granted to entities to which the Company is linked on the basis of participation interests, as well as other investments owned as assets.

The financial assets are recognized in the balance sheet at acquisition cost or at contribution value. The acquisition cost also includes the trading costs. The financial assets are assessed later at the input value minus the cumulated adjustments for loss of value.

G Inventories

The Companies inventories consist of land and buildings mostly purchased through real estate offerings. The immovable properties are initially recognised in the balance sheet at the acquisition costs on the date of acquiring the title, the award document, the sale-purchase agreement.
The inventories are registered at the lowest value between the cost and the net achievable value. The cost of the inventory is determined based on the acquisition cost established in accordance with the legal regulations in force. Where applicable, provisions for slow moving inventories, subject to obsolescence or wear and tear, shall be created. The net achievable value is estimated based on the sale price determined on the basis of valuations carried out by authorized valuers or other methods recognized by specialists from which the costs related to the sale are deducted.

The assets purchased are registered as inventories. If these are rented, they are classified as assets.

On 31 December 2021 The Company no longer owns inventories and does not intend to purchase any more, considering the management's intention to liquidate the Company (see note 2.3)).

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H Trade receivables

The trade receivables are recorded at invoiced value minus the provisions for the impairment of these receivables. The provisions for trade receivables impairment are created if there are objective records that the Company will not be able to collect all the amounts by the initial deadlines.
The Company's receivables on 31 December, 2021 are in the proportion of 98% receivables with the state, namely VAT to be recovered. During February 2022 a request has been made for the WATT recovery. The recovery will be made following an ANAF verification which will take place during the year 2022.

I Share capital

The ordinary shares are classified in equities.

When redeeming the shares/shares of the Company, the amount paid will decrease the equity. When these shares/participating shares are subsequently re-issued, the amount received (net of transaction costs) is recognized in equity.

The differences of exchange rate between the moment of share subscription and the moment of payment thereof do not represent earnings or losses related to the issuance, redemption, sale, assignment free of charge or the cancellation of the equity instruments of the entity, these ones being recognized as financial revenues or expenses, as the case may be.

J Dividends

The dividends relating to ordinary shares are recognised in equity in the period in which they are declared.

K Loans

The short and long term loans are initially registered at the amount received. The difference between the amounts received and the redemption value are recognised in the profit and loss account throughout the duration of the loan agreement.

The bank fees and commissions relating to obtaining long term loans are recognised on account of accrued expenses. The accrued expenses are to be recognised as current expenses by instalments, throughout the repayment period of those loans.

If the Company has an unconditional right to defer the settlement of loans for at least twelve months after the end of the reporting period, then the payables in question shall be classified as long term payables. The other loans will be shown as short term payables.

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The short term share of long term loans is classified in "Payables: Amount payables within one year" and included at this position together with the accrued interest at the balance sheet date.

L Accounting for leasing contracts in which the Company is lessor

(1) Financial leasing contracts

The leasing contracts concerning tangible assets in which the Company assumes all risks and benefits relating to the property are classified as financial leasing contracts. Financial leasing are capitalised at the estimated updated value of the payments.

Each payment is divided between the capital item and the interest in order to obtain a constant interest rate during the repayment period. The due amounts are included in short or long term payables. The interest item is shown in the profit and loss account throughout the duration of the contract. The assets owned in the framework of financial leasing contracts are capitalised and depreciated throughout their useful life.

(2) Operational leasing contracts

The leasing contracts in which a significant share of risks and benefits associated to the property are retained by the lessor are classified as operational leasing contracts. The payments made in the framework of such contract (net of any incentives granted by the lessor) are recognised in the profit and loss account on a straight line basis throughout the duration of the contract.

M Trade payables

The trade payables are registered at the value of the amounts which are to be paid for the goods or services received.

N Provisions

The provisions for decommissioning, restructuring, litigation, as well as other provisions for risks and expenses are recognised at the time when the Company has a legal or implicit obligation generated by a previous event, in the case it is likely that an outflow of resources is needed for the purpose of extinguishing the obligation and where a credible estimation of the value of the obligation can be made. The restructuring provisions include the direct costs generated by the restructuring, namely those necessarily generated by the restructuring process and not related to the continuous performance of the entity's activity.

The provisions for future operational losses are not recognised.

In the case of contracts for pecuniary interest (contracts in which the unavoidable costs relating to the performance of contractual obligations exceed the expected economic benefits), the current

MINISTERUL JUSTIȚIEI ROMÂNIA AUT. 18195 TOTE SIMONA MARIANA ENGLEZĂ TRADUCĂTOR AUTORIZAT contractual obligation provided for in the contract is recognised and evaluated as a provision. Before creating a separate provision for a contract with a pecuniary interest, any loss from the impairment of assets allocated to the contract in question is recognised.

O Employees' benefits

Pensions and other retirement benefits

In the normal course of the activity, the Company makes payments to health, pension and unemployment state funds, on behalf of its employees, at statutory rates. All Company's employees are members of the retirement plan of the Romanian state. These costs are recognised in the profit and loss account together with the recognition of salaries.

The Company does not operate any retirement or post-retirement benefit plan and, therefore, it has no other retirement related obligations.

P Deferred revenues

The assets received from customers in the form of tangible assets or cash, intended for the purchase or the construction of tangible assets are recorded as deferred revenue.

R Taxation

Current corporate tax

The Company records the current corporate tax based on the taxable profit from tax returns, according to the relevant tax legislation.

S Revenue recognition

The revenues refer to the goods sold and the services provided.

The revenues from the sales of goods are recognised at the time when the Company has transferred the main risks and benefits relating to the ownership of goods to the purchaser.

The revenues relating to the services provided are recognised on the basis of the completion stage as a percentage from the total revenues generated by the contract for the provision of services, the percentage being determined according to the ratio between the total services to be provided and the services provided until the date of preparation of the balance sheet.

The revenues from royalties are recognised on the basis of accrual accounting principles, according to the economic substance of relating contracts.

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The interest revenues are recognised regularly, proportionally, as the revenue in question is generated, on the basis of accrual accounting.

The trade discounts subsequent to the invoicing are registered in the profit and loss account.

In these financial statements, the revenues and the expenses are shown at gross value. In the balance sheet, the payables and the receivables from the same partners are shown at the net value at the time when there is a right to set-off.

T Expenses recognition

The Company's expenses represent the amounts paid or payable for:

- the provided inventories and services consumptions the Company is taking benefit;
- staff costs;
- execution of some legal or contractual obligations, etc.

The losses represent reductions in economic benefits and may or may not result from the Company's current business activities. They do not differ in nature from other types of expenses.

Also included in the expenses of the financial year are the provisions, depreciation and adjustments for impairment or loss of value reflected.

3. INVENTORIES

CURRENT ASSETS	**31/12/2020**	**31/12/2021**
Finish products and goods		
Depreciation		
Advanced for purchasing inventories	(275)	
TOTAL	(275)	

4. CONTRIBUTIONS AND FINANCING SOURCES

a) Share capital

The value of the capital subscribed on 31 December 2021 amounted to 197,800 lei (similar to the end of the previous year) representing 1,978,000 shares. All shares are ordinary, have been subscribed and are fully paid on 31 December 2021. All shares hold the same voting right and have a nominal value of 0.01 lei/share.

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As of 31 December 2021, the shareholding structure is the following:

	Number of shares (mii)	**Amount (lei) 2020**	**2021**	**Percentage (%)**
NEU PROPERTY HOLDINGS LTD	1,977,999	197,799.90	197,799.90	99.999949%
ERB NEW EUROPE HOLDING B.V.	1	0.10	0.10	0.000051%
Total	**1,978,000**	**197,800.00**	**197,800.00**	**1.00**

During the year 2022 Eurobank SA became the main shareholder of IMO-II Property Investments by the capital contribution amounting of 4,500,000 euro (22,255,650 lei)
The capital increase was mainly intended to cover the loan granted by Eurobank Luxembourg - loan that was closed on 25 March 2022.

b) Shares issued during the financial year

No shares have been issued during the financial year 2021. The share held in 2016 by CEH BALKAN HOLDINGS LIMITED was sold during 2017 to ERB NEW EUROPE HOLDING B.V.
During the year 2022 a number of 222.556.500 shares have been issued, fully subscribed by EUROBANK SA.

c) Financing

The Company has included in the category of short term loans a loan received from Eurobank Private Bank Luxembourg S.A., amounting of 9,000,000 Euro, of which the amount of 4,400,000 Euro has been used until 31 December 2021 (21,771,640 lei) (2020: 6,600,000 Euro, 32,170,380 lei).
The loan was entirely reimbursed as of 25 March 2022.

5. INFORMATION CONCERNING THE MEMBERS OF ADMINISTRATION, MANAGEMENT AND SUPERVISION BODIES

a) Compensations granted to the members of administration, management and supervision bodies and to other key persons

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	Financial year ended on 31 December 2020	Financial year ended on 31 December 2021
Administrative staff	3,595	4,069
Managers	19,258	18,905

The employees do not have full time jobs – during the year 2021 there were 3 part-time employees.

b)

b) Advances and loans granted to the members of administration, management and supervision bodies

The Company did not have advances and loans granted to managers and directors in the opening balance as of 31 December 2021 and 31 December 2020 and no other commitments assumed on their behalf in the form of guarantees of any kind.

c)

c) Employees

The Company does not have full-time employees - only part-time employees.

6.

6. OTHER INFORMATION

a)

a) Information concerning the Company

IMO-II Property Investments Bucuresti SA, joint-stock company, established in Romania, with the registered office in Bucharest, Str. Fagaras, no. 17, Sect 1.

b)

b) **Main activity:** according to the statistical classification (Order 337/2007) Rev. NACE (2) 8299 - Other business support services activities n.e.c.

c)

c) **Shareholders legal entities**: ERB New Europe Holding B.V. (holds 0.00119 of the shares) and Neu Property Holdings Limited (holds 99.99881 of the shares).

d)

d) On December 31, 2021, the tangible assets represent assets in progress valued according to the accounting policy described in the note 2 D.

On 31 December 2021, the inventories are represented by assets held for sale and valued according to the accounting policy described in the note 2 G.

e) Other revenues

	2020 (lei)	2021 (lei)
Revenue from the exchange rate difference	125,799	86,507
Other revenues	4,518	12,982,398
Revenues from sales of inventories	531,414	-
	661,731	13,068,906

f) Other expenses

	2020 (lei)	2021 (lei)
Expenses from the exchange rate difference	713,162	644,112
Expenses with interests	532,927	474,478
Other operational expenses	410,555	36,416,812
Expenses from sales of inventories	936,488	-
Total	2,593,132	37,535,403

g) The company has no financial commitments, guarantees, assets and contingent liabilities or other commitments regarding pensions and affiliated or associated entities.

h) The management's intention for the next period is to liquidate the company, following which the necessary steps will be taken according to the legislation in force.

7. CONTINGENCIES

(a) Taxation

(b) The Romanian taxation system has undergone multiple change in the last years and is subject

(c) to a continuous updating and modernisation process. Consequently, there are different interpretations of the tax legislation. In certain cases, the tax authorities may treat differently certain aspects and calculate additional taxes and duties and related interest and late payment penalties (currently amounting to a total of 0.03% per day of delay). In Romania, the financial year remains open for tax review for 5 years. The Company's management considers that the tax obligations included in these financial statements are appropriate

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(d) Transfer pricing

The Romanian tax legislation include the "market value" principle, according to which the transactions between affiliated parties must take place at market value. The taxpayers carrying out transactions with affiliated parties must prepare and make available to Romanian tax authorities, upon written request of the latter, the transfer pricing file. Failure to submit the transfer pricing file and the submission of an incomplete file can lead to the imposition of penalties for nonconformity; in addition to the content of the transfer pricing file, the tax authorities may construe the transactions and the circumstances differently from the management and, consequently, may impose additional tax obligations arising from the adjustment of transfer prices. The Company's management has taken steps to prepare the transfer pricing file which is currently prepared by an external provider. The Company's management considers that it shall not incur losses in the case of a tax control covering the transfer prices. However, the impact of different interpretations of tax authorities may not be reliably estimated. This may be significant for the Company's financial position and/or the operations.

(e) Events subsequent to the balance sheet date

The Group, by Eurobank SA, participated during the year 2022 in the share capital of the company with the amount of 4,500,000 euros (22,255,650), through this action the capital of IMO-II Property Investments becoming positive.
Following that, the loan contracted from Private Bank Luxembourg was closed.

On 21 February, 2022, the Russian Federation officially recognized two separatist regions in eastern Ukraine and authorized the use of military force in these territories. On 24 February, 2022, Russian troops invaded Ukraine and initiated military operations in several locations. These ongoing operations have resulted in casualties, significant population displacement, damage to infrastructure and disruption of economic activity in Ukraine. In response, several jurisdictions, including the EU, the UK, Switzerland, the US, Canada, Japan and Australia have announced initial phases of economic sanctions on Russia (and, in some cases, Belarus).

The wider global economic impact of the conflict could include: significant disruptions to entities operating in Ukraine, Russia and Belarus, liquidity challenges, significant increases in commodity prices, including crude oil and natural gas; of metals, including nickel, iron ore, aluminum and palladium; of mineral products, such as potassium, and agricultural crops, especially wheat (Russia and Ukraine together producing about 30% of the global wheat supply); increasing global economic uncertainty and the suspension of trading in Russian securities, rising borrowing costs and risk premiums, rising inflation and rising interest rates; and disruptions to economic activity caused by

MINISTERUL JUSTIȚIEI AUT. 18195 ROMANIA TOTE SIMONA MARIANA ENGLEZĂ TRADUCĂTOR AUTORIZAT cyber attacks against Russia, as well as jurisdictions that have imposed sanctions or provide assistance to Ukraine or Russia/Belarus.

Based on the analysis of the information available at the date of these financial statements, the Company's management considers that for now there is no impact on the current activity.

DIRECTOR
KATERINA ATSALI

AIKATERINIATSALI AIKATERINI ATSALI Tul 15 2022 12:19PM
Signature__________

GENERAL MANAGER
THEODORA VEIBER

Signature Gabriela-Theodora Veiber- Digitally signed by Gabriela-Theodora Veiber Date: 2022.07.14 21:20:56 +03W

PRREPARED BY

IRINA HATMANU

FINANCIAL MANAGER

Signature Lenuta Irina Hatmanu Digitally signed by Lenuta Irina Hatmanu Date: 2022.07.14

Date: 14.07.2022

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*I, the undersigned **Tote Simona Mariana**, certified translator authorized by the Romanian Ministry of Justice under no. 18195/2006, have hereunto set my hand and affixed my seal to certify this document as a true and valid translation into English of the document in Romanian.*

TRANSLATOR,

MINISTERUL ... AUT. 18195 ROMANIA TOTE SIMONA MARIANA ENGLEZA TRADUCATOR AUT.