GRID TELECOM SINGLE MEMBER SA

Annual Financial Statements

Period from January 1, 2021 to December 31, 2021

According to International Financial Reporting Standards

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CONTENTS

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ANNUAL REPORT OF THE BOARD OF DIRECTORS

GRID TELECOM SINGLE MEMBER S.A.

ANNUAL REPORT OF THE BOARD OF DIRECTORS OF GRID TELECOM SINGLE MEMBER S.A.

For the period from 1st January 2021 to 31st December 2021

Dear shareholders,

The Annual Report of the Board of Directors that follows (hereinafter for reasons of brevity "the Report"), was prepared in a manner harmonized with the relevant provisions of the current legislation and the Articles of Association of GRID TELECOM SOLE SHAREHOLDER COMPANY ("GRID TELECOM" or the “Company”) and contains in a concise, but substantial and comprehensive manner all the relevant information required by law, in order to extract a substantial and thorough understanding on the activity during the corporate year ended December 31, 2021.

The Corporate Financial Statements have been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the European Union (EU).

1. Analysis of Company development and financial performance

Business model description, goals and core values

GRID TELECOM was established on January 14, 2019 by the INDEPENDENT POWER TRANSMISSION OPERATOR SA (or "IPTO" or "the Parent"). Its share capital amounts to Euro 1,800,000.00 (one million eight hundred thousand Euro), while the Company as a subsidiary of IPTO is fully consolidated in the Group's results. The Company’s sole purpose and activity consists of:

i. The provision of electronic communications services, products and integrated services/solutions, as well as broadband access

ii. Installation, operation, exploitation, management and development of any kind of electronic communications networks and any kind of electronic communications infrastructure and related services, locally, nationally, cross-border and internationally

iii. The development, installation, operation, management and exploitation of all types of mobile and fixed communication services

iv. Undertaking activities related to the provision of electronic communications services, telecommunications, including system design, as well as the development, production, use, sale, rental, leasing and maintenance of telecommunications equipment

v. The acquisition of ownership of equipment and media for the provision of services that fall within the scope of the Company and the acquisition of ownership, use or exploitation rights through purchase, lease or otherwise of movable or immovable property or rights.

vi. The development, installation, operation, management and exploitation of new services, based on technological developments in the fields of telecommunications, information technology, multimedia and the Internet, as well as any other service that may be provided through the Company's network or other networks in the which the Company has or may have access to.

vii. The provision of electronic data processing services, databases and internet services.

viii. Provision of leased or subleased lines and network and leasing of capacity

ix. The provision of consulting services or services related to line/network operations, to companies affiliated with the Company, operating domestically or abroad

To fulfill the above purpose, the Company may:

i. Establish, with or without the participation of third-party physical or legal entities, or to participate in any business of any corporate type, with a similar or relevant purpose, in a broadly defined sense, in Greece and / or abroad.

ii. Cooperate with any physical or legal entities in any way in Greece and / or abroad and enter into any agreements or contracts, of any kind.

iii. Develop any kind of financial activity for the purpose of achieving its goals (e.g. lending, issuing bills of exchange, checks, banknotes, bonds, pledges and other debt securities or documents incorporating debt, etc.).

iv. Lease, sublease, buy or sell or otherwise acquire or transfer real estate or movable property or rights or restablish collateral or other rights.

v. Make use of funding programs and tools, in particular those offered by the European Union and its associated Agencies.

vi. Perform technical, financial, organizational studies related to the construction, operation, organization, management, maintenance of any form of telecommunications facility, unit or structural projects including any related construction.

GRID TELECOM's registered office is located at 89, Dyrrachiou str., 104-43, Athens, Greece, and its duration has been set at 35 years from the date of its registration in the Commerce Register.

Administration principles and internal management systems

The administration bodies of the Company are the General Assembly of Shareholders and the Board of Directors which is elected, appointed and controlled by it. The Company's organizational structured is approved by the Board of Directors.

Description of performance and tangible and intangible assets

Financial overview of year 2021

Sales during the fiscal year 2021 increased significantly and reflect deliveries of infrastructure contracted at the end of the previous fiscal year, as well as new infrastructure agreed upon during the fiscal year ended December 31, 2021.

The total revenues of the Company represent revenues from operating and maintenance services, profits resulting from the derecognition of right-of-use assets and their subletting to customers, as well as, financial income related to the leasing of fiber optics to customers. Revenue from operating and maintenance services increased marginally to Euro 152,656 compared to Euro 150,426 in the previous year, incorporating the analogy of new sales in the second and mainly in the last quarter of the year ended December 31, 2021. On the contrary, financial income from the leasing of fiber optics was lower at Euro 333,599 compared to Euro 347,916 in the previous year, reflecting the evolution of the repayment schedule of a 2019 significant customer lease, as well as the addition of new leases during 2021, which were concluded mainly in the fourth quarter of the fiscal year and are characterized by front-loaded payment schedules.

In relation to the subleasing to customers, of part of the Fiber Optic Network leased by the Company from IPTO and in accordance with IFRS, a recognized gain of Euro 1,205,837 in the year ended December 31, 2021 -included in Total Income- represents the difference between, the unamortized value of the Right-of-Use asset derecognized (lease of part of the network from ADMIE) and the financial receivable (sublease to customers).

Operating expenses relate to services and expenses of third parties, including IPTO, payroll, taxes, depreciation and provision for expected losses on credit risk and amounted to Euro 1,115,810 compared to Euro 768,148 in the previous year. The increase largely reflects the development of human resources, the increase of the Company's presence in additional Data Centers during the year and its continued participation in the Ultra-Fast Broad Band competition.

(Amounts in Euro)

The above changes contributed to Profit before tax of Euro 347,394 and Net Profit of Euro 264,664 compared to Losses before tax and Net Losses of Euro 503,471 and Euro 505,140 respectively, in the previous year.

The financial situation of the Company as at 31/12/2021 is considered satisfactory. On the same date, the Company's Equity amounted to Euro 2,552,384.

For the period 1.1.2021 – 31.12.2021 the key financial performance was as follows:

	01/01/2021 - 31/12/2021
Turnover (Sales from Operations & Maintenance)	152,656
Turnover (Other Income)	1,215,838
Earnings Before Interest Tax and Depreciation (EBITDA)	283,522
Earnings/(Losses) Before Tax	347,394
Net Income/(Net Losses)	264,664

Cash flows

The cash flows during the year ended 31 December 2021 mainly reflect collection of financial income and receivables from the lease of fiber optics and a return of tax advance that resulted from a tax audit for fiscal year 2020, while the outflows mainly relate to asset investments, the payment of salaries and operating expenses of the Company. At the end of the fiscal year 2021 the cash position of the Company was Euro 1,059,826 compared to Euro 1,450,186 at the end of the previous year. In December 2021, the Company maintained one bank account with the National Bank of Greece.

Dividend policy

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

On March 24, 2022 the Board of Directors approved the Financial Statements for the fiscal year 2021 and proposed to the Ordinary General Meeting of Shareholders the non-distribution of dividend for the fiscal year ended December 31, 2021.

Tangible and intangible assets

As of December 31, 2021 the Company's net capital expenditures amounted to Euro 2,343,648 incorporating additions for the period of Euro 1,724,668 for the continued in-progress expansion of telecommunication nodes and the completion of new fiber optic infrastructure in the wider area of Thessaloniki. The Company also maintains intangible assets related mainly to the right of use on real estate (office space) worth Euro 116,382.

2. Significant projects completed in 2021

The project for Design, licensing, construction and maintenance of GRID TELECOM's fiber optic network in areas of the municipalities of Amplelokipi, Evosmos Delta and Oreokastro in Thessaloniki province, was successfully completed at the end of the period ended December 31, 2021. This projects contributes to increasing the connectivity capability of IPTO's fiber optic network with the large Data Centers of the country's key regions where major telecommunications providers as well large enterprises maintain presence. By increasing its presence in additional Data Centers, GRID TELECOM enhances its position to provide access to a fiber optic network, that offers alternative routes and ensures high availability of services to customers.

3. Major risks

The Company is constantly monitoring developments with the aim of limiting as much as possible the potential adverse effects that may result from various events.

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

Risk of decline in demand

GRID TELECOM takes advantage of the nationwide fiber optic network IPTO has in place to promote telecommunications services in the domestic and international market. This optical network has a large number of alternative routes, which ensure high availability of services to customers. Due to the profile of potential customers of the Company and the nature of the telecommunications market activity which is characterized by strong growth, demand is not expected to decline in the near future.

Other risks related to the activity or the sector in which the Company operates

Risks related to the sector in which the Company operates

Considering the Greek State holds (directly or indirectly) 51% of the share capital of the parent company IPTO, GRID TELECOM as a 100% subsidiary of IPTO may be considered, in certain areas, as a Greek Public Sector Company. Consequently, its operations will continue to be subject to laws and regulations applicable to companies in the Greek Public Sector that affect specific procedures. Indicatively, and not restrictively, those relating to remuneration, pay ceilings, and procurement procedures. Nonetheless, the Company's business sector is completely different from that of its regulated parent entity's and is characterized by complete competitiveness as a free market. Consequently, the main risk is therefore the risk of competition, as the market involves established companies in the sector. This risk is largely offset by the Company's access to the IPTO network which is characterized by high penetration, excellent quality and increased safety. Features that are considered attractive and essential by interested customers.

Liquidity risk

Liquidity risk is associated with the need for adequate financing for the operation and development of the Company. The Company manages its liquidity risk by monitoring and scheduling its cash flows, and acting appropriately by securing adequate cash levels, seeking long-term relationships with its customers. The Company ensures efficient and low-risk placement of cash keeping cash available for investments specified in its business plan.

As at 31.12.2021 the current liabilities exceeded the current assets by € 370,655, ie the working capital became negative on this date. Following a relevant assessment, the Management considered that this event does not pose a risk to the company's prospects as an ongoing activity, as any cash difficulties that may arise may be covered by the share capital increase that took place in 2022.

Credit risk

For trade receivables arising from long-term leases, the Company is exposed to credit risk to the extent that account receivables are not ensured. In this context, the Company acts by requesting advances as a part of the total future liability, letters of guarantee of good repayment and recognizing relevant loss allowances in its income statement.

Currency risk

Currency risk is insignificant for the Company and relates mainly to any potential agreements for the supply of materials or equipment whose payment is in foreign currency. As at December 31, 2021, the Company had not entered into any material or equipment supply contract and has no Assets or Liabilities in Foreign Currency.

Risk of changes in taxation and other regulations

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

Risk related to the COVID pandemic

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

4. Environmental issues

The Company recognizes the need for continuous improvement of its environmental performance and compliance with laws and international standards and aims at a balanced economic development in harmony with the natural environment. Following a path of sustainable development, it carries out its activities in a way that ensures environmental protection. Management considers that there are currently no conditions for the recognition of provisions for environmental liabilities.

(Amounts in Euro)

5. Labor issues

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

Promoting equal opportunities and protecting diversity are fundamental principles of the Company. Company Management does not discriminate in recruitment / selection, remuneration, training, job assignment or any other job activity. The factors that are exclusively taken into account in management responsibilities are the experience, personality, theoretical training, qualifications, efficiency and competences of the individual. The Company encourages and recommends all its employees to respect the diversity of each employee or supplier or customer of the Company and not to accept any behavior that may be discriminatory in any form. The Company had one employee as of December 31, 2021.

b) Respect for workers' rights and trade union freedom

The Company respects the rights of its employees, ensures the maintenance and enhancement of a work peace climate and observes labor laws.

c) Health and safety at work

Employee safety is a top priority and a prerequisite for the operation of the Company.

In March 2020, in response to the coronavirus pandemic and following the instructions of the National Public Health Organization, the Company adopted all measures related to the protection and safety of staff. In line with IPTO guidelines and practices, also during 2021 the company adopted remote working at the levels that were intermittently required, implemented spatial arrangements so that employees could sit alone or in pairs in large areas, distributed personal protective masks and instilled other personal hygiene measures for all its employees. In addition, coronavirus tests continued and were implemented once a week on employees who are physically present at work, while there is continuous information and cooperation with the designated special crisis management team of IPTO.

The Company maintains in all workplaces "first aid" materials (medicines, bandages, etc.)

d) Recruitment process, training, promotions

The selection and recruitment procedures are based on the qualifications required for the position, without discrimination and based on the approved personnel policy. The purpose of this policy is to promote harmonious cooperation between employees and the Company. With the firm and fundamental principle that human resources are the most important source for the Company's competitive advantage and with the main focus on the provision of high quality technical services, emphasis is placed on the existence of appropriate infrastructure, management procedures and ongoing training of human resources. This ensures that each position is filled by people who have the appropriate knowledge and skills. Additional emphasis is placed in shaping a culture that promotes honest communication, team spirit, flexibility and creativity. At the same time, the Company educates and trains its staff, on a regular basis, due to the special professional requirements and operational or individual needs. In addition, the evaluation of staff is based on an approved staff policy depending on the results and skills of each employee.

6. Financial key performance indicators (KPIs)

Financial Ratios	**01/01/2021-31/12/2021**	**01/01/2020 - 31/12/2020**
Current assets/Total assets	34.27%	29.52%
Non-current assets/Total assets	65.73%	70.48%
Equity/Total liabilities	38.05%	56.63%

(Amounts in Euro)

Total liabilities/Total equity and liabilities	72.44%	63.84%
Equity/Total equity and liabilities	27.56%	36.16%
Equity/Non-current assets	41.93%	51.30%
Current assets/Current liabilities	89.54%	137.98%

Profitability Ratios	**01/01/2021-31/12/2021**	**01/01/2020-31/12/2020**
Profit before tax/Total equity	13.61%	-22.01%

7. Future development of the Company

Prospects for 2022

Having access nationwide to an ever-expanding network of fiber optic cables over 4,000 kilometers long, GRID TELECOM provides a large number of alternative routes ensuring high availability of services for its customers. In its short history to date, GRID has provided services and Dark Fiber access to Telecommunication Providers and large companies.

In 2021, the Company continued to lay foundations for its further development with continued investments in fiber optic infrastructure in the greater Thessaloniki area, expansion of its presence in Data Centers, fiber infrastructure right-of-use exchange agreements in urban metropolitan areas, but also important commercial agreements, such as , the extension of the terrestrial optical network backbone of the IONIAN submarine cable that connects Italy and Greece, from Preveza to Athens and then to Thessaloniki.

Having almost completed - at the beginning of 2022 - most of the investment related to the development of state-of-the-art high-speed network of DWDM technology (network development and related equipment at 27 nodes), the immediate goal of the Company is to provide high capacity with high-speed interconnection between large urban centers of the country. These services will be complemented by physical co-location capability for providers' equipment and high availability services.

Finally, regarding the "Ultra-Fast Broadband" (UFBB) tender, for the construction and operation of a fiber optic network in various parts of the country and the provision of wholesale services to telecommunications companies, GRID TELECOM in collaboration with TERNA ENERGY S.A. successfully completed their participation in the tender process, as a Union of Companies, and were awarded four geographical areas out of the seven that were announced. This project represents the largest Public-Private Partnership project, with a budget of 700 million Euros (300 million are made available from EU funds and public funding) and is an important pillar for the development of the Company.

The appearance in early 2020 of the coronavirus (Covid-19) and its spread to pandemic levels, has led to preventive measures and measures to limit the spread of the virus. Some of these measures - indicatively: suspension of operation of educational bodies, department stores and places with large attendance / consumers, as well as reduction of unnecessary travel - affect the daily operation of the Company and to a small extent also affected its financial performance for the year 2021. The Company closely monitors the developments so that it can immediately respond to the requirements of the global and domestic environment. In addition, in order to protect employees, the Company has taken measures to reduce the risk of staff exposure to the virus (remote working, where possible), and is in constant contact with the National Public Health Organization on issues concerning the coronavirus for further instructions and measures regarding the protection and safety of staff.

8. Company activity in the field of Research & Development

The Company did not incur expenses in the field of "research and development" in 2021.

9. Information regarding the acquisition of treasury shares as provided in article 52 of Law 4548/2108

No treasury shares were acquired neither during the fiscal year 2021 nor in previous fiscal periods.

10. Company Branches

The Company has not founded any branches.

11. Use of financial instruments

The Company does not use financial instruments.

12. Significant transactions with related parties

The Company is controlled by IPTO, which holds 100% of the paid up share capital and is the Parent Company.

On January 15,2019, the Company leased from IPTO SA part of the optical fiber network with a 15 year right of use for commercial exploitation through long-term sub-leasing to customers. During the year ended December 21, 2021 additional parts of the optical fiber network were leased from the parent company.

There are no material transactions that have not been carried out under normal market conditions.

13. Management Remuneration

For the period ended December 31, 2021 no Management fees were paid to members of the Board of Directors.

14. Applied Key Accounting Principles

For the preparation of the Statement of Financial Position for the fiscal year, as well as the Income Statement and other comprehensive income, Equity and Cash Flow Statements, the accounting policies as set forth by the Parent Company were applied and detailed in the Financial Statements.

15. Other issues

The Company has no foreign exchange currency.

There are no encumbrances, as the Company has no property.

16. Subsequent events

By decision of the Board of Directors on February 14, 2022, the Ordinary General Meeting of the Company's Shareholders was convened to increase the Company's share capital in order to address the Company's financing needs for capital expenditures.

The General Meeting took place on February 24, 2022 and approved the increase of the share capital by Euro 3,500,000. The increase of the share capital will be carried out through cash payment by IPTO SA, 100% shareholder of the Company and by issuing 35,000 new common registered shares, with a nominal value of one hundred Euros (Euro 100) each.

Following this report, we kindly request that you

1. Approve the Statement of Financial Position, Statement of Comprehensive Income, Statement of Changes in Equity, Statement of Cash Flows, the summary of significant accounting policies and methods, and other explanatory information for the year 2021 (financial period 01/01/2021 - 31/12/2021)
2. Discharge the members of the Board of Directors and Auditors from all liability for the operations for the year 2021 (financial period 01/01/2021 - 31/12/2021)
3. Appoint one (1) regular and one (1) alternate certified auditor for the year 2022.

Athens, March 24, 2022

For the Board of Directors

The Chairwoman

Eleni Zarikou

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Independent Auditor’s Report

To the Shareholder of the Company GRID TELECOM SINGLE MEMBER SOCIETE ANONYME

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of GRID TELECOM SINGLE MEMBER SOCIETE ANONYME (the Company), which comprise the statement of financial position as at 31 December 2021, and the statements of comprehensive income, changes in equity and cash flows for the year then ended, and notes to the financial statements, including a summary of significant accounting policies and other explanatory notes.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of GRID TELECOM SINGLE MEMBER SOCIETE ANONYME as at 31 December 2021, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European.

Basis for Opinion

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

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with IFRSs, as adopted by the European Union, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

Auditor’s Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs, as incorporated into the Greek Legislation, will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs as incorporated into the Greek Legislation, we exercise professional judgement and maintain professional skepticism throughout the audit. We also:

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

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

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

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

Report on Other Legal and Regulatory Requirements

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

a) In our opinion the Board of Directors' Report has been prepared in accordance with the applicable legal requirements of the article 150 of L. 4548/2018 and its content corresponds with the accompanying financial statements for the year ended 31/12/2021.

b) Based on the knowledge we obtained during our audit of GRID TELECOM SINGLE MEMBER SOCIETE ANONYME and its environment, we have not identified any material misstatements in the Board of Directors' Report.

Athens, 29 March 2022

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(Amounts in Euro)

STATEMENT OF COMPREHENSIVE INCOME

	Notes	01/01/2021-31/12/2021	01/01/2020-31/12/2020
Optical Fiber Maintenance Revenue	5	152.656	150.426
Other income	6	1.215.838	2.340
Total Revenues		**1.368.494**	**152.766**
EXPENSES:			
Payroll cost		(194.761)	(93.315)
Third party Services	7	(15.942)	(12.144)
Third party fees	8	(801.516)	(620.338)
Other Taxes	10	(4.733)	(2.469)
Depreciation and Amortization	14,15	(30.838)	(8.421)
Provisions against expected credit losses		(22.390)	11.505
Other expenses	9	(45.629)	(42.966)
Total		**(1.115.810)**	**(768.148)**
PROFIT-(LOSS) BEFORE TAX AND FINANCIAL RESULTS		**252.684**	**(615.383)**
Financial expenses	11	(238.889)	(236.004)
Financial income	12	333.599	347.916
PROFIT / (LOSS) BEFORE TAX		**347.394**	**(503.471)**
Income tax expense	13	(82.730)	(1.669)
NET PROFIT / (LOSS)		**264.664**	**(505.140)**

The notes on pages 20 to 44 are an integral part of these Financial Statements.

(Amounts in Euro)

STATEMENT OF FINANCIAL POSITION

	Notes	31/12/2021	31/12/2020
ASSETS			
Non – Current Assets:			
Tangible assets	14	2.226.505	519.051
Intangible assets, net	15	760	962
Right of use asset	15	116.382	57.992
Deferred tax asset		9.333	12.535
Other non-current assets		2.570	-
Long-term receivables for optical fiber Sublease	16	3.731.773	3.868.898
Total non-current assets		**6.087.324**	**4.459.439**
Current Assets:			
Trade receivables, net	18	1.380.979	131.644
Other receivables, net	17	368.429	95.708
Short-term receivables for optical fiber Sublease	16	364.262	190.484
Cash and cash equivalents	19	1.059.826	1.450.186
Total Current Assets		**3.173.495**	**1.868.023**
Total Assets		**9.260.819**	**6.327.461**
EQUITY AND LIABILITIES			
EQUITY:			
Share capital	20	1.800.000	1.800.000
Legal reserve	21	67.860	50.490
Retained earnings		684.525	437.231
Total Equity		**2.552.384**	**2.287.721**
Non-Current Liabilities:			
Long-term Lease liabilities	22	3.164.284	2.685.932
Total Non-Current Liabilities		**3.164.284**	**2.685.932**
Current Liabilities:			
Trade and other payables	23	3.215.766	1.130.778
Short-term Lease liabilities	22	180.644	134.795
Income tax payable		79.528	-
Accrued and other current liabilities		58.450	70.700
Deferred Income		9.763	17.535
Total Current Liabilities		**3.544.150**	**1.353.808**
Total Liabilities and Equity		**9.260.819**	**6.327.461**

The notes on pages 20 to 44 are an integral part of these Financial Statements.

(Amounts in Euro)

STATEMENTS OF CHANGES IN EQUITY

	Share Capital	Legal Reserve	Retained Earnings	Total equity
Balance 01/01/2020	**300.000**	**50.490**	**959.308**	**1.309.798**
Share capital increase	1.500.000	-	(16.938)	1.483.062
Net profit/(loss) for the year	-	-	(505.140)	(505.140)
Balance 31/12/2020	**1.800.000**	**50.490**	**437.231**	**2.287.721**
Balance 01/01/2021	**1.800.000**	**50.490**	**437.231**	**2.287.721**
Legal reserve for the year	-	17.370	(17.370)	-
Net profit/(loss) for the year	-	-	264.664	264.664
Balance 31/12/2021	**1.800.000**	**67.860**	**684.525**	**2.552.384**

The notes on pages 20 to 44 are an integral part of these Financial Statements.

(Amounts in Euro)

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STATEMENT OF CASH FLOW

	01/01/2021-31/12/2021	01/01/2020-31/12/2020
Cash flows from operating activities		
Profit before tax	347.394	(503.471)
Adjustments for:		
Depreciation of Right of Use Assets	30.838	8.421
Provisions against expected credit losses	22.390	(11.505)
Credit Interest	(333.599)	(347.916)
Gain on Right of Use Assets derecognition (note 6)	(1.205.837)	-
Interest and other finance costs	238.889	236.004
Net loss before working capital changes	**(899.925)**	**(618.467)**
(Increase)/decrease in:		
Trade receivables	617.330	881.739
Other receivables	(149.114)	(36.984)
(Increase)/decrease in:		
Trade payables	1.179.496	(326.001)
Other payables and accrued expenses	(20.023)	44.321
Tax payments	(126.177)	(375.531)
Net cash flows from operating activities	**601.588**	**(430.923)**
Cash flows from Investing activities		
Additions to fixed assets	(1.724.668)	(20.887)
Lease receivable proceeds	434.551	-
Interest received	329.251	347.916
Net cash flows from Investing activities	**(960.866)**	**327.029**
Cash flows from financing activities		
Proceeds from issues of shares	-	1.500.000
Share issue transaction costs	-	(16.938)
Lease liability payments	(13.565)	(6.295)
Interest Paid	(17.517)	(3.149)
Net cash flows from financing activities	**(31.082)**	**1.473.618**
Net increase/ (decrease) in cash and cash equivalents	(390.360)	1.369.725
Cash and cash equivalents, opening balance	**1.450.186**	**80.461**
Cash and cash equivalents , closing balance	**1.059.826**	**1.450.186**

The notes on pages 20 to 44 are an integral part of these Financial Statements.

NOTES TO THE FINANCIAL STATEMENTS

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1. ESTABLISHMENT, ORGANIZATION AND OPERATION OF THE COMPANY

GRID TELECOM SINGLE MEMBER SOCIETE ANONYME was incorporated on January 14th, 2029 and is controlled by INDEPENDENT POWER TRANSMISSION OPERATOR S.A .(or «IPTO S.A». or «the Parent company») . The Company' s share capital amounts to Euro 1.800.000,00 and it has been paid in full. The Company as a subsidiary of IPTO SA. is consolidated under the full consolidation method.

a) The provision of electronic communications services, products and integrated services/solutions, as well as broadband access.

b) Installation, operation, exploitation, management and development of any kind of electronic communications networks and any kind of electronic communications infrastructure and related services, in local, national, cross-border and international level.

c) The development, installation, operation, management and exploitation of all types of mobile and fixed communication services.

d) Undertaking activities related to the provision of electronic communications services, telecommunications, including system design, as well as the development, production, use, sale, rental, leasing and maintenance of telecommunications equipment.

e) The acquisition of ownership of equipment and media for the provision of services that fall within the scope of the Company and the acquisition of ownership, use or exploitation rights through purchase, lease or otherwise of movable or immovable property or rights.

f) The development, installation, operation, management and exploitation of new services, based on technological developments in the fields of telecommunications, information technology, multimedia and Internet, as well as any other service that may be provided through the Company's network or other networks in the which the Company has or may have access to.

g) The provision of electronic data processing services, databases and internet services.

h) Provision of leased or subleased lines and network and leasing of capacity.

i) The provision of consulting services or services related to line/network operations, to companies affiliated with the Company, operating domestically or abroad.

To fulfill the above purpose, the Company may:

a) Establish, with or without the participation of third-party physical or legal entities, or to participate in any business of any corporate type, with a similar or relevant purpose, in a broadly defined sense, in Greece and/or abroad.

b) Cooperate with any physical or legal entities in any way in Greece and / or abroad and enter into any agreements or contracts, of any kind.

c) Develop any kind of financial activity for the purpose of achieving its goals (e.g. lending, issuing bills of exchange, checks, banknotes, bonds, pledges and other debt securities or documents incorporating debt, etc.).

d) Lease, sublease, buy or sell or otherwise acquire or transfer real estate or movable property or rights or establish collateral or other rights.

e) Make use of funding programs and tools, in particular those offered by the European Union and its associated Agencies.

f) Perform technical, financial, organizational studies related to the construction, operation, organization, management, maintenance of any form of telecommunications facility, unit or structural projects including any related construction.

GRID TELECOM's registered office is located at 89, Dyrrachiou str., 104-43, Athens, Greece, and its duration has been extended to 35 years, from 20 years that was initially set, from the date of its registration in the Commerce Register.

2. BASIS FOR THE PREPARATION OF THE FINANCIAL STATEMENTS AND THE MAIN ACCOUNTING POLICIES

2.1 BASIS OF PRESENTATION

Declaration of Compliance

The Financial Statements have been prepared in accordance with International Financial Reporting Standards (IFRS), as issued by the International Accounting Standards Board (IASB), and in accordance with their Interpretations as issued by the Commission. IASB Interpretations and Standards have been adopted by the European Union ("EU") and are mandatory for financial years starting as of January 1st,2021.

The accounting policies applied for the preparation of these financial statements are in accordance with those followed for the preparation of the Company's annual financial statements for the year ended 31 December 2020.

2.1.1 APPROVAL OF FINANCIAL STATEMENTS

The Board of Directors approved the Financial Statements for fiscal year 2021, on March 24, 2022. The Financial Statements are subject to approval by the Annual General Meeting of the Shareholders.

2.1.2 BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS

The accompanying financial statements have been prepared under the historical cost principle and the going concern principle.

2.1.3 MACROECONOMIC AND BUSINESS ENVIRONMENT RISK IN GREECE

The Greek economy was severely affected by the COVID-19 pandemic, where a number of countermeasures were taken to limit its spread in 2020. The impact of the crisis is great due to the importance of the hospitality sector in Greece and the high number of small businesses, which are particularly vulnerable. The start and the expansion of the vaccination program during the first interval of 2021 led to the gradual lifting of the restrictive measures but the deterioration of the epidemiological data, mainly due to the coronavirus mutations, limited the growth rates of the economy. In the first nine months of 2021 the real GDP increased by 8.9% on an annual basis. This is mainly due to the recovery in private consumption that came from the increase in disposable income and the increase in exports and services. Also, the increase in public consumption and investment spending of companies supported domestic demand, which was negatively affected by the increased import of goods and services. In terms of supply, there has been a recovery in services (mainly due to tourism), but also in industry and construction.

According to the data of the state budget, for the period January - December 2021, there is a deficit in the state budget balance of 14,872 million euros against a target for a deficit of 17,487 million euros of budget 2022 and a deficit of 22,806 million euros in the corresponding period of 2020. The primary result amounted to a deficit of 10,327 million euros, against a target for a primary deficit of 12,946 million euros and a primary deficit of 18,195 million euros for the same period in 2020. The amount of net revenues of the state budget amounted to 54.878 million euros, showing an increase of 1.458 million euros or 2.7% compared to the estimate for the corresponding period included in the presentation report of the 2022 Budget.

Despite the continuing upward trend in exports, however, the goods deficit widened, as imports increased more than exports in absolute terms, as a result of continued growth in industrial production and a recovery in investment and consumption.

It is worth noting that business expectations in all sectors improved and remained high during the year. The consumer confidence index deteriorated in the second half of the year, possibly due to uncertainty about the evolution of the pandemic, but also due to inflationary pressures.

Employment continued to decline in the first months of 2021, however, the impact of the pandemic on the labor market was limited, as the measures taken to support income and employment proved to be effective. The recovery of economic activity and the beginning of the tourist season led to an increase in the number of employees and a further decline in the unemployment rate as early as the second quarter of the year.

Inflation began to record a positive annual rate from June 2021, as economic activity recovered and at the same time inflationary pressures appeared, mainly due to disruptions in supply chains and the sharp rise in international energy prices.

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

2.2 SIGNIFICANT ACCOUNT ESTIMATES AND MANAGEMENT'S JUDGEMENTS

The preparation of the Annual Financial Statements requires estimations, judgements and assumptions from Management that affect the reported amounts of assets and liabilities, the disclosure of Contingent Assets and Liabilities at the date of the Annual Financial Statements and the reported amounts of revenues and expenses during the reporting periods. The Management's estimations and judgements are reviewed annually. The actual results may differ from these estimations.

The principle judgments and estimates referring to events the development of which could significantly affect the items of the financial statements during the forthcoming period are as follows:

Fair value and useful lives of tangible fixed assets

Management estimates the residual useful life of depreciable fixed assets, based on previous experience and the technical specifications of assets that are subject to periodic review.

Risk provisions

The Company forms provisions against expected credit losses regarding the lease receivable.

Impairment of fixed assets

The Company assesses at each reporting date whether there is an indication that a long-term asset may have been impaired. The determination of whether such indications exist, require Management to make assumptions and judgments with respect to external and internal factors that may affect the recoverability of its assets. Impairment loss is recognized when is estimated to be of a permanent nature.

Indications of impairment may include market value declines , negative changes in technology, markets, economy, or laws, increases in market interest rates or other rates that are likely to result in significant reduction in the asset's recoverable value and the obsolescence or physical damage

When the carrying amount of an asset exceeds its recoverable amount, the impairment loss is recognized in Income Statement. Previously recognized impairment losses are reversed when the conditions that caused them cease to exist. The increased carrying amount due to reversal should not be more than what the depreciated historical cost would have been if the impairment had not been recognized.

Income tax and deferred tax

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

2.3 BASIC ACCOUNTING POLICIES

Foreign Currency Conversion

The Company's financial statement items are measured using the currency of the primary economic environment in which it operates («operating currency»). The functional and reporting currency is the Euro.

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

Non-Financial Assets

Intangible Assets

Intangible Assets include acquired software licenses. Software programs are valued at the acquisition cost minus accumulated depreciation and amortization. For all assets retired or sold, their acquisition cost and related depreciation are written off. Any gain or loss is included in the income statement. Software costs are amortized on a straight-line basis over a period of five years.

Tangible Fixed Assets

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

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

Borrowing Cost

Borrowing costs that are directly related to the acquisition, construction or production of an asset that needs a significant period of time to be accessible for use, are capitalized as part of the related assets' acquisition cost. All other borrowing costs are identified as an expense in the year that they occurred.

Depreciation

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

Right of Use Asset	Contract Duration
Buildings	10-25
Mechanical equipment	35
Furniture and other equipment	5-10

The useful life of the assets equal to the one used by the "Parent" company IPTO SA.

Impairment of Non-Financial Assets

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

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

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

Financial Assets

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

- At amortized cost.
- At fair value through the statement of other comprehensive income (for equity investments).
- At fair value through the statement of other comprehensive income (for debt investments).
- At fair value through the Income Statement.

based on

a. Business model of the company for the management of financial assets, and

b. The characteristics of contractual cash flows of the financial asset.

Trade, other receivables and finance lease receivables

Trade, other receivables and finance lease receivables refer to financial assets with determinable flows that are not quoted in an active market. They are measured at amortized cost using the effective interest method. Gains and losses, including impairment and amortization, are recognized in the income statement.

Impairment of Financial Assets

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

Financial assets measured at carrying amount

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

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

Measurement of expected credit risk losses

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

Impairment Presentation

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

Write-off of Financial Assets

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

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

Cash and Cash Equivalents

Cash and cash equivalents include cash and sight deposits. Cash equivalents are short-term high liquidity investments that are convertible to cash amounts and are subject to insignificant risk of change in value.

Offsetting of Financial Receivables and Liabilities

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

Financial Liabilities

Financial liabilities are presented in the depreciated cost and are derecognized when the obligation under the liability is fulfilled, cancelled or expires.

In case an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the Income Statement.

Provisions for Risks and Expenses, Contingent Liabilities and Contingent Claims

Provisions are recognized when the company has a present legal, contractual or constructive obligation as a result of past events and it is probable that an outflow of resources will be required to settle this obligation, and a reliable estimate of the amount of the obligation can be made.

Provisions are reviewed at each reporting date and adjusted to reflect the present value of the expenditure expected to be required to settle the obligation. Contingent liabilities are not recognized in the financial statements but are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but are disclosed when an inflow of economic benefits is probable.

Income Tax (Current and Deferred)

Current income tax

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

Deferred income tax

Deferred income tax is calculated using the liability method, on all temporary differences at the reporting date between the tax base and the book value of assets and liabilities.

Deferred tax liabilities are recognized for all taxable temporary differences, except when the deferred income tax liability arises from initial recognition of capital gain or of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor the taxable profit or loss.

Deferred tax assets are recognized for all deductible temporary differences, carried forward tax assets and tax losses, to the extent that it is possible that taxable profit will be available to use against the deductible temporary differences and the carried forward unused tax assets and unused tax losses. A deferred tax asset is not recognized if it arises from the initial recognition of an asset or liability in a transaction that is not a business combination and at the time of the transaction it does not affect either the book profit or the taxable profit or loss.

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

Defined Contribution Plan

The Company recognizes as an expense the employee contributions payable to the National Social Security Entity and as a liability the amount that has not been paid yet.

Revenue Recognition

Revenue is recognized when a contractual obligation to the individual customer is fulfilled by the provision of services. The customer obtains control of a service when it can direct its use and receive substantially all the remaining economic benefits from it. If a contract contains more than one contractual obligations, the total value of the contract is allocated to the individual liabilities based on the individual sales values. The revenue amount recognized is the amount allocated to the contractual obligation that has been fulfilled, based on the consideration that the Company expects to receive under the terms of the contract.

The Company does not enter into contracts where the period between the transfer of the goods or services and the payment by the customer exceeds one year. Therefore, the Company do not adjust the transaction price for the time value of money.

Revenue from services

The Company's main revenue arises from the provision of specialized services for the Operation & Maintenance of the optical fiber network.

The revenue from the Operation & Maintenance of the optical fiber network is recognized over time as the customer receives and consumes the benefits provided by the Company.

Interest Income

Financial income includes interest income from the Optical Fiber sublease and is recognized at the effective interest rate method. Lease Payments received are recognized as a decrease of the net investment and a portion as a lease income.

Interest on cash deposits represents income recognized with the nominal interest rate method.

Leases

The company as a lessee

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

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

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

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

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

Initial measurement of the lease liability

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

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

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

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

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

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

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

Subsequent measurement

Subsequent measurement of the right-of-use asset

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

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

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

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

Subsequent measurement of the lease liability

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

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

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

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

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

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

(a) interest on the lease liability; and

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

The company as a lessor

The Company operates as an intermediary lessor, subleasing assets to third parties. The Company treats the underlying lease and sublease as two separate contracts, recognizing as a finance lease asset the claim arising from the sublease and derecognizing part of the right of use the asset that corresponds to the sublease.

During the lease period, a portion of the installments charged to customers is recognized as a decrease of the net investment and a portion as a lease income.

Upon initial recognition of the financial asset, the Company used the discount rate used for the main lease as the interest rate implicit of the sublease was not easy to determine.

2.4 Changes in accounting policy and disclosures

Certain new standards, amendments to standards and interpretations have been issued that are mandatory for periods beginning on or after 1 January 2021. The Company's evaluation of the effect of these new standards, amendments to standards and interpretations is as follows:

The Company did not proceed with early adoption of standards, interpretations or amendments issued by International Accounting Standards Board and adopted by European Union but have no mandatory application for the year 2021.

New Standards and Interpretations effective for the current financial year 2021

COVID-19-Related Rent Concessions (Amendment to IFRS 16)

A one-year extension to the practical expedient for COVID-19 related rent concessions under IFRS 16 Leases has been published by the International Accounting Standards Board (the Board).The 2021 amendment is a response to the ongoing economic challenges resulting from the COVID-19 coronavirus pandemic and extends the 2020 amendment which introduced an optional practical expedient simplifying how a lessee accounts for rent concessions that are a direct consequence of COVID-19. Under that practical expedient, a lessee is not required to assess whether eligible rent concessions are lease modifications, instead accounting for them in accordance with other applicable guidance. The Board has extended the practical expedient by 12 months – i.e. permitting lessees to apply it to rent concessions for which any reduction in lease payments affects only payments originally due on or before 30 June 2022.

This amendment applies to the annual accounting periods that begin on or after 1 April 2021. Earlier application is permitted, including the interim or annual financial statements that have not been approved for publication on 31 March 2021.

Interest Rate Benchmark Reform – Phase 2 (Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16)

The International Accounting Standards Board has issued the Interest Rate Benchmark Reform – Phase 2 that focuses on the accounting once a new benchmark rate, to ensure that financial statements best reflect the economic effects of IBOR reform. These alternative benchmark rates are expected to replace (by the end of 2021) some of benchmark interest rates that many companies use for example in their loan instruments, lease contracts and in hedge accounting. The practical expedient that these amendments introduce are that although under the detailed rules of IFRS 9 Financial Instruments, modifying a financial contract can require recognition of a significant gain or loss in the income statement, if a change results directly from IBOR reform and occurs on an 'economically equivalent' basis then changes will be accounted for by updating the effective interest rate. A similar practical expedient will apply under IFRS 16 Leases for lessees when accounting for lease modifications required by IBOR reform. This amendment applies to the annual accounting periods that begin on or after 1 January 2021.

IAS 19 Employee Benefits – Transitional Provisions of final agenda decision under the heading "Attributing Benefits to Periods of Service"

The International Financial Reporting Interpretations Committee issued the final agenda decision in May 2021, under the title "Attributing Benefits to Periods of Service" (IAS 19), which includes explanatory material regarding the way of distribution of benefits in periods of service following a specific defined benefit plan proportionate to that defined in Article 8 of Law 3198/1955 regarding provision of compensation due to retirement (the "Labor Law Defined Benefit Plan").

This explanatory information differentiates the way in which the basic principles and regulations of IAS 19 have been applied in Greece in the previous years, and therefore, according to what is defined in the "IASB Due Process Handbook (par 8.6)", entities that prepare their financial statements in accordance with IFRS are required to amend their Accounting Policy accordingly. Based on the above, the aforementioned final decision of the Committee's agenda will be treated as a Change in Accounting Policy. The aforementioned decision will be implemented in accordance with paragraphs 19-22 of IAS 8.

The application of the above final decision at the attached Financial Statements , results to attribute the benefits to last sixteen (16) years until the date of retirement by following the scale of Law 4093/2012. However this does not have effect to the financial statements of the Company.

Standards that have been issued but are not effective to current accounting period and have not early adopted

Annual Improvements to IFRS Standards 2018–2020

On 14 May 2020, the Board issued the annual improvements that concludes the following amendments of the below International Financial Reporting Standards, that apply to annual accounting periods that begin on or after the 1 January 2022:

Onerous Contracts – Cost of Fulfilling a Contract (Amendments to IAS 37)

Amendments to IAS 37 clarify that the cost of fulfilling a contract for the purposes of the onerous contract assessment comprises the costs that relate directly to the contract, including both the incremental costs and an allocation of other direct costs to fulfil the contract.

This amendment applies to the annual accounting periods that begin on or after 1 January 2022.

Fees and the '10 per cent test' for derecognition of financial liabilities (Amendments to IFRS 9 Financial Instruments)

The amendment that applies to IFRS 9, clarifies that for the purpose of performing the '10 per cent test' for derecognition of financial liabilities – in determining those fees paid net of fees received, a borrower includes only fees paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf.

Lease incentives (Amendments to IFRS 16 Leases)

Furthermore, a modification of IFRS 16 removes the illustration of payments from the lessor relating to leasehold improvements. As currently drafted, this example is not clear as to why such payments are not a lease incentive.

Proceeds before Intended Use (Amendments to IAS 16 Property, Plant and Equipment:)

This amendment changes the way that the cost of testing whether the asset functions properly is recognised and the accounting for net proceeds that result from producing and selling items through the process of making an item of PPE available for its intended use. The above expenses and proceeds should be recognised in profit or loss rather than deducting the acquisition cost of the asset. The entities are required to disclose separately , the costs and the proceeds that are related to the production of items that does not result from the regular business of the entity.

Standards and Interpretations effective for the forthcoming financial years that have not been adopted earlier by the Company and have not been adopted by the European Union:

The below amendments are not expected to have significant effects to the Financial Statements of the Company unless otherwise is specified.

Classification of Liabilities as Current or Non-current (Amendments to IAS 1)

Amendments in classification of liabilities as current or non-current, issued in January 2020 and an entity shall apply those amendments for annual reporting periods beginning on or after 1stJanuary 2022 retrospectively in accordance with IAS 8. Earlier application is permitted. If an entity applies those amendments for an earlier period, it shall disclose that fact. The first change that was applied is that an entity shall classify a liability as current when it does not have the right at the end of the reporting period to defer settlement of the liability for at least twelve months after the reporting period. More specifically, to recognize such right, entity should comply with specified conditions If the right to defer settlement is subject to the entity's compliance to those conditions at the end of the reporting period, even if the lender does not test compliance until a later date. Classification of a liability is unaffected by the likelihood that the entity will exercise its right to defer settlement of the liability for at least twelve months after the reporting period. If a liability meets the criteria to be classified as non-current, shall be classified as non-current, even if management intends or expects the entity to settle the liability within twelve months after the reporting period, or even if the entity settles the liability between the end of the reporting period and the date the financial statements are authorized for issue. However, in either of those circumstances, the entity may need to disclose information about the timing of settlement to enable users of its financial statements to understand the impact of the liability on the entity's financial position. Another amendment issued is that, for the purpose of classifying a liability as current or non-current, settlement refers to a transfer to the counterparty that results in the extinguishment of the liability. The transfer could be of cash or other economic resources or the entity's own equity instruments. With respect to equity instruments, is specified that that the option of the counterparty should be classified as an equity component of a compound financial instrument if IAS 32 criteria are met.

Disclosure of Accounting Policies (Amendments to IAS 1 and IFRS Practice Statement 2)

The Board has issued amendments to IAS 1 "Presentation of Financial Statements" and an update to IFRS Practice Statement 2" Making Materiality Judgements" to help companies provide useful accounting policy disclosures. The key amendments to IAS 1 include requiring companies to disclose their material accounting policies rather than their significant accounting policies, clarifying that accounting policies related to immaterial transactions, other events or conditions are themselves immaterial and as such need not be disclosed, and also clarifying that not all accounting policies that relate to material transactions, other events or conditions are themselves material to a company's financial statements. These amendments are effective from 1 January 2023 but may be applied earlier.

Definition of Accounting Estimates (Amendments to IAS 8)

The International Accounting Standards Board has issued amendments to IAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors", that introduce a new definition for accounting estimates. They clarify that estimates are monetary amounts in the financial statements that are subject to measurement uncertainty as well as the relationship between accounting policies and accounting estimates by specifying that a company develops an accounting estimate to achieve the objective set out by an accounting policy. Developing an accounting estimate includes both selecting a measurement technique (estimation or valuation technique) and choosing the inputs to be used when applying the chosen measurement technique. The amendments are effective for periods beginning on or after 1 January 2023, with earlier application permitted, and will apply prospectively to changes in accounting estimates and changes in accounting policies occurring on or after the beginning of the first annual reporting period in which the company applies the amendments.

Deferred Tax related to Assets and Liabilities arising from a Single Transaction (Amendments to IAS 12)

Targeted amendments to IAS 12 Income Taxes clarify how companies should account for deferred tax on certain transactions such as leases and decommissioning provisions. The amendments narrow the scope of the initial recognition exemption (IRE) so that it does not apply to transactions that give rise to equal and offsetting temporary differences. As a result, companies will need to recognize a deferred tax asset and a deferred tax liability for temporary differences arising on initial recognition of a lease and a decommissioning provision. The amendments clarify that the exemption does not apply to transactions such as leases and decommissioning obligations. All companies will now need to reflect the future tax impacts of these transactions and recognize deferred tax.

This amendment applies to the annual accounting periods that begin on or after 1 January 2023.

3. FINANCIAL RISK MANAGEMENT

3.1 FINANCIAL RISK FACTORS

The Company is exposed to financial risk, such as market risk (exchange rate fluctuations, interest rates, market prices), credit and liquidity risk. The Company's overall risk management program, focuses on the unpredictability of financial markets, aiming to minimize their possible adverse effect on Company's financial performance.

The financial risk is related to the following financial assets and liabilities of the Statement of Financial Position: cash, trade and other receivables, lease assets and liabilities as well as trade and other short-term and long-term liabilities.

a) Market Risk

Price Risk

The Company is not exposed to equity or inventory price risk, as no such elements are recognized in the Statement of Financial Position.

Cash Flow Risk due to interest rates changes
The Company has interest bearing assets that include sight deposits. Probable interest rate changes would have no significant impact on the Company's equity.

Foreign Currency Risk
The risk of exchange rate fluctuations is minimal for the Company. Revenue, expenses, financial assets and liabilities are expressed in Euro.

b) Credit Risk

For trade receivables, cash and cash equivalents and deposits to banks and financial institutions, the Company is exposed to credit risk.

In such cases, credit risk may arise from the counterparty's inability to meet its obligations towards the Company.

c) Liquidity Risk

Liquidity risk is connected with the need to ensure adequate cash flow for the financing of the operation and the growth of the company. The company manages its liquidity risk by continuously monitoring and programming its cash flows.

(Amounts in Euro)

As at December 31st, 2020	Within 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years	Total
Trade Liabilities	1.121.227	-	-	-	1.121.227
Lease Liabilities	134.795	145.344	507.456	2.033.132	2.820.727
	1.256.022	**145.344**	**507.456**	**2.033.132**	**3.941.954**

As at December 31st, 2021	Within 1 year	Between 1 and 2 years	Between 2 and 5 years	Over 5 years	Total
Trade Liabilities	3.138.201	-	-	-	3.138.201
Lease Liabilities	452.788	452.788	1.342.298	3.194.025	5.441.898
	3.590.988	**452.788**	**1.342.298**	**3.194.025**	**8.580.099**

Trade and Other Liabilities do not include amounts of " Other taxes payable and insurance contributions ".

The Company's Management carried out a relevant evaluation and did not identify any factors that endanger its prospect as an ongoing activity. The fact that the total current liabilities of the Company amounting to € 3,544,150 is greater than the total current assets of € 3,173,495 by € 370,655 does not pose a risk to the company's prospect as a continuing activity as any cash difficulties may arise, may be covered by the share capital increase that took place in 2022.

3.2 CAPITAL RISK MANAGEMENT

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

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

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

	31/12/2021	**31/12/2020**
Long-term lease liabilities	3.164.284	2.685.932
Short-term lease liabilities	180.644	134.795
Minus: Cash and cash equivalents	(1.059.826)	(1.450.186)
Net Lease Liabilities	**2.285.103**	**1.370.541**
Total equity	2.552.384	2.287.721
Total working capital	**4.837.487**	**3.658.261**
Leverage Ratio	**47%**	**37%**

Below is an analysis of net lending and its movements for the current financial year.

(Amounts in Euro)

	Other Assets	Lease Liabilities		
	Cash/ Bank	**Lease Liabilities within 1 year**	**Lease Liabilities after 1 year**	**Total**
Net debt on December 31, 2020	**1.450.186**	**(134.795)**	**(2.685.932)**	**(1.370.541)**
Cash Flow	(390.360)	-	-	(390.360)
Cash movements	-	13.565	-	13.565
Non-cash movements - Recognition of new leases	-	(34.416)	(714.069)	(748.485)
Non-cash movements – Transfer to trade liabilities	-	(24.998)	235.717	210.719
Net debt on December 31, 2021	**1.059.826**	**(180.644)**	**(3.164.284)**	**(2.285.102)**

4. RECLASSIFICATIONS FOR THE YEAR ENDED 31 DECEMBER 2020

The comparative data Other income other receivables are presented restated in relation to the previous financial statements in order to make them more comparable with the amounts of the current year. Specifically, provisions against expected credit losses amounted to Euro 11.505 have been reclassified to expenses. This reclassification does not affect net profit of comparative year.

In addition, at «Other receivables» analysis VAT receivable amounts to Euro 38.239 has been reclassified from «Other tax receivable» to « Receivable from Greek state». Finally, at comparative data of «Tangible Assets» amount of Euro 3.965 has been reclassified from value of « Other equipment» to «Buildings» and as a result depreciations amount of Euro 198 has been reclassified from «Depreciations for the year of Other equipment» to «Depreciations for the year of Buildings».

5. SALES

The company's main revenue arises from the sublease of its fiber optic network.

The company treats the agreement as a finance lease and as a result, only the maintenance and operation fee is recognized as Sales revenue in the income statement. The income for the period 01/01-31/12/2021 is Euro 152.656 while for the period 01/01-31/12/2020 was Euro 150.426. Interest from finance sublease contracts are included at financial income (note 12).

6. OTHER INCOME

Other Income are analyzed as follows:

	01/01/2021-31/12/2021	**01/01/2020-31/12/2020**
Gain on derecognition of right of use asset	1.205.837	-
Revenues from vertical connection services	10.000	2.300
Other income	1	40
Total	**1.215.838**	**2.340**

The amount of 1.205.837 arises from the difference between the carrying amount of the right of use asset, recognized under the optical fiber lease agreement with IPTO SA, and the derecognition value of the right of use asset at the time of sublease to the client as a relevant lease receivable.

(Amounts in Euro)

7. THIRD PARTY SERVICES

Third party services include intra-group transactions related to the building maintenance fees (electricity, water, heating, cleaning, storage, etc.) and telecommunications costs.

	01/01/2021-31/12/2021	01/01/2020-31/12/2020
Telecommunication	5.033	3.866
Maintenance services	1.980	1.268
Building maintenance fees	8.710	7.010
Short Term car rentals	219	-
Total	**15.942**	**12.144**

8. THIRD PARTY FEES

Third party fees are analyzed as follows:

	01/01/2021-31/12/2021	01/01/2020-31/12/2020
IT services	9.860	7.233
Software Licenses	7.283	20.879
HR services	9.228	6.750
Legal fees	5.890	29.060
Notary fees	196	-
Advisory fees	44.000	17.250
Audit fees	8.900	7.100
Accountants fees	65.740	65.180
Fees for Telecommunication Consultants	348.574	223.239
Optical fiber operation and maintenance costs	87.100	85.241
Co-location services	122.993	58.240
Technical costs	7.582	13.300
Other Third party fees	84.168	86.867
Total	**801.516**	**620.338**

Third party fees include intra-group transactions related to IT services, software licenses and HR services, as well as fees regarding the human resources development which had started in the last quarter of prior year (fees for telecommunications consultants), the presence of the Company in selected Data Centers (co-location fees), its participation in the Ultra-Fast Broad Band contest and studies related to its overall development.

9. OTHER EXPENSES

	01/01/2021-31/12/2021	01/01/2020-31/12/2020
Travel Expenses	11.892	2.906
Advertising fees	3.130	2.804
Conference expenses	-	169
Printing Materials	425	526
Consumables	711	1.351
Other third party expenses	4.942	103
Tax fines	942	619
Prior year expenses	-	101
Tender services	22.524	33.876
Subscriptions	1.064	510
Total	**45.629**	**42.966**

(Amounts in Euro)

10. OTHER TAXES

Other than income taxes are analyzed as follows:

	01/01/2021-31/12/2021	01/01/2020-31/12/2020
Other non-income taxes	2.919	-
Stamp duty	305	318
Transit fees	509	1.151
Trade duty fee	1.000	1.000
Total	**4.733**	**2.469**

11. FINANCIAL EXPENSES

	01/01/2021-31/12/2021	01/01/2020-31/12/2020
Finance lease Expense for building	1.880	2.281
Finance lease Expense for optical fiber	229.291	232.856
Finance lease Expense for vehicles	753	-
Finance lease Expense for subsoil passage rights	318	-
Bank charges	6.648	867
Total	**238.889**	**236.004**

12. FINANCIAL INCOME

	01/01/2021-31/12/2021	01/01/2020-31/12/2020
Interest on deposits	167	2.761
Optical Fiber Sublease Financial Income	333.432	345.155
Total	**333.599**	**349.916**

13. INCOME TAX

For the period of 01/01/2021 – 31/12/2021, the income tax was calculated accordingly to the nominal tax rate which was 22%, while for the comparative period of 01/01/2020 – 31/12/2020 was calculated at 24% tax rate.

The income tax statement is submitted on a yearly basis but the profits or losses declared are temporary until the tax authorities audit the taxpayer's statements and records and an audit report is issued. Income tax payable offsets with previous year's income tax advance and withholding taxes and net amount is presented as receivable or liability to the Statement of Financial Position

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

	31/12/2021	31/12/2020
Current Income tax	79.528	-
Deferred tax	3.202	1.669
Total Income Tax	**82.730**	**1.669**

(Amounts in Euro)

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the tax rate applicable in Greece on its profits. The difference is, as follows:

	01/01/2021 - 31/12/2021	**1/1/2020 - 31/12/2020**
Profit before tax	347.394	(503.487)
Tax calculated at tax rates applicable to profits	76.427	(120.837)
Expenses not deductible for tax purposes	5.259	606
Tax losses for which it was not recognised Deferred tax asset	-	121.899
Effect from change in tax rate	1.045	-
Tax	**82.730**	**1.669**

The analysis of deferred tax liability and asset is presented below as follows:

	31/12/2021	**31/12/2020**
Deferred tax asset	17.100	12.535
Deferred tax liability	(7.767)	-
	9.333	**12.535**

The total movement in deferred tax is as follows:

	31/12/2021	**31/12/2020**
Balance at the beginning of the period	(12.535)	(14.204)
Debit / (credit) of income statement	3.202	1.669
Balance at end of period	**(9.333)**	**(12.535)**

Deferred tax arises from temporary differences between the accounting base and tax base of assets and liabilities and is calculated based on the tax rates that have been enacted and are expected to be effective in the periods in which those differences are expected to be eliminated. The income tax rate for legal entities in Greece is 22% for the year 2021.

	31/12/2021	**31/12/2020**
Deferred tax asset		
Balance at the beginning of the period	(12.535)	(14.204)
Depreciation of tangible assets	2.092	(1.093)
Leases	(2.601)	-
Expected credit losses allowance	(4.056)	2.761
Balance at end of period	**(17.100)**	**(12.535)**

	31/12/2021	**31/12/2020**
Deferred tax liability		
Balance at the beginning of the period	**-**	**-**
Depreciation of tangible assets	7.767	-
Balance at end of period	**7.767**	**-**

(Amounts in Euro)

14.TANGIBLE ASSETS

The movement of the Company's tangible assets is presented below:

	Mechanical equipment	Buildings	Other Equipment	Construction work in progress	Total
Gross Value 01/01/2020	-	3.965	-	-	3.965
Additions	507.018	-	9.224	-	516.242
Gross Value 31/12/2020	507.018	3.965	9.224	-	520.207
Cumulative depreciation and amortization 01/01/2020	-	-	-	-	-
Depreciations for the year	-	198	958	-	1.156
Cumulative depreciation and amortization 31/12/2020	-	198	958	-	1.156
Net book value 31/12/2020	**507.018**	**3.767**	**8.266**	**-**	**519.051**
Gross Value 01/01/2021	507.018	3.965	9.224	-	520.207
Additions	-	131.394	3.393	1.589.880	1.724.668
Gross Value 31/12/2021	507.018	135.359	12.618	` 1.589.880	2.244.875
Cumulative depreciation and amortization 01/01/2021	-	198	958	-	1.156
Depreciations	14.461	935	1.818	-	17.214
Cumulative depreciation and amortization 31/12/2021	14.461	1.133	2.776	-	18.370
Net book value 31/12/2021	**492.557**	**134.226**	**9.842**	**1.589.880**	**2.226.505**

15.RIGHT OF USE ASSETS AND INTANGIBLE ASSETS

The RoU relate to lease of company’s office, to lease of two vehicles and to lease of subsoil for the transit of fiber optic cables.

	Right of Use Assets	Intangible Assets	Total
Gross Value 01/01/2020	72.144	-	72.144
Additions	-	1.013	1.013
Gross Value 31/12/2020	72.144	1.013	73.157
Cumulative depreciation and amortization 01/01/2020	6.938	-	6.938
Depreciations	7.214	51	7.265
Cumulative depreciation and amortization 31/12/2020	14.152	51	14.203
Net book value 31/12/2020	**57.992**	**962**	**58.954**
Gross Value 01/01/2020	72.144	1.013	73.157
Additions	748.485	-	748.485
Decreases	(677.139)	-	(677.139)
Gross Value 31/12/2021	143.490	1.013	144.503
Cumulative depreciation and amortization 01/01/2021	14.152	51	14.203
Depreciations	13.422	202	13.624
Decreases	(466)	-	(466)
Cumulative depreciation and amortization 31/12/2021	27.108	253	27.361
Net book value 31/12/2021	**116.382**	**760**	**117.142**

(Amounts in Euro)

16.RECEIVABLES FROM FINANCE LEASE

The finance lease receivables were formed under IFRS 16 and concern the optical fiber lease.

	31/12/2021	31/12/2020
Long-term receivables for optical fiber Sublease	3.797.679	3.912.413
Short-term receivables for optical fiber Sublease	364.262	190.484
	4.161.940	**4.102.897**
Provisions against expected credit losses	(65.906)	(43.516)
	4.096.034	**4.059.382**

The maturity dates of long-term receivables are as follows:

Amounts in Euro	31/12/2021	31/12/2020
Among 1 and 2 years	248.153	205.782
Among 2 and 5 years	785.965	721.925
Over 5 years	2.763.561	2.984.706
	3.797.679	**3.912.413**

Leases

Amounts in Euro

Leasing Receivables	31/12/2021	31/12/2020
Up to 1 year	711.956	520.000
Among 1 and 5 years	2.136.200	2.080.000
Over 5 years	3.742.872	4.160.000
Total	**6.591.028**	**6.760.000**
Minus: Future finance Income from Leasing	(2.429.088)	(2.657.103)
Present value of Lease receivables	**4.161.940**	**4.102.897**

17. OTHER RECEIVABLES

	31/12/2021	31/12/2020
Withholding Tax on bank deposits	25	414
Receivable from Greek state	350.190	79.515
Deferred expenses	18.096	15.779
Other receivable	118	-
Total	**368.429**	**95.708**

Receivable from Greek state are analyzed as follows:

	31/12/2021	31/12/2020
VAT receivable	350.190	38.239
Advance income tax	-	41.276
Total	**350.190**	**79.515**

(Amounts in Euro)

18. TRADE RECEIVABLES

	31/12/2021	31/12/2020
Trade receivebles	1.367.382	113.616
Prepayments	-	4.432
Guarantees	13.597	13.597
Total	**1.380.979**	**131.644**

Trade receivables balance mainly relates to invoiced lease receivables from large customers.

19. CASH AND CASH EQUIVALENTS

	31/12/2021	31/12/2020
Bank Deposits	1.059.826	1.450.186
Total	**1.059.826**	**1.450.186**

All cash are in Euro, in Greek banks and there are no commitments on them.

20. SHARE CAPITAL

The Share Capital amounts to Euro 1.800.000 and is divided into 18.000 Common Shares of nominal value Euro 100 each. The share capital is fully paid.

21. RESERVES

According to the provisions of Greek Law, an amount equals to 5% of the annual net (after tax) profits is required to be transferred to the Legal Reserve until it reaches one third of the paid-up share capital. The statutory reserve is used to offset any debit balance of the income statement, before any dividend distribution. Within 2021, the Company formed the statutory reserve amount of Euro 17.370. Therefore, the regular reserve amounts to Euro 67.860, as at 31/12/2021.

(Amounts in Euro)

22. LEASE LIABILITIES

The finance lease Liabilities are formed under IFRS 16 and concern the optical fiber lease from IPTO the company's head office lease.

	Optical Fiber	Property	Vehicles	Land	Total
Longterm lease Liabilities	3.065.232	44.765	23.976	30.311	3.164.284
Shortterm lease Liabilities	161.882	8.415	9.212	1.135	180.644
	3.227.115	**53.180**	**33.188**	**31.446**	**3.344.928**

The maturity dates of long-term payables are as follows:

Amounts in Euro	Optical Fiber	Property	Vehicles	Land	Total
Among 1 and 2 years	176.059	6.783	9.569	848	193.259
Among 2 and 5 years	620.087	21.935	14.407	2.743	659.172
Over 5 years	2.269.086	16.048	-	26.720	2.311.853
	3.065.232	**44.765**	**23.976**	**30.311**	**3.164.284**

Leases

Amounts in Euro

Lease Liabilities	Optical Fiber	Property	Vehicles	Land	Total
Up to 1 year	432.022	8.484	10.282	2.000	452.788
Among 1 and 5 years	1.728.088	33.936	25.061	8.000	1.795.085
Over 5 years	3.139.057	16.968	-	38.000	3.194.025
Total	**5.299.167**	**59.388**	**35.343**	**48.000**	**5.441.898**
Minus: Future finance expenses from Leasing	(2.072.053)	(6.208)	(2.155)	(16.554)	(2.096.970)
Present value of Lease Liabilities	**3.227.115**	**53.180**	**33.188**	**31.446**	**3.344.928**

23. TRADE AND OTHER LIABILITIES

	31/12/2021	31/12/2020
Suppliers	3.137.951	1.119.987
Other Liabilities	250	1.239
Other taxes payable and insurance contributions	77.565	9.551
Total	**3.215.766**	**1.130.778**

Suppliers balance mainly includes payable invoices for projects under construction from telco and construction providers as well as lease payables to IPTO.

(Amounts in Euro)

24. TRANSACTIONS WITH RELATED PARTIES

The financial statements of the Company are consolidated by the parent company IPTO SA (100% direct shareholder as at 31.12.2021) with the full consolidation method.

The Company is indirectly jointly controlled by the Greek State through IPTO Holdings SA. and DES IPTO SA. which are controlled by the Greek State and control 51% and 25% respectively of its parent company IPTO SA. Below is a list of affiliated companies of the Group.

Company	Relation
IPTO SA	Parent
ARIADNI INTERCONNECTION SA	Affiliated
ENERGY EXCHANGE GROUP	Affiliated
SEleNe CC	Affiliated
IPTO HOLDING SA	Affiliated
DES IPTO SA	Affiliated
STATE GRID LTD	Affiliated

The Company's transactions with related parties have been carried out on an arm's length basis and are analyzed below:

	31/12/2020		
	Expenses		
	Purchase of Services	Liabilities	Receivables
IPTO SA	358.016	3.397.852	-
BoD fees	21.901	1.564	-
Total	**379.917**	**3.399.416**	**-**

	31/12/2021		
	Expenses		
	Purchase of Services	Liabilities	Receivables
IPTO SA	369.949	3.996.078	17.678
BoD fees	-	-	-
Total	**369.949**	**3.996.078**	**17.678**

25. COMMITMENTS AND CONTINGENT LIABILITIES

For the years ended 31.12.2019 to 31.12.2020 and remain tax unaudited by the competent tax authorities, our assessment is that any taxes that may arise will not have a material effect on the financial statements.

For the same years, the Company has been subject to the tax audit of Certified Public Accountants, in accordance with the regime provided by the provisions of article 65A of Law 4174/2013 as amended by article 37 of Law 4664/2019 and is also valid. Tax Compliance Reports were issued. For the year 2021, the company has been subject to the tax audit of OEL, as provided by the provisions of article 65a of Law 4174/2013. This audit is in progress and the relevant tax certificate is expected to be issued after the publication of the financial statements for the year 2021. If until the completion of the tax audit additional tax liabilities arise we estimate that they will not have a material effect on the financial statements.

There are no other contingent liabilities at balance sheet date.

(Amounts in Euro)

26. SUBSEQUENT EVENTS

By decision of the Board of Directors on February 14, 2022, the Ordinary General Meeting of the Company's Shareholders was convened to increase the Company's share capital in order to address the Company's financing needs for capital expenditures.

The General Meeting took place on February 24, 2022 and approved the increase of the share capital by € 3,500,000 that will be paid in cash by IPTO SA, 100% shareholder of the Company and by issuing 35,000 new common registered shares, with a nominal value of one hundred euros (€ 100) each.

On February 15, 2022 Ministerial Decision 221 of the Special Service for Management and Implementation of Information Technology and Communications Sector of the Ministry of Digital Governance, GRID TELECOM in collaboration with the company TERNA ENERGY SA. (the "Union") was announced as the Temporary Contractor of the "Ultra-Fast Broadband" (UFBB) tender, for four geographical areas (LOTs) out of the seven announced, with an estimated budget of € 400 million. The Union had successfully completed its participation in the tender process in September 2021. The UFBB tender concerns the largest Public-Private Partnership project for the construction and operation of a fiber optic network and the provision of wholesale services to telecommunications companies in various parts of the country, with a total budget of € 700 million. On March 8,2022 the Ministry of Digital Governance, determined the period of finalization of the Partnership Agreement for the completion and signing of the required documents.

Recent geopolitical events in Ukraine, military actions from Russia and answer from European Countries and USA in the form of financial sanctions, has started to significantly affect global energy markets and economic developments in general. The Company and the Group follow the developments in Ukraine and plan respective actions.

The Company and the Group view these events as non-adjusting after the reporting period while their possible impact on the Financial Statements cannot be estimated at this time.

There are no other subsequent events, apart from those disclosed in the above notes, that would require disclosure or adjustment of, the attached Financial Statements.

THE CHAIRWOMAN	MEMBER OF THE BOARD OF DIRECTORS	CHIEF ACCOUNTANT
E. ZARIKOY	I. VRETOS	KPMG Accountants Single Member S.A
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