GRID TELECOM SINGLE MEMBER SA

ANNUAL FINANCIAL STATEMENTS

FOR THE PERIOD JANUARY 1, 2025 TO DECEMBER 31, 2025

In accordance with the International Financial Reporting Standards

GRID TELECOM SINGLE MEMBER SOCIETE ANONYME
General Commercial Registry Number: 14880200100
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*This is a translation from the original version in Greek language. In case of a discrepancy, the Greek original will prevail.

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ANNUAL REPORT OF THE BOARD OF DIRECTORS

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To the ordinary General Meeting of shareholder

Dear shareholder,

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 31 December 2025.

The 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

a) Business model description, goals and core values

GRID TELECOM was established on January 14, 2019, by the INDEPENDENT POWER TRANSMISSION OPERATOR SA ("IPTO S.A." or "the Parent"). Its share capital amounts to Euro 15.038.300, while the Company as a subsidiary of IPTO S.A. 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 which the Company has or may have access to.

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

viii. The 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

x. The provision of electric mobility services to users of electric vehicles (E/V), related to the recharging and pricing of electric mobility, the optimal service of E/V users, indicatively through finding available charging and navigation points, reserving seats, but also with services in general, such as fleet management of E/V vehicles and their provision to E/V users, in accordance with the definitions of Law 4710/2020 and in particular the definition of the Electric Mobility Service Provider (MSP). The above services also include the provision of recharging services per se and directly related or accompanying value-added features (indicatively, charging speed, ease of use and charging, ease of accessibility, parking services, etc.).

xi. The acquisition of ownership, development, installation, operation, exploitation, technical maintenance and repair of E/V charging infrastructures, for which electricity can be procured for the purpose of providing E/V charging services as well as the management, control and supervision of these infrastructures, in Greece and/or abroad in private and/or public parking areas, in accordance with the definitions of Law 4710/2020 and specifically of the Charging Infrastructure Owner and the Electric Vehicle Charging Infrastructure Operator (E.V.C.I.O.).

xii. The development and operation of information infrastructures to facilitate the exchange of information and the processing of financial transactions between E.V.C.I.O. or between M.S.P. or between E.V.C.I.O. and M.S.P., to achieve the interoperability of charging infrastructures, in accordance with the definitions of Law 4710/2020 and in particular the definition of "Transaction Processing Agency (T.P.A)".

On April 29, 2022, an extraordinary General Assembly of the Company was held, which approved an amendment of the Company's purpose with new activities. These activities related to the provision of electric mobility services such as the development, operation, management, repair, and maintenance of electric vehicle charging infrastructure.

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 reestablish 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 and Kifissou 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 and its Commerce Register number is 148802001000.

b) Administration principles and internal management systems

Board of Directors

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

Audit Committee

The Company is a subsidiary of the public interest entity IPTO S.A.. In this context and in accordance with the provisions of Article 44 of Law 4449/2017, for the financial year 2025, the Company has assigned the responsibilities of the Audit Committee to the respective Audit Committee of the parent company IPTO S.A., which exercises its responsibilities at Group level.

The composition, the status of its members, and its specific responsibilities are defined in the Committee's Rules of Procedure and are in accordance with the law and the Company's Articles of Association.

c) Description of performance and tangible and intangible assets

Financial overview of year 2025

Sales during the 2025 financial year decreased to Euro 2.648.857 from Euro 3.961.592 last year and reflect deliveries of fiber optic infrastructure, capacity services and co-location services. The Company's total revenue also represent profits resulting from the derecognition of rights of use assets and their subleasing to customers, as well as financial revenues related to the leasing of optical fibers to customers. The revenue from operation and maintenance services increased to Euro 463.361 compared to Euro 291.603 in the previous year, incorporating equally the addition of sales established in the second half of the year ended 31 December 2024 and new ones recognized during the year ended

(Amounts in Euro)

31 December 2025. Additionally, Euro 704.657 from capacity services and Euro 207.785 from colocation services were recognized during 2025 compared to Euro 525.313 and Euro 196.479, respectively, in the year ended 31 December 2024. The significant increase for these two sales categories is related to the progress of the construction of the DWDM network and the development of points of presence (PoPs) through which the mentioned services are provided. Financial income from fiber optic lease for the year ended 31 December 2025 was Euro 445.212 compared to Euro 422.487 in the previous year.

With reference to the subleasing to customers, of part of the optical fiber network that the Company leased from IPTO S.A., a profit of Euro 1.273.054 was recognized in the year ended 31 December 2025 (2024: Euro 2.948.197) which is presented in other income. This amount represents the difference between the amortized value of the derecognized right-of-use asset (lease from IPTO S.A.) and the financial receivable (sublease to customers). The initially planned delivery of a significant part of the fiber-optic infrastructure to customers within 2025 was rescheduled for 2026, which is the reason why the profit from this activity is lower compared to the previous year.

Operating expenses amounted to Euro 4.087.291 compared to Euro 3.064.804 in the previous year with the increase mainly due to a) higher depreciation costs related to investments completed for the installation of the DWDM network and points of presence (PoPs), b) maintenance services of optical fiber infrastructure and DWDM equipment as well as cost of electricity c) decreased of the income related to UFBB reinvoicing costs. Finally, the increase in operating expenses includes higher operation and maintenance costs to the parent company related to new fiber optic infrastructure leases.

During the current financial year, the Company recorded a negative result at the EBITDA level, compared to the previous year during which positive operating profitability was achieved. This change reflects the variation in the Company's operating performance during the reporting period, as a result of the evolution of revenues and operating costs.

Despite the recording of a negative EBITDA result during the year, the Company's financial position as of 31 December 2025 is assessed as satisfactory, given its existing capital adequacy and its ability to continue operations smoothly. On the same date, the Company's equity amounted to Euro 15.593.688.

For the year 1.1.2025 – 31.12.2025 and 1.1.2024 – 31.12.2024 the key financial accounts of the Company were as follows:

	1/1/2025-31/12/2025	**1/1/2024-31/12/2024**
Total income	2.648.857	3.961.592
Earnings Before Interest Tax and Depreciation (EBITDA)	(370.801)	1.786.312
Earnings before tax	(1.622.636)	716.938
Net income	(1.316.712)	545.470

Cash flows

The cash inflows during the year ended 31 December 2025 mainly reflect the collection of financial income and receivables from the lease of fiber optics, while the outflows mainly relate to asset investments, operating expenses of the Company, as well as the payments of lease liabilities. At the end of the fiscal year 2025 the cash position of the Company was Euro 7.077.661 compared to Euro 7.862.445 at the end of the previous year. In December 2025, the Company maintained three bank accounts 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 occur in accordance with the provisions of the law, as it stands in effect.

The Board of Directors of the Company approved the Financial Statements for the fiscal year 2025, on 26th March 2026 and proposed to the General Meeting of shareholders the transfer of the losses for the year 2025 amounting to Euro 1.316.712 to the debit of the account 'Retained Earnings'.

Tangible and intangible assets

As of 31st December 2025 the Company's net book value of all its investments amounted to Euro 11.263.204 (31/12/2024: Euro 9.408.272) incorporating additions for the fiscal year of Euro 2.503.920 (31/12/2024: Euro 2.189.059) for the continued expansion of telecommunication nodes and the development of points of presence locations for colocation services in different regions of Greece. The Company also maintains right-of-use assets and fiber optic network infrastructure of net value Euro 4.795.096 (31/12/2024: Euro 5.038.522) incorporating additions for the fiscal year of Euro 105.440 (31/12/2024: Euro 165.396) acquired from the Parent company for the DWDM network development and operation and from third-party suppliers for the expansion of the fiber optic network in the metropolitan area of the Attica region, the Peloponnese region and the Cyclades prefecture.

2. Significant projects completed in 2025 or ongoing

In 2025, GRID TELECOM offered services and fiber optic access (Dark Fiber pairs) through long-term IRU leasing to major telecommunications providers (Chania-Damasta-DLR-Heraklion, Patras-Megalopolis-Sparta-Kalamata, Salamina Koumoundourou, etc.), with a total length of 836,4 km.
At the same time, it completed the implementation of Phase III of the DWDM Network as well as Phases VII & VIII of the DWDM Network in Crete. Additionally, it established a presence in the new Digital Realty Data Center in Heraklion. Thus, together with TI Sparkle Chania, GRID TELECOM now has a presence in all neutral Data Centers in Crete.
With the operation and availability of the submarine link Damasta-Korakia-Pachi-Koumoundourou (from the already installed Apollo optical cable system), GRID TELECOM can provide high-availability, protected capacity services (via this low-latency alternative routing in Crete) to mainland Greece as well as to Europe.
Already, leased circuit capacities for corporate customers and providers are served from all GRID TELECOM DWDM node points in Crete, reaching 50 Gb/s, while the first international leased circuits (3 x 100 Gb/s) from Athens to Western Europe (Frankfurt and Marseille) have also been implemented.
By the end of 2025, GRID TELECOM's DWDM Network serves leased circuit capacities exceeding 1.43 Tb/s, marking a 78.7% increase compared to 2024 (2024: 800 Gb/s), offering high-quality services with high availability (>99.5%). The development and utilization of this topology can also serve as a platform for providing international transit capacities.
Furthermore, in 2025, following a competitive process, GRID TELECOM selected alternative DWDM equipment with the aim of developing its own international DWDM network in Bulgaria, through a partnership for leasing an optical pair from a local provider. This network is expected to be implemented and operational by early 2026.
Finally, the Company entered into a long-term lease agreement with a domestic provider for the use of a 96-fiber optical cable in the metropolitan area of Athens, spanning 46 km. The goal is to enhance its optical infrastructure on selected routes within Athens, while simultaneously reducing Time-to-Market and meeting the needs of potential 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.

a. 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 S.A. 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 Group and 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.

b. 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 S.A., GRID TELECOM as a 100% subsidiary of IPTO S.A. 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 S.A. network which is characterized by high penetration, excellent quality and increased safety. Features that are considered attractive and essential by interested customers.

Liquidity risk

(Amounts in Euro)

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 does not face liquidity risk as it has sufficient cash and cash equivalents. The Company manages its liquidity risk by continuously monitoring and programming its cash flows and act appropriately by ensuring as far as possible sufficient credit limits and cash and cash equivalents, while simultaneously seeking the best sources of financing. At the same time, the Company ensures the efficient and low-risk placement of cash reserves while keeping cash and cash equivalents ready to implement the investments according to its articles of association.

As at 31.12.2025 the current assets exceeded the current liabilities by Euro 627.557.

Credit risk

Credit risk is the risk of financial loss to the Company if a counterparty fails to meet its contractual obligations. Credit risk arises from cash and cash equivalents, receivables from optic fiber lease, trade and other receivables. For banks and financial institutions only well-established parties with good reputation are accepted and the Company set limits to the degree of exposure for each financial institution. Trade and other receivables as well as receivables from optical fiber leases are collected within thirty days from the issuance of the invoice. A concentration of credit risk is identified for these receivables, as the majority of them concern specific customers, however having a good credit rating from international credit rating agencies abroad. Indicatively, the Company's largest customer is PPC OPTICAL COMMUNICATIONS SINGLE MEMBER S.A., whose credit rating is listed below (as a 100% subsidiary of PPC S.A.):

PCC S.A.

Credit rating agency	Rating	Published on
Standard and Poor's*	BB-	16/10/2024
Fitch*	BB-	26/2/2025
ICAP CRIF	BBB	5/8/2024

* As posted on the website of the company "PPC S.A.".

Although credit risk exists in the context of the generally unfavorable economic environment, it is currently assessed as controllable by the Company.

The following table presents the Company's exposure to credit risk:

	31/12/2025	31/12/2024
Receivables from optic fiber lease	3.943.614	5.464.255
Trade and other receivables	1.731.964	4.606.742
Cash and cash equivalents	7.077.661	7.682.445
Total	**12.753.239**	**17.753.442**

Foreign exchange risk

Foreign exchange risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. The risk from changes in foreign exchange rates is considered minimal for the Company and mainly consists of contingent contracts for the supply of materials or equipment in foreign currency. As of 31st December 2025, the Company had no assets or liabilities denominated in foreign currency.

Risk of changes in taxation and other regulations

Possible modification of tax and other regulations may have an impact on the financial results of the Company. This impact is not expected to be significant for the Company.

Geopolitical and macroeconomic environment risk

The macroeconomic environment in Greece for 2026 is characterized by continued economic growth, despite geopolitical and global uncertainties. The ongoing tensions in various parts of the world and the conflict in Ukraine maintain the risk of fluctuations in international energy prices and supply chains. In addition, the risk of escalating trade tariffs may affect global trade flows and financial conditions.

The Greek economy, according to the recent official forecasts of the European Commission, is expected to record GDP growth of around 2.2% in 2026, maintaining positive growth rates supported by private consumption and investment, including resources from European programs. Inflation is projected to decline to around 2.3% in 2026, from higher levels in previous years, reflecting a slowdown in price pressures. Unemployment is expected to continue to decline, estimated at around 8.6% in 2026, following the significant improvement in the labor market in recent years.

Despite these positive elements, there are significant uncertainties and risks that could affect economic developments, including (a) geopolitical uncertainty, (b) the possibility of a slowdown in the pace of investment (after 2026) due to the completion of the RRF financing period, and (c) extreme weather events that pose a risk to fiscal stability.

Overall, 2026 finds Greece in a phase of economic stabilization with prospects for further convergence with the EU average, provided that investment growth and fiscal policy are maintained.

Management is closely monitoring these developments and evaluating the potential impact on the Company's financial position and operating activities.

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 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.

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's 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 three employee as of 31st December 2025 with fixed-term contract (31/12/2024: one employee). On 31st December 2025, a total of ten non-salaried individuals engaged under service provision contracts, were included in the Company's workforce (31/12/2024: twelve non-salaried individuals engaged under service provision contracts).

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 this context, the Company has contracted with the provision of technical security services as defined and provided by provisions Law 3850/2010 to ensure and support obligations by the written provisions for health and safety of employees

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.

(Amounts in Euro)

6. Financial key performance indicators (KPIs)

The main financial indicators of the Company for the year 2025 and 2023, respectively, are as follows:

Financial structure ratios		**31/12/2025**	**31/12/2024**
Current assets / Total assets	=	32,92%	41,15%
Non-current assets / Total assets	=	67,08%	58,85%

The above indicators show the ratio of capital available to current and fixed assets.

Equity / Total liabilities	=	93,06%	95,14%

The above indicator shows the financial adequateness of the Company.

Total liabilities / Total equity and liabilities	=	51,80%	51,25%
Equity / Total equity and liabilities	=	48,20%	48,75%

The above indicators show the debt dependence of the Company.

Equity / Non-current assets	=	71,86%	82,84%

This indicator shows the degree of funding of the assets of the Company from equity.

Current assets / Current liabilities	=	106,26%	189,85%

The above indicator shows the Company's general liquidity.

Profitability Ratios		**1/1/2025-31/12/2025**	**1/1/2024-31/12/2024**
Profit before tax / Total equity	=	-10,41%	4,24%

This indicator shows the Company's profitability of equity.

7. Future development of the Company

Prospects for 2026

For 2026, GRID TELECOM aims to increase sales in leased circuit capacity services for corporate customers and providers. Priority is given to the timely delivery, within the first quarter of 2026, of operational capacities for both transit and international capacities, serving an active backlog reaching 1.2 Tb/s.

In 2026, GRID TELECOM will complete the implementation of the DWDM network along the Thessaloniki – Sidirokastro – Kulata – Blagoevgrad – Pernik – Telepoint Sofia axis, as well as the CLS Tympaki – DLR Heraklion Crete Link, with the goal of creating a "Transit Highway" for capacities from the Middle East and Africa to Western Europe. Already, the delivery of a 5 x 100 Gb/s capacity order from CLS Tympaki to Athens is underway, with a scheduled delivery in April 2026, utilizing the Apollo system.

Furthermore, in 2026, GRID TELECOM's national DWDM network will be enhanced with 10 additional PoPs ("points of presence" – mainly regional ring expansion points), such as S/S Larisa-1, S/S Tripoli, HVS Thessaloniki, etc.

(Amounts in Euro)

At the same time, the Company will provide Dark Fiber pair services and access through long-term IRU leasing to major telecommunications providers in geographic areas such as Eastern Macedonia and Thrace, as well as along the Athens-Larymna-Lamia-Larisa-Agios Dimitrios axis, covering a total length of 1.501,23 km. Simultaneously, the physical co-location spaces selected will be allocated to these telecom providers for the installation of their active equipment.

The Crete branch, which holds two fiber pairs in the 2AFRICA submarine cable system, with a 12.5% co-ownership share, has been successfully implemented according to the planned design. As part of future initiatives, the utilization of proprietary cable capacity towards Egypt and Genoa–Marseille is planned.

The Company is also evaluating the development of a cable station in Crete. In parallel, potential participation in other submarine fiber optic cables between Greece–Italy and Greece–Turkey is being considered, while the goal remains the upgrade of cable capacity in neutral data centers abroad, specifically in Milan and Sofia.

8. Company activity in the field of research & development

The Company did not incur expenses in the field of "research and development" in 2025.

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 2025 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's Financial Statements are consolidated by the parent company INDEPENDENT POWER TRANSMISSION OPERATOR S.A. (IPTO S.A.), using the full consolidation method, which participates directly with a 100% stake in its share capital on 31/12/2025.

The Company is indirectly controlled by the Greek State through the parent IPTO S.A.. The share capital of IPTO S.A. is controlled by 51% from IPTO Holdings S.A. and by 25% from DES IPTO S.A. which are controlled by the Greek State.

Below is a list of the Group's affiliated companies:

Company	Relation
IPTO SA	Parent
ARIADNI INTERCONNECTION SA	Affiliated
STATE GRID INTERNATIONAL DEVELOPMENT BELGIUM LTD	Affiliated
ENERGY EXCHANGE GROUP	Affiliated
ENERGY STOCK EXCHANGE CLEARING COMPANY S.A. (EnExClear S.A.)	Affiliated
SEleNe CC	Affiliated
IPTO HOLDING SA	Affiliated
P.H.V. A.D.M.I.E. (I.P.T.O.) S.A.	Affiliated
STATE GRID LTD	Affiliated
TERNA FIBER S.A.	Affiliated
TRAINING CENTER IPTO S.M.S.A.	Affiliated
GREAT SEA INTERCONNECTOR S.A.	Affiliated
SAUDI GREEK INTERCONNECTION S.A.	Affiliated
D.E. A.D.M.I.E. SYMVOULEFTIKI SINGLE MEMBER S.A.	Affiliated

(Amounts in Euro)

a) Transactions with related parties

Related party transactions refer to the provision and purchase of services in the normal course of business. The aggregate amounts of transactions with related parties from the beginning of the year under IAS 24, are as follows:

Intercompany sales of services	**1/1/2025 - 31/12/2025**	**1/1/2024 - 31/12/2024**
IPTO S.A.	22.486	91.091
Σύνολο	**22.486**	**91.091**

Revenue from other related companies	**1/1/2025 - 31/12/2025**	**1/1/2024- 31/12/2024**
TERNA FIBER S.A.	-	75.000
Total	**-**	**75.000**

Intercompany purchase of services	**1/1/2025 - 31/12/2025**	**1/1/2024- 31/12/2024**
IPTO S.A.	1.162.654	1.097.054
TRAINING CENTER IPTO S.M.S.A.	7.354	-
Total	**1.170.008**	**1.097.054**

IPTO services refer mainly to optical fiber maintenance costs, utility costs, maintenance services, IT services and accounting services.

b) Balances with related parties

The closings balances of receivables and liabilities for the fiscal year, which have resulted from transactions with related parties under IAS 24, are as follows:

Receivables and accrued receivables	**31/12/2025**	**31/12/2024**
Intercompany		
IPTO S.A.	91.604	172.165
Other related companies		
TERNA FIBER S.A.	526.942	526.942
Total	**618.546**	**699.107**

Intercompany payables and accrued payables	**31/12/2025**	**31/12/2024**
IPTO S.A.	8.112.304	8.432.854
TRAINING CENTER IPTO S.M.S.A.	7.354	-
Total	**8.119.658**	**8.432.854**

The Company’s transactions with related parties have been carried out under normal market conditions.

13. Management remuneration

The Board of Directors’ members remuneration, social security contributions and representation expenses inclusive, for the year ended at 31st of December 2025, for the Company amount to Euro 258.392 (2024: Euro 210.887).

The are no receivables or liabilities from / to Company’s members of the Board of Directors on 31st of December 2025.

The executives of the Company have not received leaving indemnity during 2025.

14. Applied key accounting principles

For the preparation of the statements of financial position for the fiscal year, as well as the statements of profit or loss 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. Sustainability Statement

The Company, pursuant to Law 5164/2024, was classified as a public interest entity as a subsidiary of IPTO S.A.. In accordance with the provisions set out in document no. 17603/27-02-2025 of the Department of Institutional Regulations of Companies, entitled: "Clarifications regarding questions on the obligations of public interest entities under point (ib) of Article 2 of Law 4548/2018, following its amendment by Article 3 of Law 5164/2024", specifically for entities that were characterized as "public interest entities" for the first time following the amendment of point (ib) of Article 2 of Law 4548/2018 by Article 3 of Law 5164/2024, the obligation to establish an Audit Committee, to prepare and publish sustainability reports, and any other obligation arising from their classification as public interest entities, do not apply to the financial year 2024.

During the current year 2025, the information relating to the Company is included in the consolidated sustainability statement of the parent company IPTO S.A., as the Company, being a subsidiary of IPTO, is exempt from the obligation to prepare a separate report in accordance with the provisions of Article 151, paragraph 11 of Law 4548/2018.

Accordingly, the Audit Committee of IPTO S.A. exercises its responsibilities concerning the process of preparing and submitting sustainability reports at Group level, in accordance with the provisions of Article 44 of Law 4449/2017.

The consolidated management report of IPTO S.A. is published on the website www.admie.gr.

17. Significant events

On 5th November 2025, a preliminary agreement was signed for the disposal of the Company's stake in TERNA FIBER S.A..
Following this preliminary agreement, on 28/11/2025, the General Assembly of TERNA FIBER S.A. approved a share capital increase of Euro 12.639.510 (the Company's share: Euro 6.307.115) to be contributed as share capital, in the form of committed investment for the "Ultra High-Speed Broadband Infrastructures – ULTRA FAST BROADBAND via PPP" project. The share capital increase in TERNA FIBER S.A. was certified by the Board of Directors of TERNA FIBER S.A. on 16/12/2025 and was paid directly to TERNA FIBER S.A. by the purchaser (OTE SA) on behalf of the Company.

18. Events after the reporting period

On 26/1/2026, the Contracting Authority approved the change in the shareholding structure of TERNA FIBER S.A. and on 29/1/2026, the final share sale and transfer agreement was signed between the Company and the purchaser. Under this agreement, the disposal of the Company's stake in TERNA FIBER S.A. was completed, resulting in a net profit of Euro 1.923.158 for the Company.

Subsequent to the reporting date, the conflict in the Middle East has escalated. Management has assessed the potential impact of these developments on the financial statements and concluded that no adjustment to the amounts recognized as at the reporting date is required. Due to the nature of the Company's operations, no material immediate impact on its financial position is expected, however, the increased geopolitical uncertainty may affect macroeconomic conditions and markets in the future and accordingly, Management will continue to monitor developments closely.

(Amounts in Euro)

Following this Report, we kindly request that you:

1. Approve the Statement of Profit or Loss and Statement of Other Comprehensive Income, the Statement of Financial Position, the Statement of Changes in Equity, the Statement of Cash Flows, the summary of key accounting policies and methods and other explanatory information of the Company for financial year 2025 (financial year 1/1/2025 - 31/12/2025).
2. Release the members of the Board of Directors and auditors from all liability for the operations of financial year 2025 (financial year 1/1/2025 - 31/12/2025).
3. Approve the transfer of losses Euro 1.316.712 to the debit of "Retained Earnings" account.
4. Appoint for the financial year 2026 an audit firm to carry out the statutory audit of the year.

Athens, 26th March 2026

For the Board of Directors

______________________	_________________
Executive BoD Chairman & General Director	Member of the BoD
Konstantinos Agathakis	Georgios Psyrris

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ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

IN ACCORDANCE WITH THE INTERNATIONAL FINANCIAL REPORTING STANDARDS

AS ADOPTED BY THE EUROPEAN UNION

The attached Financial Statements have been approved by the Board of Directors of the Company « GRID TELECOM SINGLE MEMBER S.A.» on 26th March 2026 and are available on the web site https://www.grid-telecom.com.

Athens, 26th March 2026

EXECUTIVE BoD CHAIRMAN & GENERAL DIRECTOR	MEMBER OF THE BOARD OF DIRECTORS	CHIEF ACCOUNTANT
__________________	__________________	____________________
K. AGATHAKIS	GEORGIOS PSIRIS	S. KOLOMVOS
ID No X 075895	ID No AZ 096291	Class A’ ID No 0139710

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GRID TELECOM SINGLE MEMBER SA
Annual Financial Statements for the year ended 31st December 2025
(Amounts in Euro)

STATEMENT OF PROFIT OR LOSS

	Note	1/1/2025-31/12/2025	1/1/2024-31/12/2024
Revenue			
Optic fiber maintenance revenue	4	463.361	291.603
IRU capacity revenue	4	704.657	525.313
Co-location service revenue	4	207.785	196.479
Revenue from other operations	5	1.273.054	2.948.197
Total revenue		**2.648.857**	**3.961.592**
Expenses/(Other income)			
Payroll costs		331.912	234.935
Third party services	8	543.806	324.020
Third party fees	7	1.924.283	1.663.355
Other taxes - duties		7.564	16.667
Depreciation and amortization	13,14	1.067.633	889.524
Provisions for impairment/(Reverse)		(67.123)	23.751
Other income	6	(53.398)	(181.501)
Other expenses	9	332.615	94.054
Total		**4.087.291**	**3.064.804**
(Loss)/Profit before tax and financial results		**(1.438.434)**	**896.788**
Finance expenses	10	(629.414)	(602.337)
Finance income	11	445.212	422.487
(Loss)/Profit before tax		**(1.622.636)**	**716.938**
Income tax	12	305.925	(171.468)
(Loss)/Profit for the year after tax		**(1.316.712)**	**545.470**

STATEMENT OF OTHER COMPREHENSIVE INCOME

	1/1/2025-31/12/2025	1/1/2024-31/12/2024
(Loss)/Profit for the year after tax	**(1.316.712)**	**545.470**
Other comprehensive income	-	-
Total comprehensive income (loss) after taxes	**(1.316.712)**	**545.470**

The notes on pages 25 to 61 are an integral part of these Financial Statements.

(Amounts in Euro)

STATEMENT OF FINANCIAL POSITION

	Note	31/12/2025	31/12/2024
ASSETS			
Non – current assets:			
Property, plant and equipment	13	11.246.379	9.384.275
Intangible assets		16.823	23.997
Right of use assets	14	4.795.096	5.038.522
Investments in associates and joint ventures	15	-	49.900
Deferred tax assets	17	309.886	-
Other non-current assets	19	2.588.038	2.435.237
Long-term receivables for optic fiber lease	18	2.743.008	3.480.606
Total non – current assets		**21.699.229**	**20.412.537**
Current assets:			
Non-current assets held for sale	16	576.842	-
Trade receivables	20	1.284.713	4.079.443
Other receivables	21	447.251	527.300
Short-term receivables for optic fiber lease	18	1.200.606	1.983.649
Income tax receivable		63.570	-
Cash and cash equivalents	22	7.077.661	7.682.445
Total current assets		**10.650.643**	**14.272.836**
Total Assets		**32.349.873**	**34.685.373**
EQUITY AND LIABILITIES			
Equity:			
Share capital	23	15.038.300	15.038.300
Legal reserve	24	130.766	103.493
Retained earnings		424.622	1.768.607
Total equity		**15.593.688**	**16.910.400**
Non – current liabilities:			
Long-term lease liabilities	25	6.098.564	6.659.773
Government grants	26	-	3.000.000
Deferred tax liabilities	18	-	12.890
Other non-current liabilities	27	634.535	584.526
Total non-current		**9.733.099**	**10.257.188**
Current liabilities:			
Trade and other payables	28	4.821.469	5.278.367
Short-term lease liabilities	25	1.164.292	1.305.767
Income tax payable		-	97.800
Accrued and other liabilities	29	3.495.968	316.577
Deferred income	30	541.357	519.274
Total current liabilities		**10.023.086**	**7.517.785**
Total liabilities		**16.756.185**	**17.774.973**
Total Equity and Liabilities		**32.349.873**	**34.685.373**

The notes on pages 25 to 61 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 1/1/2024	**15.038.300**	**103.493**	**1.223.137**	**16.364.929**
Profit for the year after tax	-	-	545.470	545.470
Other comprehensive income for the year	-	-	-	-
Total comprehensive income for the year, after taxes	**-**	**-**	**545.470**	**545.470**
Balance 31/12/2024	**15.038.300**	**103.493**	**1.768.607**	**16.910.400**
Balance 1/1/2025	**15.038.300**	**103.493**	**1.768.607**	**16.910.400**
Profit for the year after tax	-	-	(1.316.712)	(1.316.712)
Other comprehensive income for the year	-	-	-	-
Total comprehensive income for the year, after taxes	**-**	**-**	**(1.316.712)**	**(1.316.712)**
Formation of legal reserve	-	27.274	(27.274)	-
Balance 31/12/2025	**15.038.300**	**130.766**	**424.622**	**15.593.688**

The notes on pages 25 to 61 are an integral part of these Financial Statements.

(Amounts in Euro)

STATEMENT OF CASH FLOW

	Note	1/1/2025-31/12/2025	1/1/2024-31/12/2024
Cash flows from operating activities			
(Loss)/Profit before tax		(1.622.636)	716.938
Adjustments to:			
Depreciation / amortization of PPE, intangible assets and right of use assets		1.067.633	889.524
Provisions for impairment		(67.123)	23.751
Interest and other finance income	11	(445.212)	(422.487)
(Gain) / Loss on right of use assets derecognition	5	(1.273.054)	(2.948.197)
Interest and other finance expense	10	629.414	602.337
Operating loss before changes in working capital		**(1.710.978)**	**(1.138.134)**
(Increase)/decrease in:			
Trade receivables		(2.897.968)	(4.636.426)
Other receivables		2.764.930	3.293.788
Increase/decrease) in:			
Trade payables		1.903.108	757.383
Other payables and accrued expenses		(1.091.521)	46.203
Payments of Income Tax		(179.222)	(83.621)
Net cash flows from operating activities		**(1.211.652)**	**(1.760.807)**
Cash flows from Investing activities			
Additions to fixed assets		(3.000.403)	(2.951.387)
Lease receivables proceeds		5.077.502	1.833.293
Interest received		489.071	471.392
Net cash flows from Investing activities		**2.566.170**	**(646.703)**
Cash flows from financing activities			
Lease payable payments		(1.341.254)	(313.435)
Interest paid		(618.048)	(590.706)
Net cash flows from financing activities		**(1.959.302)**	**(904.141)**
Net decrease in cash and cash equivalents		**(604.784)**	**(3.311.651)**
Cash and cash equivalents, opening balance		**7.682.445**	**10.994.095**
Cash and cash equivalents, closing balance		**7.077.661**	**7.682.445**

The notes on pages 25 to 61 are an integral part of these Financial Statements.

NOTES TO THE FINANCIAL STATEMENTS

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1. GENERAL INFORMATION

GRID TELECOM SINGLE MEMBER SOCIETE ANONYME (or "GRID TELECOM" or "Company") was incorporated on 14th January 2019 and is controlled by INDEPENDENT POWER TRANSMISSION OPERATOR S.A., ("IPTO S.A.", or "Parent company"), The Company' s share capital amounts to Euro 15.038.300 and it has been paid in full.

The Company, pursuant to Law 5164/2024, was classified as a public interest entity as a subsidiary of IPTO S.A.. In accordance with the provisions set out in document no. 17603/27-02-2025 of the Department of Institutional Regulations of Companies, entitled: "Clarifications regarding questions on the obligations of public interest entities under point (ib) of Article 2 of Law 4548/2018, following its amendment by Article 3 of Law 5164/2024", specifically for entities that were characterized as "public interest entities" for the first time following the amendment of point (ib) of Article 2 of Law 4548/2018 by Article 3 of Law 5164/2024, the obligation to establish an Audit Committee, to prepare and publish sustainability reports, and any other obligation arising from their classification as public interest entities, do not apply to the financial year 2024.

During the current year 2025, the information relating to the Company is included in the consolidated sustainability statement of the parent company IPTO S.A., as the Company, being a subsidiary of IPTO, is exempt from the obligation to prepare a separate report in accordance with the provisions of Article 151, paragraph 11 of Law 4548/2018.

Accordingly, the Audit Committee of IPTO S.A. exercises its responsibilities concerning the process of preparing and submitting sustainability reports at Group level, in accordance with the provisions of Article 44 of Law 4449/2017.

The consolidated management report of IPTO S.A. is published on the website www.admie.gr.

The Company as a subsidiary of IPTO S.A., 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) The 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.

j) The provision of electric mobility services to users of electric vehicles (E/V), related to the recharging and pricing of electric mobility, the optimal service of E/V users, indicatively through finding available charging and navigation points, reserving seats, but also with services in general, such as fleet management of E/V vehicles and their provision to E/V users, in accordance with the definitions of Law 4710/2020 and in particular the definition of the Electric Mobility Service Provider (MSP). The above services also include the provision of recharging services per se and directly related or accompanying value-added features (indicatively, charging speed, ease of use and charging, ease of accessibility, parking services, etc.).

k) The acquisition of ownership, development, installation, operation, exploitation, technical maintenance and repair of E/V charging infrastructures, for which electricity can be procured for the purpose of providing E/V charging services as well as the management, control and supervision of these infrastructures, in Greece and/or abroad in private and/or public parking areas, in accordance with the definitions of Law 4710/2020 and specifically of the Charging Infrastructure Owner and the Electric Vehicle Charging Infrastructure Operator (E.V.C.I.O.)

l) The development and operation of information infrastructures to facilitate the exchange of information and the processing of financial transactions between E.V.C.I.O. or between M.S.P. or between E.V.C.I.O. and M.S.P., to achieve the interoperability of charging infrastructures, in accordance with the definitions of Law 4710/2020 and in particular the definition of "Transaction Processing Agency (T.P.A)".

On April 29, 2022, an extraordinary General Assembly of the Company was held, which approved an amendment of the Company's purpose with new activities, These activities related to the provision of electric mobility services such as the development, operation, management, repair, and maintenance of electric vehicle charging infrastructure.

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 and Kifissou 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, its Commerce Register number is 148802001000. On 31st December 2025, the Company had three employees with fixed-term contract (31/12/2024: one employee). On 31st December 2025, a total of ten non-salaried individuals engaged under service provision contracts, were included in the Company's workforce (31/12/2024: twelve non-salaried individuals engaged under service provision contracts).

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

2.1 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

Statement of compliance

The Financial Statements for year ended 31st December 2025, (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 1st January 2025 or later.

2.1.1 APPROVAL OF THE FINANCIAL STATEMENTS

The Board of Directors of the Company approved Annual Financial Statements (the "Financial Statements") of the year 2025, on 26th March 2026. The Financial Statements are subject to approval by the Annual General Meeting.

2.1.2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

The Financial Statements have been prepared under the historical cost principle and the going concern principle. The Financial Statements are presented in Euros and all amounts are rounded to the nearest unit unless otherwise stated. Any differences in the tables are due to roundings.

2.1.3 GOING CONCERN

Risk of the macroeconomic and corporate environment

The macroeconomic environment in Greece for 2026 is characterized by continued economic growth, despite geopolitical and global uncertainties. The ongoing tensions in various parts of the world and the conflict in Ukraine maintain the risk of fluctuations in international energy prices and supply chains. In addition, the risk of escalating trade tariffs may affect global trade flows and financial conditions.

The Greek economy, according to the recent official forecasts of the European Commission, is expected to record GDP growth of around 2.2% in 2026, maintaining positive growth rates supported by private consumption and investment, including resources from European programs. Inflation is projected to decline to around 2.3% in 2026, from higher levels in previous years, reflecting a slowdown in price pressures. Unemployment is expected to continue to decline, estimated at around 8.6% in 2026, following the significant improvement in the labor market in recent years.

Despite these positive elements, there are significant uncertainties and risks that could affect economic developments, including (a) geopolitical uncertainty, (b) the possibility of a slowdown in the pace of investment (after 2026) due to the completion of the RRF financing period, and (c) extreme weather events that pose a risk to fiscal stability.

Overall, 2026 finds Greece in a phase of economic stabilization with prospects for further convergence with the EU average, provided that investment growth and fiscal policy are maintained.

Management is closely monitoring these developments and evaluating the potential impact on the Company's financial position and operating activities.

Going concern principle

The Financial Statements have been prepared under the going-concern principle.
Despite the losses and negative operating cash flows incurred by the Company during the period, Management estimates that the Company has sufficient resources to continue its operations without interruption, based on its 2026 business plan, its cash and cash equivalents, as well as the completion of the disposal of its stake in a subsidiary company, which was finalized in January 2026.

2.2 SIGNIFICANT ACCOUNTING ESTIMATES AND JUDGEMENTS OF MANAGEMENT

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

Provision for expected credit losses of trade receivables and legal cases

Management periodically reassesses the adequacy of allowance for doubtful accounts receivable following an expected credit losses (‘ECLs’) approach. At each reporting date, the expected loss rate is assessed on the basis of historical credit losses adjusted to reflect current and forward-looking information. ECLs are based on the difference between the contractual cash flows due and all the cash flows that the Company expects to receive, taking into consideration reports from its legal department.

For the allowance of legal cases, Management assesses the probability of negative outcome, as well as possible payment amounts for their settlement. Provision for contingent receivables is not raised.

Useful lives - Depreciation rates

The Company's assets are depreciated over their estimated remaining useful lives. These useful lives are periodically reassessed to determine whether the original useful life continues to be appropriate. The actual lives of these tangible assets can vary depending on a variety of factors such as technological innovation and maintenance programs.

Impairment of property, plant and equipment

Property, plant and equipment are tested for impairment when there are indicators that the carrying amounts may not be recoverable. When value-in-use calculations are undertaken. Management estimates the expected future cash flows from the asset or the cash-generating unit and chooses a suitable discount rate in order to calculate the present value of those cash flows.

Classification of IRU contracts (as leases or services)

When entering into contracts for the use of capacity on fiber optic cable, Management considers whether the portion of the capacity used is an identified asset by evaluating whether this portion represents substantially all of the capacity of the fiber optic cable and therefore gives the Company the right to acquire substantially all economic benefits from its use. If this evaluation shows that it does not obtain substantially all the economic benefits from the use of the fiber optic cable, then the contract for the use of capacity is classified as a contract for the provision of services.

Income tax and deferred tax

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

2.3 MATERIAL ACCOUNTING POLICIES

2.3.1 Joint agreements

Joint arrangements are classified as either joint ventures or joint ventures, depending on the contractual rights and obligations of each investor.

Joint ventures are accounted for using the equity method, whereby the Company's interest in the joint venture is initially recognized at cost and then adjusted by the Company's share of post-acquisition profits or losses and changes in other comprehensive income. When the Company's share of post-acquisition losses equals or exceeds the acquisition cost, the Company does not recognize further losses unless it has assumed obligations or made payments on behalf of the joint venture. Unrealized gains related to transactions between the Company and the joint ventures are eliminated in the percentage of the Company's participation in the joint venture. Unrealized losses are also eliminated unless the transaction is indicative of impairment of the asset being transferred. The accounting principles of the joint venture entities are modified where necessary to ensure consistency with the Company's accounting principles.

Joint ventures arise where the Company has rights to the assets and liabilities arising from the joint ventures. The Company recognizes its share of the assets, liabilities, income and expenses of the joint venture including the proportion of those held or existing jointly, in the respective accounts in the Financial Statements.

After applying the equity method, the Company determines whether it is necessary to recognize an impairment loss on its investment in the joint venture. At each balance sheet date, the Company assesses whether there is objective evidence to indicate that the investment in the joint venture is impaired. In the event that such evidence exists, the Company calculates the amount of the impairment as the difference between the recoverable value of the investment and its book value and then recognizes the loss in the line "Profits / (Loss) in associates and joint ventures" in the statement of comprehensive income of income.

The comparative figures in the attached Financial Statements include the investment value of TERNA FIBER at acquisition cost. The consolidation of TERNA FIBER using the Equity method is included in the financial statements of the IPTO SA Group. The Company, based on IFRS 10, is exempted from the consolidation of TERNA FIBER as (i) it is a wholly owned subsidiary of IPTO S.A., (ii) its shares are not publicly traded, (iii) it has not submitted nor is in the process of submitting the Financial Statements to a stock exchange commission or other administrative authority in order to issue securities of any category in the public market, and (iv) the ultimate Parent Company (IPTO S.A.) prepares consolidated financial statements that includes TERNA FIBER.

2.3.2 Non-current assets held for sale and discontinued operations

The Company classifies a non-current asset (or disposal group) as held for sale if its carrying amount will be recovered principally through a sale transaction rather than through continuing use, and a sale is considered highly probable. Immediately before the initial classification of a non-current asset (or a disposal group) as held for sale, the asset (or the assets and liabilities included in the disposal group) is measured in accordance with the applicable IFRS. Non-current assets (or disposal group) classified as held for sale are measured at the lower of their carrying amount and fair value less costs to sell and any possible resulting impairment losses are recognized in the income statement. Any subsequent increase in fair value is recognized, but not in excess of the cumulative impairment loss which was previously recognized. While a non-current asset (or non-current assets that are included in a disposal group) is classified as held for sale, it is not depreciated or amortized. Discontinued operations are excluded from the results of continuing operations and are presented separately as a single amount in the statement of profit or loss.

2.3.3 Government grants

Grants related to the subsidy of tangible fixed assets are recognized at their fair value when there is reasonable certainty that the grant will be collected and all the relevant conditions for receiving it will be met.

These grants are recorded as income for subsequent years and are transferred to the income statement in equal annual installments based on the expected useful life of the granted fixed assets.

Grants related to costs are recorded as a deduction of these costs during the period required to systematically correlate them with the costs granted.

2.3.4 Functional and presentation currency

Items included in the Financial Statements are measured using the currency of the primary economic environment in which the Company operates (“the functional currency”). The Financial Statements are presented in Euro, which is the Company’s functional and presentation currency.

2.3.5 Transactions and balances

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.

2.3.6 Property, plant and equipment

Property, plant and equipment 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, property, plant and equipment are measured at historical cost less any accumulated depreciation and impairment losses.

Subsequent costs are included in the asset’s carrying amount or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the asset will flow to the Company and the cost of the item can be measured reliably. The repair and maintenance cost is recorded in the profit and loss when incurred.

Depreciation of other PPE is calculated using the straight-line method over their estimated useful life as follows:

Classification	**Useful lives**
Buildings – installations on buildings	25
Technical works and improvements (in third parties’ properties)	10
Installations and other mechanical equipment	10
Mechanical equipment (third parties’ assets)	35

Computer	5
Furniture and other equipment	10

The residual values and useful lives of tangible assets are subject to review at each balance sheet date. When the carrying values of tangible assets exceed their recoverable amount, the difference (impairment) is immediately recognized in the statement of comprehensive income as an expense.

For all assets retired or sold, their acquisition cost and related depreciation are written off. The gain or loss arising on the disposal of an acquired tangible asset is determined as the difference between the sale proceeds and the carrying value of the asset. Any gain or loss is included in the income statement.

2.3.7 Leases

The Company as a lessee

The Company assess at contract inception whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration.

The Company apply a single recognition and measurement approach for all leases 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 (i,e, 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.

The Company recognize lease liabilities to make lease payments and right-of-use assets representing the right to use the underlying assets.

Right of use assets

The Company recognize right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses and adjusted for any remeasurement of lease liabilities.

The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received.

Right-of-use assets are depreciated on a straight-line basis over the shorter of the lease term and the estimated useful life of the assets. If ownership of the leased asset is transferred to the Company at the end of the lease term or its cost reflects the exercise of a purchase option, depreciation is calculated using the estimated useful life of the asset. The depreciation starts at the commencement date of the lease.

The right-of-use assets are presented as a separate line in the consolidated and separate statement of financial position.

The right-of-use assets are also subject to impairment.

Variable rents that do not depend on an index or rate are not included in the measurement of the lease liability and the right-of-use asset. The related payments are recognized as an expense in the statement of comprehensive income in the period in which the event or condition that triggers those payments occurs.

Lease liabilities

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 Group and the Company under residual value guarantees,

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

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

Variable lease payments that do not depend on an index or a rate are not included in the measurement of the lease liability.

The lease liability is subsequently measured by increasing the carrying amount to reflect interest on the lease liability (using the effective interest method) and by reducing the carrying amount to reflect the lease payments made. The Group and the Company remeasure the lease liability (and makes a corresponding adjustment to the related right-of-use asset) whenever:

• the lease term has changed or there is a change in the assessment of exercise of a purchase option, in which case the lease liability is remeasured by discounting the revised lease payments using a revised discount rate.

• the lease payments change due to changes in an index or rate or a change in expected payment under a guaranteed residual value, in which cases the lease liability is measured by discounting the revised lease payments using the initial discount rate.

• a lease contract is modified and the lease modification is not accounted for as a separate lease, in which case, the lease liability is remeasured by discounting the revised lease payments using a revised discount rate

Lease liabilities are presented separate in the statement of financial position.

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 recognize 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 an intermediary lessor

Leases for which the Company is a lessor are classified as finance or operating leases. Whenever the terms of the lease transfer substantially all the risks and rewards of ownership to the lessee, the contract is classified as a finance lease. All other leases are classified as operating leases.

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 (IFRS 16, Paragraph 68).

2.3.8 Intangible assets

Intangible assets include costs of purchased and internally generated software.

An intangible asset is initially recognized at cost. Following initial recognition, intangible assets are measured at cost less accumulated amortization and any accumulated impairment loss. Amortization is recorded based on the straight-line method over the estimated useful life of the asset.

Classification of intangible asset	**Useful life**
Software	5 or contract duration

For all assets retired or sold, their acquisition cost and related depreciation are written off. The gain or loss arising on the disposal of an acquired intangible asset is determined as the difference between the sale proceeds and the carrying value of the asset. Any gain or loss is included in the income statement

2.3.9 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 Company 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.

2.3.10 Financial instruments

A financial instrument is any contract that gives rise to a financial asset of one entity and a financial liability or equity instrument of another entity.

Financial assets

i. Initial recognition of financial assets

The Company classifies its financial as financial assets measured at amortized cost.

The classification of financial assets at initial recognition depends on the contractual cash flow of the financial assets and the business model within which the financial asset is held.

With the exception of trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient, the Company initially measures a financial asset at its fair value plus transaction costs, in the case of a financial asset that is not measured at fair value through profit or loss. Trade receivables that do not contain a significant financing component or for which the Company has applied the practical expedient are measured at the transaction price as determined by IFRS 15.

In order for a financial asset to be classified and measured at amortized cost it needs to give rise to cash flows that are solely payments of principal and interest on the principal amount outstanding. This assessment is referred to as the ‘solely payments of principal and interest’ (SPPI) test and is performed at an instrument level.

The Company’s business model for managing financial assets refers to how the Company manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market place (regular way trades) are recognized on the trade date, i,e,, the date that the Company commits to purchase or sell the asset.

ii. Subsequent measurement of financial assets

Financial assets at amortized cost

The Company measures financial assets at amortized cost if both of the following conditions are met:

• The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows and

• The contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding

Financial assets at amortized cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

The Company's financial assets at amortized cost include trade and other receivables and financial lease receivables.

iii. Derecognition of financial assets

A financial asset is derecognized when:

• The rights to receive cash flows from the asset have expired, or

• The Company has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Company has transferred substantially all the risks and rewards of the asset, or (b) the Company has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

The Company transfers a financial asset if, and only if, it either:

• transfers the contractual rights to receive the cash flows of the financial asset, or

• retains the contractual rights to receive the cash flows of the financial asset but assumes a contractual obligation to pay the cash flows to one or more recipients in an arrangement.

When the Company transfers a financial asset, it shall evaluate the extent to which retains the risks and rewards of ownership of the financial asset.

In this case:

• if the Company transfers substantially all the risks and rewards of ownership of the financial asset, the entity shall derecognize the financial asset and recognize separately as assets or liabilities any rights and obligations created or retained in the transfer.

• if the Company retains substantially all the risks and rewards of ownership of the financial asset, the Company shall continue to recognize the financial asset.

• if the Company neither transfers nor retains substantially all the risks and rewards of ownership of the financial asset, shall determine whether it has retained control of the financial asset.

In this case:

(i) if the Company has not retained control, it shall derecognize the financial asset and recognize separately as assets or liabilities any rights and obligations created or retained in the transfer.

(ii) if the Company has retained control, it shall continue to recognize the financial asset to the extent of its continuing involvement in the financial asset.

iv. Impairment of financial assets

The Company assess at each reporting date, whether a financial asset of financial assets is impaired and recognize, if necessary, an allowance for Expected Credit Losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Company expects to receive, discounted at an approximation of the original effective interest rate.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition. ECLs are provided for credit losses that result from default events that are possible within the next 12 months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL), For trade receivables and financial lease receivables the Company apply a simplified approach in calculating ECLs. Therefore, the Company do not track changes in credit risk, but instead recognize a loss allowance based on lifetime ECLs at each reporting date.

Financial liabilities

i. Initial recognition and subsequent measurement of financial liabilities

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs. For the purpose of subsequent measurement, financial liabilities are classified as financial liabilities at amortized cost.

ii. Derecognition of financial liabilities

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When 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 the de-recognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the statement of comprehensive income.

Offsetting of financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the statement of financial position only when the Company has a legally enforceable right to offset the recognized amounts and intends either to settle such asset and liability on a net basis or to realize the assets and settle the liabilities simultaneously. The legally enforceable right must not be contingent on future events and must be enforceable in the normal course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty.

2.3.11 Trade and other receivables and finance lease receivables

Trade receivables and finance lease receivables are initially recognized at their fair value and subsequently measured at amortized cost using the effective interest rate, except if the discount outcome is not material, less provision for impairment. Gains and losses, including impairment and amortization, are recognized in the income statement.

2.3.12 Cash and cash equivalents

Cash and cash equivalents include cash and demand deposits.

2.3.13 Share capital and share premium

Share capital consists of the ordinary shares of the Company. Any excess of the fair value of the consideration received over the par value of the shares issued is recognized as share premium in shareholders' equity. Share capital issuance costs, net of related tax, are reflected as a deduction from equity.

2.3.14 Income tax (current and deferred)

Current income tax

Current tax expense includes income tax resulting from the Company's profits 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 Balance Sheet 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.

2.3.15 Employee benefits

Defined contribution plan

A defined contribution plan is a pension plan under which the Company pays fixed contributions into a separate entity. The Company has no legal or constructive obligations to pay further contributions if the fund does not hold sufficient assets to pay all employees the benefits relating to employee service in the current and prior periods.

For defined contribution plans, the Company pays contributions to publicly administered pension insurance plans on a mandatory basis. The Company has no further payment obligations once the contributions have been paid. The contributions are recognized as employee benefit expense when they are due. Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in the future payments is available.

Employment termination benefits

Termination benefits are payable when employment is terminated before the normal retirement date, or when an employee accepts voluntary redundancy in exchange for these benefits, the Company recognizes termination benefits at the earlier of the following dates: (a) when the Company can no longer withdraw the offer of those benefits; and (b) when the entity recognizes costs for a restructuring that is within the scope of IAS 37 and involves the payment of termination benefits. In the case of an offer made to encourage voluntary redundancy, the termination benefits are measured based on the number of employees expected to accept the offer. Termination benefits falling due more than 12 months after the end of the reporting period are discounted to their present value.

In case of termination of employment where the number of employees who will use such benefits cannot be determined, the benefits are disclosed as contingent liabilities and are not accounted for.

2.3.16 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.

2.3.17 Trade and other payables

Trade payables are obligations for goods or services that have been acquired in the ordinary course of business by suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less, If not, they are classified as non-current liabilities. Trade payables are recognized initially at fair value and subsequently measured at amortized cost using the effective interest rate method.

2.3.18 Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. Revenue from the provision of services is recognized based on the stage of completion of the services provided and the degree to which the corresponding claim will be collected.

The Company treats optical fiber network (dark fiber) lease contracts as finance leases and therefore only the part of the operation and maintenance fee of the optical fibers is recognized as sales revenue in the income statement (after the lease contract).

Revenue from contracts with customers

Revenue comprises the fair value of the sale of goods and services, net of value-added tax and discounts. Revenue from contracts with customers is recognized when control of the goods or services is transferred to the customer at an amount that reflects the consideration to which the Company expects to be entitled in exchange for those goods or services. Control over goods sold and services rendered is transferred to the customer upon delivery of the respective products or service respectively. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. The terms of payments usually vary according to the type of sale and mainly depend on the nature of the products or services, the distribution channels, and the characteristics of each customer.

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

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.

Revenue from services

The Company's main revenue arises from the provision of specialized services for the operation & maintenance of the optical fiber network and IRU capacity services.

In accordance with the assessment of the Company's Management. The revenue from the operation & maintenance of the optical fiber network and the revenue from IRU capacity services are recognized over time as the customer receives and consumes the benefits provided by the Group and the Company.

2.3.19 Interest income

Financial income includes interest income from the fiber optic 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.

2.3.20 Dividend distribution

Dividend distribution to the shareholders is recognized as a liability in the period they are approved by the General Assembly of the Company's shareholders.

2.4 NEW STANDARDS, AMENDMENTS TO STANDARDS AND INTERPRETATIONS

The accounting policies that the Company has followed for the preparation of the Financial Statements are applied consistently, after taking into account the new standards, the following amendments to standards and interpretations which were issued and are mandatory for the accounting periods that begin on or after 1st January 2025. The Company's assessment of the impact of the application of these new standards, amendments and interpretations is set out below.

The Company did not prematurely adopt standards, interpretations or amendments issued by the International Accounting Standards Board ("IASB") and adopted by the European Union but do not have mandatory implementation in the year 2025.

Standards, amendments and Interpretations effective for the current period

From 1st January 2025 the Company has adopted all amendments in IFRS as these were adopted by the European Union ("EU") which relate to its operations.

New International financial reporting standards, amendments to Standards and interpretations not yet effective or not endorsed by the EU

The following New Standards, Amendments and Interpretations have been issued by the International Accounting Standards Board (IASB) but are not yet effective for annual periods starting 1st January 2025. Those relating to the Company's operations are presented below. The Company does not intend to early adopt the following New IFRS, Amendments and Interpretations before their effective date as mentioned below.

IFRS 18 “Presentation and Disclosure in Financial Statements” (effective for annual periods starting on or after 1stJanuary 2027)

In April 2024 the International Accounting Standards Board (IASB) issued a new standard, IFRS 18, which replaces IAS 1 “Presentation of Financial Statements”.
The new accounting standard introduces the following key new requirements:

- Entities are required to classify all income and expenses into five categories in the statement of profit or loss, namely the operating, investing, financing, discontinued operations and income tax categories. Entities are also required to present a newly-defined operating profit subtotal. Entities’ net profit will not change.
- Management-defined performance measures (MPMs) are disclosed in a single note in the financial statements.
- Enhanced guidance is provided on how to group information in the financial statements.

In addition, all entities are required to use the operating profit subtotal as the starting point for the statement of cash flows when presenting operating cash flows under the indirect method.

The Standard is effective for annual reporting periods beginning on or after 1st January 2027. Early adoption is permitted. The amendments have not yet been endorsed by the EU.

The Management is in the process of assessing whether the new Standard has a significant impact in the Financial Statements of the Company.

IFRS 19 “Subsidiaries without public accountability: Disclosures” (effective for annual periods starting on or after 1st January 2027)

In May 2024, the International Accounting Standards Board (IASB) issued a new standard, IFRS 19, which permits to a subsidiary, without public accountability and has a parent and that produces consolidated financial statements available for public use that comply with IFRS Accounting Standards to provide reduced disclosures when applying IFRS Accounting Standards in its financial statements. An eligible subsidiary that applies IFRS 19 is required to apply the requirements in other IFRS Accounting Standards for recognition, measurement and presentation requirements, but for disclosure requirements, it applies IFRS 19 instead of the disclosure requirements in other IFRS Accounting Standards, except in specified circumstances.

IFRS 19 is optional for subsidiaries that are eligible and sets out the disclosure requirements for subsidiaries that elect to apply it.

The new standard is effective for reporting periods beginning on or after 1st January 2027 with earlier application permitted. The new standard has not yet been endorsed by the EU.

The Management is in the process of assessing whether the new Standard will have a significant impact in the Financial Statements of the Company.

Amendments to the classification and measurement of financial instruments (Amendments to IFRS 9 and IFRS 7) (are effective for annual periods on or after 1st January 2026)

The amendments clarify that a financial liability is derecognized on the “settlement date” and introduce an accounting policy choice to derecognise financial liabilities settled using an electronic payment system before the settlement date. Other clarifications include the classification of financial assets with ESG linked features via additional guidance on the assessment of contingent features. Moreover, clarifications have been made, with regards to the key characteristics of contractually linked instruments and how they differ from financial assets with non-recourse features, as well as to include factors that a company needs to consider when assessing the cash flows underlying a financial asset with non-recourse features (the “look-through” test).

The amendments also require additional disclosures for investments in equity instruments that are measured at fair value with gains or losses presented in other comprehensive income (FVOCI).

The Management is in the process of assessing whether the amendments will have an impact in the Financial Statements of the Company.

(Amounts in Euro)

Annual improvements to IFRS Accounting Standards (Amendments to IFRS 1, IFRS 7, IFRS 9, IFRS 10 and IAS 7 effective from 1st January 2026)

In the annual improvements Volume 11 issued on 18 July 2024 the International Accounting Standards Board (IASB) makes minor amendments that include clarifications, simplifications, corrections and changes to the following Accounting Standards:

- IFRS 1 First-time Adoption of International Financial Reporting Standards - Hedge Accounting by a First-time Adopter
- IFRS 7 Financial Instruments: Disclosures:
  - Gain or loss on derecognition
  - Disclosure of differences between the fair value and the transaction price
  - Disclosures on credit risk
- IFRS 9 Financial Instruments:
  - Derecognition of lease liabilities
  - Transaction price
- IFRS 10 Consolidated Financial Statements - Determination of a ‘de facto agent’
- IAS 7 Statement of Cash Flows - Cost Method.

The amendments to IFRS 9 address:

- a conflict between IFRS 9 and IFRS 15 Revenue from Contracts with Customers over the initial measurement of trade receivables; and
- how a lessee accounts for the derecognition of a lease liability under IFRS 9.

The amendment on derecognition of lease liabilities applies only to lease liabilities extinguished on or after the beginning of the annual reporting period in which the amendment is first applied.

The amendments apply for annual reporting periods beginning on or after 1st January 2026. Earlier application is permitted.

The Management is in the process of assessing whether the amendments will have a significant impact in the Financial Statements of the Company.

3. FINANCIAL RISK MANAGEMENT

3.1 FINANCIAL INSTRUMENTS

The Company's main financial instruments are as follows:

Assets	**31/12/2025**	**31/12/2024**
At amortized cost		
Receivables for optic fiber lease	3.943.614	5.464.255
Other long-term receivables	700	3.270
Trade and other receivables	1.412.680	4.448.864
Cash and cash equivalents	7.077.661	7.682.445
Total	**12.434.655**	**17.598.834**

(Amounts in Euro)

Liabilities		
At amortized cost		
Lease liabilities	7.262.856	7.965.540
Other long-term liabilities	37.763	32.027
Trade, accrued and other liabilities	8.267.537	2.728.467
Total	**15.568.156**	**10.726.034**

The fair values of long-term optic fiber sublease receivables and long-term lease liabilities are determined based on either tradeable prices or by discounting future cash flows using directly or indirectly observable inputs. The fair values of the remaining financial assets and financial liabilities approximate their book values.

For improved presentation and comparability with the corresponding amounts of the current period, the lines "Other long-term receivables", "Trade and other receivables", "Other long-term liabilities", and "Trade and other liabilities" in the comparative period have been adjusted.

Financial risk management

The Company is exposed to financial risks, such as market risks (fluctuations of exchange rates, interest rates, market prices), credit and liquidity risk. The overall risk management, focuses on the uncertainty of financial and non – financial markets, aiming to minimize their possible adverse effect on the Company's financial position. The Company determines, evaluates and, if necessary, hedges the risks related to operating activities, while controls and revises the relevant policies and procedures related to financial risk management. Also, there are no speculative transactions. The Financial risks relate to the following financial instruments: Trade receivables, Cash and cash equivalents, trade, accrued and other liabilities.

3.2 FINANCIAL RISKS

(a) Market risk

i. Foreign exchange risk

Foreign exchange risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. The risk from changes in foreign exchange rates is considered minimal for the Company and mainly consists of contingent contracts for the supply of materials or equipment in foreign currency. As of 31st December 2025, the Company had no assets or liabilities denominated in foreign currency.

ii. Interest rate risk

Interest rate risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in the interest rates. The Company has interest bearing assets that include sight deposits. In optic fiber lease receivables and lease liabilities, the risk of interest rate fluctuations is considered low as interest rates remain fixed based on the contracts the Company is entered into. Probable interest rate changes would have no significant impact on the Company's equity. Management monitors on a continuous basis, fluctuations in interest rates and evaluates the need for taking relevant positions to hedge against such risks.

(b) Credit risk

Credit risk is the risk of financial loss to the Company if a counterparty fails to meet its contractual obligations. Credit risk arises from cash and cash equivalents, receivables from optic fiber lease, trade and other receivables. For banks and financial institutions only well-established parties with good reputation are accepted and the Company set limits to the degree of exposure for each financial institution. Trade and other receivables as well as receivables from optical fiber leases are collected within thirty days from the issuance of the invoice. A concentration of credit risk is identified for these receivables, as the majority of them concern specific customers, however having a good credit rating from international credit rating agencies abroad. Indicatively, the Company's largest customer is PPC OPTICAL COMMUNICATIONS SINGLE MEMBER S.A., whose credit rating is listed below (as a 100% subsidiary of PPC S.A.):

(Amounts in Euro)

PCC S.A.

Credit rating agency	Rating	Published on
Standard and Poor's	BB-	16/10/2024
Fitch	BB-	26/2/2025
ICAP CRIF	BBB	5/8/2024

* As posted on the website of the company "PPC S.A.".

Although credit risk exists in the context of the generally unfavorable economic environment, it is currently assessed as controllable by the Company.The following table presents the Company's exposure to credit risk:

	31/12/2025	31/12/2024
Receivables from optic fiber lease	3.943.614	5.464.255
Trade and other receivables	1.731.964	4.606.742
Cash and cash equivalents	7.077.661	7.682.445
Total	**12.753.239**	**17.753.442**

(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 does not face liquidity risk as it has sufficient cash and cash equivalents. The Company manages its liquidity risk by continuously monitoring and programming its cash flows and act appropriately by ensuring as far as possible sufficient credit limits and cash and cash equivalents, while simultaneously seeking the best sources of financing. At the same time, the Company ensures the efficient and low-risk placement of cash reserves while keeping cash and cash equivalents ready to implement the investments according to its articles of association.

As at 31.12.2025 the current assets exceeded the current liabilities by Euro 627.557.

The following table analyzes the Company's financial liabilities as of 31 December 2025 and 31 December 2024, into relevant maturity groupings based on the remaining period from the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the undiscounted contractual cash flows.

As at 31st December 2025	**Within 1 year**	**Between 1 and 2 years**	**Between 2 and 5 years**	**Over 5 years**	**Total**
Trade, accrued and other Liabilities	8.267.537	-	-	-	8.267.537
Lease liabilities	1.741.824	942.739	2.811.248	6.394.265	11.890.075
	10.009.361	**942.739**	**2.811.248**	**6.394.265**	**20.157.613**

As at 31st December 2024	**Within 1 year**	**Between 1 and 2 years**	**Between 2 and 5 years**	**Over 5 years**	**Total**
Trade, accrued and other Liabilities	3.045.044	-	-	-	3.045.044
Lease liabilities	1.913.948	1.123.590	2.824.632	7.341.038	13.203.208
	4.958.992	**1.123.590**	**2.824.632**	**7.341.038**	**16.248.252**

Lease liabilities are not in agreement with the respective amounts shown in the Financial Statements as they are contractual (undiscounted) cash flows, which include capital and interest.

For improved presentation and comparability with the corresponding amounts of the current period, the line "Trade, accrued and other Liabilities" in the comparative period has been adjusted.

(Amounts in Euro)

3.3 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 lease 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 ratio relative to equity is presented in detail in the following table:

	31/12/2025	**31/12/2024**
Long-term lease liabilities	6.098.564	6.659.773
Short-term lease liabilities	1.164.292	1.305.767
Minus: cash and cash equivalents	(7.077.661)	(7.682.445)
Net lease liabilities	**185.195**	**283.095**
Total equity	15.593.688	16.910.400
Total working capital	**15.778.883**	**17.193.495**
Leverage ratio	**1%**	**2%**

The leverage ratio is calculated as the net debt divided by total working capital (total equity plus net debt).

On 31 December 2025, the Company's leverage ratio amounted to 1% while on 31 December 2024 the respective ratio was 2%.

The table below presents an analysis of the Company's net debt and its movement for the year 2025 and 2024.

		Lease liabilities		
	Cash / Bank	**Lease liabilities within 1 year**	**Lease liabilities after 1 year**	**Total**
Net debt on 31 December 2024	**7.682.445**	**(1.305.767)**	**(6.659.772)**	**(283.095)**
Cash flow	(604.784)	-	-	(604.784)
Cash movements	-	1.939.426	-	1.939.426
Non-cash movements:				
Modification of leases	-	6.198	-	6.198
Recognition of new leases	-	(596.436)	-	(596.436)
Transfer to short term lease liabilities	-	(561.209)	561.209	-
Accrued interest	-	(609.538)	-	(609.538)
Transfer to trade liabilities	-	(36.965)	-	(36.965)
Net debt on 31 December 2025	**7.077.661**	**(1.164.292)**	**(6.098.564)**	**(185.195)**

(Amounts in Euro)

		Lease liabilities		
	Cash / Bank	Lease liabilities within 1 year	Lease liabilities after 1 year	Total
Net debt on December 31, 2023	**10.994.095**	**(1.004.019)**	**(6.352.960)**	**3.637.116**
Cash flow	(3.311.651)	-	-	(3.311.651)
Cash movements	-	892.506	-	892.506
Non-cash movements:				
Modification of leases	-	(950)	-	(950)
Recognition of new leases	-	(690.207)	(691.953)	(1.382.160)
Transfer to short term lease liabilities	-	(385.140)	385.140	-
Accrued interest	-	(590.702)	-	-
Transfer to trade liabilities	-	472.745	-	472.745
Net debt on December 31, 2024	**7.682.445**	**(1.305.767)**	**(6.659.772)**	**(283.095)**

3.4 DETERMINATION OF FAIR VALUES

Fair value and hierarchy of fair value

The fair value of a financial instrument is the amount received from the sale of an asset or paid to settle a liability in a transaction under normal conditions between two trading parties at the valuation date. In cases where information is not available or is restricted by financial markets, the valuation of fair value results from Management's assessment according to the available information. Fair value valuation methods are ranked at three levels:

•Level 1: Stock market values from active financial markets for identical tradable items.

•Level 2: Values other than Level 1 that can be identified or determined directly or indirectly through stock prices from active financial markets.

•Level 3: Values for assets or liabilities that are not based on stock market prices from active financial markets.

There are no financial assets and liabilities to measure at fair value as of 31st December 2025 and as of 31st December 2024.

The fair values of long-term optic fiber sublease receivables and long-term lease liabilities are determined based on either tradeable prices or by discounting future cash flows using directly or indirectly observable inputs. The fair values of the remaining financial assets and financial liabilities approximate their book values.

3.5 OTHER RISKS

Geopolitical and macroeconomic environment risk

The macroeconomic environment in Greece for 2026 is characterized by continued economic growth, despite geopolitical and global uncertainties. The ongoing tensions in various parts of the world and the conflict in Ukraine maintain the risk of fluctuations in international energy prices and supply chains. In addition, the risk of escalating trade tariffs may affect global trade flows and financial conditions.

The Greek economy, according to the recent official forecasts of the European Commission, is expected to record GDP growth of around 2.2% in 2026, maintaining positive growth rates supported by private consumption and investment, including resources from European programs. Inflation is projected to decline to around 2.3% in 2026, from higher levels in previous years, reflecting a slowdown in price pressures. Unemployment is expected to continue to decline, estimated at around 8.6% in 2026, following the significant improvement in the labor market in recent years.

Despite these positive elements, there are significant uncertainties and risks that could affect economic developments, including (a) geopolitical uncertainty, (b) the possibility of a slowdown in the pace of investment (after 2026) due to the completion of the RRF financing period, and (c) extreme weather events that pose a risk to fiscal stability.

(Amounts in Euro)

Overall, 2026 finds Greece in a phase of economic stabilization with prospects for further convergence with the EU average, provided that investment growth and fiscal policy are maintained.

Management is closely monitoring these developments and evaluating the potential impact on the Company's financial position and operating activities.

4. REVENUE

The Company treats optical fiber network (dark fiber) lease contracts as finance leases and therefore only the part of the operation and maintenance fee of the optical fibers is recognized as sales revenue in the income statement (after the lease contract). The revenue for the fiscal year 1/1-31/12/2025 is Euro 463.361 while for the fiscal year 1/1-31/12/2024 was Euro 291.603.

Interest from finance sublease contracts are included in financial income (Note 11).

The Company entered into contracts for capacity services with the corresponding amount for the fiscal year amounting to Euro 704.657, while for the comparative fiscal year 1/1-31/12/2024 was Euro 525.313.

The Company recognize revenues of colocation services amounting to Euro 207.785 for the fiscal year, while for the comparative fiscal year 1/1-31/12/2024 was Euro 196.479.

5. REVENUE FROM OTHER OPERATIONS

Revenue from other operations is analyzed as follows:

	1/1/2025-31/12/2025	**1/1/2024-31/12/2024**
Gain from derecognition of right-of-use asset on customers' subleasing (Dark Fiber leases)	1.273.054	2.948.197
Total	**1.273.054**	**2.948.197**

The amount of Euro 1.273.054 for the year 1/1 - 31/12/2025 concerns gain arising from the difference between the amortized value of the right-of-use asset, which was recognized by the contracts for the lease of the optical fiber section from IPTO S.A. and third parties, and the financial receivable from its sublease to customers. For the corresponding fiscal year 1/1 – 31/12/2024 the amount was Euro 2.948.197.

6. OTHER INCOME

Other income is analyzed as follows:

	1/1/2025-31/12/2025	**1/1/2024-31/12/2024**
Revenue from re-invoicing UFBB project costs	-	75.000
Other income	53.398	106.501
Total	**53.398**	**181.501**

The re-invoicing of costs amount of Euro 75.000 for the fiscal year 2024 was made to TERNA FIBER, a special purpose company established on 17th May 2023 for the needs of UFBB (Ultra-Fast Broad Band). It refers to consultant expenses undertaken by its founders (GRID TELECOM and TERNA ENERGIAKI ABETE), before it was established. Other Income includes re-invoicing of expenses amounting to Euro 3.572 (2024: Euro 78.870) relating to intra-group transactions for costs of consultants for surveys & studies.

(Amounts in Euro)

7. THIRD PARTY FEES

Third party fees are analyzed as follows:

	1/1/2025-31/12/2025	1/1/2024-31/12/2024
Fees and expenses for telecommunication consultants	507.109	572.165
Consulting fees and expenses	285.551	201.349
Colocation fees	338.557	261.817
Optical fiber operation and maintenance costs	174.232	167.657
IT services	73.864	72.838
Accounting and Audit fees and expenses	70.113	67.590
Other third party fees	474.857	319.939
Total	**1.924.283**	**1.663.355**

In the above analysis, IT and technology services, fiber optic maintenance expenses as well as part of the Other third party fees relate to intra-group transactions and amount to Euro 295.290 (31/12/2024: Euro 283.258).
On 31st December 2025, a total of 10 non-salaried individuals engaged under service provision contracts, were included in the Company's workforce (31/12/2024: 12 non-salaried individuals engaged under service provision contracts).

8. THIRD PARTY SERVICES

Third party services are analyzed as follows:

	1/1/2025-31/12/2025	1/1/2024-31/12/2024
Maintenance services	335.598	171.571
Expense for access to third parties facilities	33.079	28.136
Telecommunication services	6.046	6.400
Utilities	9.462	6.329
Repairs and maintenance	2.479	6.000
Other services	157.142	105.585
Total	**543.806**	**324.020**

Third party services include intra-group transactions of Euro 51.066 (2024: Euro 46.864) relating to repairs and maintenance, utility costs, telecommunications costs, maintenance services, other services and costs for providing access to third party facilities. Other services include the cost of electricity for the operation of the Company's points of presence, which increased compared to the previous year and/or were electrified for the first time.

9. OTHER EXPENSES

Other expenses are analyzed as follows:

	1/1/2025-31/12/2025	1/1/2024-31/12/2024
Travel expenses	44.559	47.831
Various promotion, advertising, conference and subscription expenses	34.436	34.511
Prior year expenses	7.434	190
Other expenses	246.186	11.522
Total	**332.615**	**94.054**

The increase in other expenses is mainly due to the termination of optical fiber lease agreements amounting to Euro 234.606, in order to sign new agreements for a different service.

(Amounts in Euro)

10. FINANCE EXPENSES

Finance expenses are analyzed as follows:

	1/1/2025-31/12/2025	1/1/2024-31/12/2024
Finance lease expense for optic fibers	607.228	587.885
Finance lease expense for other leases	2.310	2.817
Bank charges	19.876	11.635
Total	**629.414**	**602.337**

Financial expenses include property and optical fiber leases concerning intra-group transactions amounting to Euro 600.912 (2024: Euro 576.464). In addition, an amount of Euro 7.946 is included, which relates to commissions for letters of guarantee issued to third parties in connection with the UFBB project, which have been paid by IPTO. The above amount concerns a related transaction (Note 31).

11. FINANCE INCOME

Finance income is analyzed as follows:

	1/1/2025-31/12/2025	1/1/2024-31/12/2024
Fiber optic lease financial income	445.212	407.241
Interest on deposits	-	15.246
Total	**445.212**	**422.487**

12. INCOME TAX

For fiscal years 2025 and 2024, the corporate income tax rate is calculated at 22%. The income tax return is submitted on an annual basis, but the declared profits or losses remain temporary until the tax authorities audit the taxpayer's statements and books and records and the final audit report is issued. Income tax payable is offset against the tax advance and withholding taxes and the net amount appears as a receivable or liability in the Company's statement of financial position. The Company received an unqualified Tax Compliance Report from its Certified Public Accountants, regarding its tax obligations for the fiscal years 2020 to 2024.

For the fiscal year 2025, the Company has been subject to the optional tax audit of the Certified Public Accountants. This special audit for obtaining a Tax Compliance Report for the fiscal year 2025 is in progress and is expected to be completed after the publication of the attached Financial Statements. The Tax Compliance Report will be obtained upon its final submission by the Certified Public Accountants to the tax authorities. Upon completion of this tax audit, Management does not expect any significant tax liabilities to arise beyond those recorded and reflected in the Company's Financial Statements.

Tax losses, to the extent that they are accepted by the tax authorities, may offset future gains for a period of five years from the year in which they arose.

Income tax is analyzed as follows:

	1/1/2025-31/12/2025	1/1/2024-31/12/2024
Current income tax	16.851	137.025
Income tax previous years	-	12.014
Deferred tax (Note 17)	(322.775)	22.429
Total	**(305.925)**	**171.468**

(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:

	1/1/2025-31/12/2025	1/1/2024-31/12/2024
Profit before tax	**(1.622.636)**	**716.938**
Tax calculated based on the tax rate applicable	(356.980)	157.726
Tax effect on non-tax deductible expenses	12.694	1.728
Adjustment of previous year tax	16.851	12.014
Tax	**(327.435)**	**171.468**
Effective tax rate	**20,18%**	**23,92%**

13. PROPERTY, PLANT AND EQUIPMENT

Property, plant and equipment are analyzed as follows:

	Machinery	Technical installations	Other equipment	Construction work in progress	Total
Cost					
Balance at 1 January 1, 2024	**4.589.915**	**141.167**	**43.788**	**3.335.253**	**8.110.123**
Additions	664.138	48.095	-	1.586.205	2.298.438
Modifications	14.995	-	(14.995)	-	-
Transfers to intangible assets	1.683.735	20.257	-	(1.712.562)	(8.571)
Disposals	(1.902)	-	-	-	(1.902)
Balance at 31 December 2024	**6.950.881**	**209.519**	**28.793**	**3.208.896**	**10.398.088**
Accumulated depreciation					
Balance at 1 January 2024	**(433.813)**	**(14.867)**	**(11.325)**	**-**	**(460.006)**
Depreciation	(539.508)	(9.216)	(5.295)	-	(554.019)
Disposals	213	-	-	-	213
Balance at 31 December 2024	**(973.108)**	**(24.084)**	**(16.621)**	**-**	**(1.013.812)**
Net book value at 31 December 2024	**5.977.772**	**185.435**	**12.172**	**3.208.896**	**9.384.275**

(Amounts in Euro)

	Machinery	Technical installations	Other equipment	Construction work in progress	Total
Cost					
Balance at 1 January 2025	**6.950.881**	**209.519**	**28.793**	**3.208.896**	**10.398.088**
Additions	972.561	185.964	-	1.420.549	2.579.074
Transfers to intangible assets	959.460	57.261	-	(1.016.721)	-
Disposals	(6.417)	-	-	-	(6.417)
Balance at 31 December 2025	**8.876.485**	**452.744**	**28.793**	**3.612.723**	**12.970.745**
<u>**Accumulated depreciation**</u>					
Balance at 1 January 2025	**(973.108)**	**(24.084)**	**(16.621)**	**-**	**(1.013.812)**
Depreciation	(693.735)	(12.697)	(4.410)	-	(710.843)
Disposals	290	-	-	-	290
Balance at 31 December 2025	**(1.666.553)**	**(36.781)**	**(21.031)**	**-**	**(1.724.364)**
Net book value at 31 December 2025	**7.209.932**	**415.964**	**7.762**	**3.612.723**	**11.246.381**

Construction work in progress refers to DWDM equipment that has not yet been activated on the PoP based on planned schedule. On 31 December 2025, there are no encumbrances regarding property, plant and equipment.

14. RIGHT OF USE ASSETS

Right of use assets are analyzed as follows:

	Land	Buildings	Vehicles	Fiber optic	Total
<u>**Cost**</u>					
Balance at January 1, 2024	**34.074**	**72.144**	**42.605**	**5.280.340**	**5.429.164**
Additions	1.050	-	-	1.382.160	1.383.210
Transfers	3.683	-	(3.683)	-	-
Disposals	-	-	-	(1.217.813)	(1.217.813)
Balance at December 31, 2024	**38.807**	**72.144**	**38.922**	**5.444.686**	**5.594.560**
<u>**Accumulated depreciation**</u>					
Balance at January 1, 2024	**(3.330)**	**(35.736)**	**(24.696)**	**(165.380)**	**(229.143)**
Depreciation	(1.524)	(7.214)	(9.730)	(309.716)	(328.185)
Disposals	-	-	-	1.290	1.290
Balance at December 31, 2024	**(4.855)**	**(42.951)**	**(34.427)**	**(473.806)**	**(556.038)**
Net book value at December 31, 2024	**33.953**	**29.194**	**4.495**	**4.970.880**	**5.038.522**

(Amounts in Euro)

	Land	Buildings	Vehicles	Fiber optic	Total
Cost					
Balance at January 1, 2025	**38.807**	**72.144**	**38.922**	**5.444.686**	**5.594.560**
Additions	7.014	-	-	583.225	590.239
Disposals		-	-	(484.799)	(484.799)
Balance at December 31, 2025	**45.821**	**72.144**	**38.922**	**5.543.113**	**5.700.000**
Accumulated depreciation					
Balance at 1 January 2025	**(4.855)**	**(42.951)**	**(34.427)**	**(473.806)**	**(556.038)**
Depreciation	(1.599)	(7.214)	(4.495)	(335.558)	(348.866)
Balance at 31 December 2025	**(6.454)**	**(50.165)**	**(38.922)**	**(809.364)**	**(904.904)**
Net book value at 31 December 2025	**39.368**	**21.979**	**-**	**4.733.749**	**4.795.096**

15. INVESTMENTS IN ASSOCIATES AND JOINT VENTURES

"GRID TELECOM Single Member S.A." in cooperation with the anonymous company "TERNA ENERGY", established a Union of Companies under the name "Union of Companies TERNA ENERGY Commercial Industrial & Technical S.A.- GRID TELECOM S.A." (the "Union"), which after its successful participation in the relevant tender, has been chosen as temporary contractor for the execution of the project "Ultra Broadband Infrastructure - ULTRA FAST BROADBAND through PPP" for Geographical Zones 2, 4, 5 and 6. For the signing of the partnership agreement with the Greek State, the members of the Union established an anonymous company, which will sign and implement the agreement. On 10/2/2023, the above companies signed a Shareholders Agreement to regulate their relations, In order to fulfill the competitive process and after a decision of the Board of Directors, the members of the Union of Companies established on 17/5/2023 an anonymous company with the name "TERNA FIBER SPECIAL PURPOSE COMPANY" and the distinguishing title "TERNA FIBER S.A." with headquarters in the Municipality of Athens, in which the founders participate as follows: "TERNA ENERGY S.A." with a percentage of 50,1% and the Company with a percentage of 49,9%. The initial share capital of the company amounted to one hundred thousand euros divided into one hundred thousand registered voting shares, with a nominal value of one euro each and paid in cash by the Founding Members of the Union.

The Company on 5/11/2025 entered into a preliminary agreement for the disposal of its investment in TERNA FIBER S.A., subject to specific conditions, with the execution of a definitive share purchase agreement at a future date and received the full consideration amounting to Euro 2.5 million which is depicted in the Trade and Other Liabilities (note 28). On 31 December 2025, the Company classified its investment in TERNA FIBER S.A. and trade and other receivables from TERNA FIBER S.A. as Non-Current Assets Held for Sale and it is presented separately in the Statement of Financial Position. By decision of the Contracting Authority on 26/1/2026, the change in the shareholding structure of TERNA FIBER S.A. was approved, and on 29/1/2026 the final Share Purchase and Transfer Agreement was signed between the Company and the buyer, on the basis of which the disposal of the Company's participation in TERNA FIBER S.A. was completed.

The comparative figures in the attached Financial Statements include the investment value of TERNA FIBER at acquisition cost. The consolidation of TERNA FIBER using the Equity method is included in financial statements of the IPTO SA Group. The Company, based on IFRS 10, is exempted from the consolidation of TERNA FIBER as (i) it is a wholly owned subsidiary of IPTO S.A., (ii) its shares are not publicly traded, (iii) it has not submitted nor is in the process of submitting the Financial Statements to a stock exchange commission or other administrative authority in order to issue securities of any category in the public market, and (iv) the ultimate Parent Company (IPTO S.A.) prepares consolidated financial statements that includes TERNA FIBER.

(Amounts in Euro)

The following table summarizes the basic financial data of TERNA Fiber SA as included in the latest available financial data.

	30/9/2025
Non-current assets	2.398.479
Current assets	257.150
Non-current liabilities	(2.884.147)
Equity	**(228.518)**
Operating expenses	(113.415)
Research and development expenses	(2.140)
Financial expenses	(48)
Income tax	-
Losses and total comprehensive income	**(115.603)**

	31/12/2024
Non-current assets	2.380.819
Current assets	257.090
Non-current liabilities	(2.750.823)
Equity	**(112.915)**
Cost of Sales	(1.558)
Operating expenses	(148.361)
Research and development expenses	(10.587)
Financial expenses	(171)
Income tax	-
Losses and total comprehensive income	**(160.677)**

16. NON-CURRENT ASSETS HELD FOR SALE

The movement of the account is presented as follows:

	1/1/2025 – 31/12/2025
Balance 1/1/2025	**-**
Reclassification from “Investments in Associates and Joint Ventures”	49.900
Reclassification from Trade Receivables of TERNA FIBER	358.027
Reclassification from Accrued Income of TERNA FIBER	168.915
Share capital Increase of TERNA FIBER	6.307.115
Reclassification of liability to OTE for the share capital increase of TERNA FIBER	(6.307.115)
Balance 31/12/2025	**576.842**

On 5 November 2025, the Company entered into a preliminary agreement for the disposal of its stake in TERNA FIBER S.A. under specific conditions, with the execution of a final share sale and transfer agreement at a future date and received an advance payment of Euro 2,5 million. Following the preliminary agreement of 5 November 2025, the Management assessed that, as of 31 December 2025, the criteria of IFRS 5 were met. Consequently, the Company’s stake in TERNA FIBER S.A. and the trade and other receivables from TERNA FIBER S.A. were classified as “Non-current assets held for sale”.
The advance payment of Euro 2,5 million received on 28 November 2025 (the “consideration” of the transaction) was recognized under Trade and Other Liabilities (Note 28), since the disposal of the Company’s stake had not yet been completed. According to the provisions of the aforementioned preliminary agreement, the consideration is subject to

(Amounts in Euro)

adjustment for any contributions that the Company would be required to make to TERNA FIBER to cover its financing needs and/or fulfill all of its obligations until the completion of the disposal. On 28 November 2025, following a resolution of the General Assembly of TERNA FIBER S.A., a share capital increase of Euro 12.639.510 (the Company's share: Euro 6.307.116) was approved to be contributed as share capital, in the form of a binding investment for the "Ultra High-Speed Broadband Infrastructures – ULTRA FAST BROADBAND via PPP" project. Under the preliminary agreement dated 28 November 2025, the amount of Euro 6.307.116, which the Company was required to contribute as share capital to TERNA FIBER S.A. in view of the execution of the Partnership Agreements with the Contracting Authority for geographic zones 2, 4, 5, and 6 of the UFBB project, was paid directly to TERNA FIBER S.A. by the purchaser (OTE SA) on behalf of the Company on 16 December 2025. The share capital increase in TERNA FIBER S.A. was certified by the Board of Directors of TERNA FIBER S.A. on 16 December 2025.
Following a decision by the Contracting Authority on 26 January 2026, the change in the shareholding structure of TERNA FIBER S.A. was approved. On 29 January 2026, the final share sale and transfer agreement was signed between the Company and the purchaser, completing the disposal of the Company's stake in TERNA FIBER S.A. Upon completion of the transaction, the Company derecognized its stake as well as the trade and other receivables from TERNA FIBER S.A., and recognized the related gain from the disposal of Euro 1.923.158 in 2026.

17. DEFERRED TAX ASSETS / LIABILITIES

Deferred tax assets and liabilities are offset when there is a legally enforceable right to offset the current tax assets against the current tax liabilities and when the deferred income taxes concern the same tax authority. The offset amounts for the Company are the following:

	31/12/2025	31/12/2024
Deferred tax assets	309.886	-
Deferred tax liabilities	-	(12.890)
Net deferred tax assets / (liabilities)	**309.886**	**(12.890)**

The gross movement in the deferred income tax account is as follows:

	31/12/2025	31/12/2024
Balance at beginning of year	**(12.890)**	**9.540**
(Charge) / income in the statement of comprehensive income (Note 12)	322.775	(22.429)
Balance at end of year	**309.885**	**(12.890)**

Changes in deferred tax assets and liabilities during the year, without taking into account the offsetting of balances pertaining to the same tax authority, are the following:

	31/12/2025	31/12/2024
Deferred tax assets		
Leases	22.012	30.065
Accrued and other liabilities	11.406	31.211
Provisions for impairment	4.914	14.328
Tax losses	415.213	-
Deferred tax assets	**453.545**	**75.604**

	31/12/2025	31/12/2024
Deferred tax liabilities		
Fixed assets	(41.449)	(31.214)
Rights of use assets	(102.211)	(57.279)
Deferred tax liabilities	**(143.660)**	**(88.493)**
Net deferred tax assets / (liabilities)	**309.886**	**(12.890**

(Amounts in Euro)

The credit for deferred taxes in the results is analyzed as follows:

	1/1/2025-31/12/2025	1/1/2024-31/12/2024
Fixed assets	10.235	8.940
Rights of use assets	44.932	-
Leases	8.053	2.868
Accrued and other liabilities	19.805	1.327
Provisions for impairment	9.414	9.294
Tax losses	(415.213)	-
Total	**(322.775)**	**22.430**

18. RECEIVABLES FROM OPTIC FIBER LEASE

The finance lease receivables from "Dark fiber" optical fiber leases were formed in accordance with IFRS 16 "Leases" as follows:

	31/12/2025	31/12/2024
Long-term receivables from finance sublease	2.784.671	3.546.602
Short-term receivables from finance sublease	1.200.606	1.983.649
	3.985.277	**5.530.251**
Minus: Provision for impairment	(41.663)	(65.996)
Total	**3.943.614**	**5.464.255**

The movement of lease receivables are analyzed as follows:

Leasing movement	**31/12/2025**	**31/12/2024**
Balance at beginning of year	**5.530.251**	**5.967.840**
Interest for the year	445.212	407.241
Lease invoicing for the year	(3.505.620)	(4.909.121)
New leases	1.763.985	4.064.291
Derecognition of a previous lease	(248.552)	-
Balance at end of year	**3.985.277**	**5.530.251**

The provisions against expected credit losses are shown as a deduction in the long-term part of the finance lease receivables.

The movement on provision for impairment of finance lease receivables is presented in the following table:

	31/12/2025	31/12/2024
Opening balance	**65.996**	**72.888**
(Reversal of provision) / Provision for impairment	(24.333)	(6.892)
Closing balance	**41.663**	**65.996**

The Company form a provision for leasing receivables based on the expected credit loss method (IFRS 9).

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

	31/12/2025	31/12/2024
Between 1 and 2 years	305.337	708.768
Between 2 and 5 years	1.070.888	1.045.573
Over 5 years	1.408.445	1.792.262
Total	**2.784.671**	**3.546.602**

(Amounts in Euro)

The maturity analysis of finance lease receivables is as follows:

Finance lease receivables – minimum lease receivables	**31/12/2025**	**31/12/2024**
Up to 1 year	1.475.576	2.418.382
Between 1 and 5 years	2.118.416	2.627.716
Over 5 years	1.658.295	2.187.899
Total	**5.252.286**	**7.233.996**
Minus: Future finance income of finance lease receivables	(1.267.009)	(1.703.745)
Present value of lease receivables	**3.985.277**	**5.530.251**

19. OTHER NON-CURRENT ASSETS

Other non-current assets are analyzed as follows:

	31/12/2025	**31/12/2024**
Deferred expenses	2.587.338	2.431.967
Guarantees	700	3.270
Total	**2.588.038**	**2.435.237**

Deferred expenses mainly relate to prepaid fiber capacity services. According to the relevant contracts for the use of capacity on optical fiber cables, the Company does not acquire substantially all the economic benefits from the use of the optical fiber cables and therefore classifies them as services.

20. TRADE RECEIVABLES

The analysis of trade receivables are analyzed as follows:

	31/12/2025	**31/12/2024**
Trade receivables	1.307.048	4.144.568
Minus: Provision for impairment	(22.335)	(65.126)
Total	**1.284.713**	**4.079.443**

The balance of trade receivables includes also invoices for optical fiber leases which at the reporting date have not been received.

The fair value of trade receivables approximates their carrying values.

The movement on provision for impairment of trade receivables is presented in the following table:

	31/12/2025	**31/12/2024**
Opening balance	**65.126**	**34.483**
(Reversal of provision) / Provision of impairment	(58.926)	30.643
Closing balance	**6.199**	**65.126**

The Company forms a provision for doubtful customers based on the expected credit loss method. The maximum exposure to credit risk at the reference dates is the carrying amount of each class of claim mentioned above.

(Amounts in Euro)

21. OTHER RECEIVABLES

The analysis of other receivables are analyzed as follows:

	31/12/2025	31/12/2024
Deferred expenses	318.174	157.879
Accrued income	4.380	369.421
Receivable from Greek state	123.587	-
Advance payments to suppliers	1.110	-
Total	**447.251**	**527.300**

Receivables from Greek state amounted Euro 123.587 relate to VAT for the period.

Deferred expenses include an amount of Euro 73.695 (31/12/2024: Euro 71.556) regarding receivables from related parties (Note 31). This caption mainly includes invoiced operation and maintenance services.

Accrued income mainly include recharges of expenses incurred by the Company for the purposes of the 'Terna Fiber' joint venture and the UFBB project. The invoicing of these costs is done gradually until the start of the operation of this project. As of 31 December 2025, amount of Euro 358.027 was reclassified to Non-Current Assets Held for Sale following the preliminary agreement dated 5 November 2025 for the disposal of the Company's participation in TERNA FIBER S.A. (Note 16).

22. CASH AND CASH EQUIVALENTS

The cash and cash equivalents are analyzed as follows:

	31/12/2025	31/12/2024
Bank deposits	7.077.661	7.682.445
Total	**7.077.661**	**7.682.445**

The total cash balances of the Company are in Euro, deposited with the National Bank of Greece and there are no liens on them. The credit rating of the Financial Institution on 31/12/2025 according to the rating agency Moody's is Baa1.

While cash and cash equivalents are also subject to impairment under IFRS 9, any impairment loss is assessed as minimal due to the fact that the cash and cash equivalents of the Company are held at a reputable financial institution.

23. SHARE CAPITAL

The Company's share capital on 31/12/2025 amounts to Euro 15.038.300 divided into 150.383 common registered shares of nominal value Euro 100 each.

24. LEGAL RESERVE

The Legal Reserve is formed in accordance with the provisions of the Greek Legislation in which an amount at 5% of the annual net (after tax) profits is mandatory to be formed as Legal Reserve until its amount reaches one third of the paid-up share capital. This reserve cannot be distributed during the operation of the Company.
During 2025, the Company formed legal reserve amounting to Euro 27.274 (31/12/2024: Euro 0).

25. LEASE LIABILITIES

The lease liabilities are formed in accordance with IFRS 16 "Leases" and as of 31 December 2025 relate to the lease of optic fiber from IPTO SA, the lease of the Company's headquarters, two car leases as well as the lease of transverse and underground land from GAIAOSE railway network for the passage of optic fiber cables.

The movement of lease liabilities is analyzed as follows:

(Amounts in Euro)

Leasing movement	**31/12/2025**	**31/12/2024**
Balance at beginning of year	**7.965.540**	**7.356.979**
Interest for the year	609.539	590.702
Lease invoicing for the year	(1.888.515)	(1.365.251)
New leases	596.436	1.382.060
Modifications	(6.198)	1.050
Derecognition of a previous lease	(13.947)	-
Balance at end of year	**7.262.856**	**7.965.540**

Lease liabilities per category for the period 1/1-31/12/2025 are analyzed as follows:

	Optic fiber	**Building**	**Vehicles**	**Land**	**Total**
Long-term lease liabilities	6.049.198	16.636	-	32.730	6.098.564
Short-term lease liabilities	1.155.266	7.864	-	1.162	1.164.292
Total	**7.204.464**	**24.500**	**-**	**33.892**	**7.262.856**

Lease liabilities per category for the period 1/1-31/12/2024 are analyzed as follows:

	Optic fiber	**Building**	**Vehicles**	**Land**	**Total**
Long-term lease liabilities	6.602.336	24.500	-	32.937	6.659.773
Short-term lease liabilities	1.292.594	7.576	4.509	1.088	1.305.767
Total	**7.894.930**	**32.076**	**4.509**	**34.025**	**7.965.540**

The maturity dates of long-term lease payables for the period 1/1-31/12/2025 are as follows:

	Optic fiber	**Building**	**Vehicles**	**Land**	**Total**
Between 1 and 2 years	395.871	8.163	-	1.207	405.241
Between 2 and 5 years	1.408.565	8.473	-	3.900	1.420.937
Over 5 years	4.244.762	-	-	27.624	4.272.386
Total	**6.049.198**	**16.636**	**-**	**32.730**	**6.098.564**

The maturity dates of long-term lease payables for the period 1/1-31/12/2024 are as follows:

	Optic fiber	**Building**	**Vehicles**	**Land**	**Total**
Between 1 and 2 years	541.476	7.864	-	1.129	550.470
Between 2 and 5 years	1.296.283	16.636	-	3.652	1.316.571
Over 5 years	4.764.577	-	-	28.156	4.792.733
Total	**6.602.336**	**24.500**	**-**	**32.937**	**6.659.773**

The present value of lease liabilities for the period 1/1-31/12/2025 are analyzed as follows:

Lease liabilities - minimum lease payments	**Optic fiber**	**Building**	**Vehicles**	**Land**	**Total**
Up to 1 year	1.730.914	8.484	-	2.425	1.741.824
Between 1 and 5 years	3.727.318	16.968		9.701	3.753.987
Over 5 years	6.357.888	-		36.377	6.394.265
Total	**11.816.120**	**25.452**	**-**	**48.503**	**11.890.075**
Minus: Future finance cost of lease liabilities	(4.611.656)	(952)	-	(14.611)	(4.627.219)
Present value of lease liabilities	**7.204.464**	**24.500**	**-**	**33.892**	**7.262.856**

(Amounts in Euro)

The present value of lease liabilities for the period 1/1-31/12/2024 are analyzed as follows:

Lease liabilities - minimum lease payments	**Optic fiber**	**Property**	**Vehicles**	**Land**	**Total**
Up to 1 year	1.898.474	8.484	4.633	2.357	1.913.948
Between 1 and 5 years	3.913.343	25.452		9.427	3.948.222
Over 5 years	7.303.329	-		37.709	7.341.038
Total	**13.115.146**	**33.936**	**4.633**	**49.493**	**13.203.207**
Minus: Future finance cost of lease liabilities	(5.220.216)	(1.860)	(124)	(15.468)	(5.237.668)
Present value of lease liabilities	**7.894.930**	**32.076**	**4.509**	**34.025**	**7.965.540**

26. GOVERNMENT GRANTS

At the beginning of March 2023, a grant from the European Commission's Connecting Europe Facility financing mechanism was approved for the development of a network of electric vehicle charging stations. GRID TELECOM (with a coordinating role) and four other companies in Union countries (the "consortium") undertook the implementation of a network of publicly accessible recharging stations for light-duty and heavy-duty electric vehicles to allow electric charging along roads TEN-T networks (Trans-European Transport Networks) in the Czech Republic, Croatia, Greece, Latvia, Lithuania, Poland, Romania, Slovakia and Slovenia. Based on the role of coordinator, GRID TELECOM was appointed the recipient of the grant and its administrator in terms of its distribution to the other members of the consortium. The amount of the total grant for the consortium amounts to Euro 40.950.000, while Euro 6.000.000 corresponds to GRID TELECOM.

On 15/5/2023 for the grant action EXPAND-E Cohesion, GRID TELECOM received from the EUROPEAN CLIMATE, INFRASTRUCTURE AND ENVIRONMENT EXECUTIVE AGENCY (CINEA) for the program "CEF 2 Transport - Alternative Fuels Infrastructure Facility" (EU financial instrument for the boosting EU-wide investments in transport, energy and digital infrastructure), an amount of Euro 20.475.000 as an advance payment of the total grant from which it distributed an amount of Euro 17.475.000 to the other 4 members of the consortium, keeping for itself the remaining amount of Euro 3.000.000 corresponds to it. On 31 December 2025, the Company transferred the amount of the grant to the account 'Accrued and other liabilities' (Note 29), as it is expected to be repaid within 2026.

The movement of grants is analyzed as follows:

	31/12/2025	**31/12/2024**
Opening balance	**3.000.000**	**3.000.000**
Transfer to 'Accrued and other liabilities' (Note 29)	(3.000.000)	-
Closing balance	**-**	**3.000.000**

27. NON-CURRENT LIABILITIES

Other non-current liabilities are analyzed as follows:

	31/12/2025	**31/12/2024**
Deferred income (Note 30)	596.772	552.498
Liabilities for guarantees	37.763	32.027
Total	**634.535**	**584.526**

(Amounts in Euro)

28. TRADE AND OTHER PAYABLES

The trade and other payables are analyzed as follows:

	31/12/2025	31/12/2024
Trade payables	4.630.247	2.435.113
Other liabilities	115.155	2.568.003
Liabilities to Greek State	-	204.798
Other taxes payable and insurance contributions	76.067	70.453
Total	**4.821.469**	**5.278.367**

An amount of Euro 1.045.471 (31/12/2023: Euro 894.318) is included at Trade payables which refers to related parties (Note 31).

The fair value of the trade and other short-term liabilities approaches the net book value.

29. ACCRUED AND OTHER LIABILTIES

Accrued and other liabilities are analyzed as follows:

	31/12/2025	31/12/2024
Expand - E Cohesion grant	3.000.000	-
Accrued and other liabilities	294.440	145.580
Accrued and other liabilities to related parties (Note 31)	201.528	170.997
Total	**3.495.968**	**316.577**

On 31 December 2025, the Company transferred the amount of Euro 3.000.000 regarding the Expand - E Cohesion grant (Note 26) from the account ‘Government grants’ to the account ‘Accrued and other liabilities’, as it is expected to be repaid within 2026.

30. DEFERRED INCOME

Deferred income refers to prepaid income of optic fiber’s maintenance and capacity services. The short-term part is included in the deferred income, while the long-term part is included in the other long-term liabilities.

31. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

The Company's Financial Statements are consolidated by the parent company INDEPENDENT POWER TRANSMISSION OPERATOR S.A. (IPTO S.A.), using the full consolidation method, which participates directly with a 100% stake in its share capital on 31/12/2025.

The Company is indirectly controlled by the Greek State through the parent IPTO S.A.. The share capital of IPTO S.A. is controlled by 51% from IPTO Holdings S.A. and by 25% from DES IPTO S.A. which are controlled by the Greek State.

(Amounts in Euro)

Below is a list of the Group's affiliated companies:

Company	Relation
IPTO SA	Parent
ARIADNI INTERCONNECTION SA	Affiliated
STATE GRID INTERNATIONAL DEVELOPMENT BELGIUM LTD	Affiliated
ENERGY EXCHANGE GROUP	Affiliated
ENERGY STOCK EXCHANGE CLEARING COMPANY S.A. (EnExClear S.A.)	Affiliated
SEleNe CC	Affiliated
IPTO HOLDING SA	Affiliated
P.H.V. A.D.M.I.E. (I.P.T.O.) S.A.	Affiliated
STATE GRID LTD	Affiliated
TERNA FIBER S.A.	Affiliated
TRAINING CENTER IPTO S.M.S.A.	Affiliated
GREAT SEA INTERCONNECTOR S.A.	Affiliated
SAUDI GREEK INTERCONNECTION S.A.	Affiliated
D.E. A.D.M.I.E. SYMVOULEFTIKI SINGLE MEMBER S.A.	Affiliated

a) Transactions with related parties

Related party transactions refer to the provision and purchase of services in the normal course of business. The aggregate amounts of transactions with related parties from the beginning of the year under IAS 24, are as follows:

Intercompany sales of services	**1/1/2025 - 31/12/2025**	**1/1/2024 - 31/12/2024**
IPTO S.A.	22.486	91.091
Σύνολο	**22.486**	**91.091**

Sales to other related companies	**1/1/2025 - 31/12/2025**	**1/1/2024 - 31/12/2024**
TERNA FIBER S.A.	-	75.000
Total	**-**	**75.000**

Intercompany purchase of services	**1/1/2025 - 31/12/2025**	**1/1/2024 - 31/12/2024**
IPTO S.A.	1.162.654	1.097.054
TRAINING CENTER IPTO S.M.S.A.	7.354	-
Total	**1.170.008**	**1.097.054**

IPTO services concern mainly to optical fiber maintenance costs, utility costs, maintenance services, IT services and accounting services.

Board of Directors and Key Management

The Board of Directors' members remuneration, social security contributions and representation expenses inclusive, for the year ended at 31st of December 2025, for the Company amount to Euro 258.392 (2024: Euro 210.887).

b) Balances with related parties

The closings balances of receivables and liabilities for the fiscal year, which have resulted from transactions with related parties under IAS 24, are as follows:

(Amounts in Euro)

Receivables and accrued receivables	**31/12/2025**	**31/12/2024**
Intercompany		
IPTO S.A.	91.604	172.165
Other related companies		
TERNA FIBER S.A.	526.942	526.942
Total	**618.546**	**699.107**

Intercompany payables and accrued payables	**31/12/2025**	**31/12/2024**
IPTO S.A.	8.112.304	8.432.854
TRAINING CENTER IPTO S.M.S.A.	7.354	-
Total	**8.119.658**	**8.432.854**

The are no receivables or liabilities from / to Company's members of the Board of Directors on 31st of December 2025.

The executives of the Company have not received leaving indemnity during 2025.

The Company's transactions with related parties have been carried out under normal market conditions.

32. COMMITMENTS AND CONTINGENT LIABILITIES

For the years ended 31.12.2020 until 31.12.2024 and remain tax unaudited by the competent tax authorities. Management's 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 and unqualified Tax Compliance Reports were issued. For the year 2025, the Company has been subject to the tax audit of the Certified Public Accountants. This audit is in progress and the relevant Tax Compliance Certificate is expected to be issued after the publication of the Financial Statements for fiscal year 2025. If additional tax liabilities arise by the completion of the tax audit, it is estimated that these will not have a material impact on the Financial Statements.

In 2021, a tax audit order had been issued for the Company by tax authority F.A.E. of Athens. The order was for a partial tax audit in Income regarding the income tax return for the year 2020. The audit was completed without findings.

In 2024, an audit order was issued for the Company by tax authority "EL.KE.". The order concerns a partial tax audit for VAT and Income for the years 2020 and 2021. The audit is in progress and no findings have been communicated to the Company.

In 2026, an audit order was issued for the Company by tax authority "EL.KE.". The order concerns a partial tax audit for VAT and Income for the years 2020 and 2021. The audit is in progress and no findings have been communicated to the Company.

Capital commitments of the Company relate to future financial contractual obligations regarding the acquisition of tangible and intangible assets. The total amount of capital commitments of the Company as of 31 December 2025, amounts to approximately Euro 3,2 million.

ALPHA BANK issued 4 letters of guarantee totaling Euro 25.4 million in favor of the Company for its participation in the UFBB project. The letters of guarantee were returned to the bank in early February 2026.

There are no commitments and no other contingent liabilities or legal cases at balance sheet date.

33. AUDIT FEES FOR FINANCIAL STATEMENTS AND OTHER SERVICES

The fees of the certified auditors for the statutory audit, tax audit and other services for the fiscal year 2025 amounted in total to Euro 25.000 (2024: Euro 22.000) plus expenses.

34. SUBSEQUENT EVENTS

On 26/1/2026, the Contracting Authority approved the change in the shareholding structure of TERNA FIBER S.A. and on 29/1/2026, the final share sale and transfer agreement was signed between the Company and the purchaser. Under this agreement, the disposal of the Company's stake in TERNA FIBER S.A. was completed, resulting in a net profit of Euro 1.923.158 for the Company.

After the reporting date, an escalation of the conflict in the Middle East took place. This event was assessed as a non-adjusting event. Management evaluated the potential impacts of these developments on the Financial Statements and concluded that no adjustment to the recognized amounts at the reporting date was required. Due to the nature of the Company's operations, no significant direct effects on the Company's Financial Position are expected; however, the increased geopolitical uncertainty may affect future macroeconomic conditions and markets, and therefore Management will continue to monitor developments.

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

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INDEPENDENT AUDITOR'S REPORT

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Independent Auditor's Report
(Translated from the original in Greek)

To the Shareholders of
GRID TELECOM SINGLE MEMBER S.A.

Report on the Audit of the Financial Statements

Opinion

We have audited the Financial Statements of GRID TELECOM SINGLE MEMBER S.A. (the "Company"), which comprise the Statement of Financial Position as at 31 December 2025, the Statements Profit or Loss, Other Comprehensive Income, Changes in Equity and Cash Flows for the year then ended, and notes, comprising material accounting policies and other explanatory information.

In our opinion, the accompanying Financial Statements present fairly, in all material respects, the financial position of GRID TELECOM SINGLE MEMBER S.A. as at 31 December 2025 and its financial performance and its cash flows for the year then ended, in accordance with International Financial Reporting Standards (IFRS), as adopted by the European Union.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISA), as incorporated in 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 in accordance with the International Ethics Standards Board for Accountants International Code of Ethics for Professional Accountants (IESBA Code), as applicable to audits of the financial statements of public interest entities, together with 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 applicable legislation and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters, that, in our professional judgment, were of most significance in our audit of the Financial Statements of the current period. These matters and the relevant significant assessed risks of material misstatement were addressed in the context of our audit of the Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

<table>
<tr><th colspan="2">Classification and Accounting Treatment of Optical Fiber Leases and Subleases</th></tr>
<tr><td colspan="2">See notes 2.3.7, 5, 14 and 18 to the Financial Statements</td></tr>
<tr><td>The key audit matter</td><td>How the matter was addressed in our audit</td></tr>
<tr><td>The Company’s Right-of-Use (ROU) assets as at 31 December 2025 amount to EUR 4 795 096. The Company’s lease receivables arising from optical fiber leases as at 31 December 2025 amount to EUR 3 943 614, of which EUR 1 200 606 thousand relate to current receivables. Additions during the year to ROU assets of optical-fiber and to new optical-fiber lease receivables amounted to EUR 583 225 and EUR 1 763 985 respectively.

The Company operates mainly (excluding the own network) as an intermediate lessor, subleasing optical fibers to third parties. Such subleases are classified either as finance leases or operating leases, depending on the terms and conditions of the lease arrangements. When a lease transfers substantially all risks and rewards incidental to ownership to the lessee, the lease is classified as a finance lease. All other leases are classified as operating leases.

Management accounts for the head lease and the sublease to third parties as two separate contracts and classifies the sublease as a finance lease, in accordance with IFRS 16. As a result, the Company recognizes a lease receivable for the sublease and derecognizes the corresponding portion of the underlying ROU asset, with the resulting gain or loss recognized in “Other Operating Income” in the “Statement of Profit or Loss”

The accounting treatment for subleases requires significant Management judgment, including the assessment of whether the sublease should be classified as a finance or operating lease, in estimating the appropriate</td><td>Our audit procedures in relation to this matter included, among others, the following:

• We assessed Management’s methodology and judgments made by management mainly related to minimum lease payments in connection with the fair value of the asset and to whether the term of the sublease substantially covers the entire economic life of the optical fiber assets in order to determine the appropriate classification of subleases as finance leases.

• We examined Management’s documentation supporting the determination of the discount rate used for the initial recognition of both the head lease and the sublease.

• We verified, on a sample basis, the accuracy of the calculations performed upon the recognition of right of use (ROU) assets based on the contractual terms of the head lease agreement.

• We evaluated the appropriateness of the derecognition of the relevant portion of the ROU asset and reperformed, on a sample basis, the calculation of the resulting gain or loss recognized in the Statement of Profit or Loss at the date of partial derecognition of the head lease in the case of finance lease.

• We verified, on a sample basis, the accuracy of the calculations performed upon the recognition of lease receivables relating to the sublease of optical fibers based in the terms of the sublease agreement including the appropriate</td></tr>
</table>

discount rate, and in determining the portion of the ROU asset to be derecognized. Due to the complexity of applying IFRS 16 and the material impact on the Company's Statement of Financial Position and financial performance, this matter was considered to be a Key audit matter for our audit.	classification between current and non-current portions. Finally, we evaluated the appropriateness and adequacy of disclosures, in the Financial Statements.

Other Information

The Board of Directors is responsible for the other information. The other information comprises the information included in the Board of Directors' Report, for which reference is made in the "Report on Other Legal and Regulatory Requirements" but does not include the Financial Statements and our Auditor's Report thereon.

Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

Responsibilities of the Board of Directors and Those Charged with Governance for the Financial Statements

The Board of Directors is responsible for the preparation and fair presentation of the Financial Statements in accordance with IFRS, as adopted by the European Union, and for such internal control as the Board of Directors 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, the Board of Directors 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Audit Committee of the Company is responsible for overseeing the Company's financial reporting process.

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 which have been incorporated in 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, which have been incorporated in Greek legislation, we exercise professional judgment 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 the Board of Directors.
- Conclude on the appropriateness of the Board of Directors' 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 those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

Report on Other Legal and Regulatory Requirements

1. Board of Directors' Report

The Board of Directors is responsible for the preparation of the Board of Directors' Report. Our opinion on the financial statements does not cover the Board of Directors' Report and we do not express an audit opinion thereon. Our responsibility is to read the Board of Directors' Report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge.

Based solely on that work pursuant to the requirements of paragraph 1, cases aa, ab and b, of article 154C of L. 4548/2018, we note that:

(a) In our opinion, the Board of Directors' Report has been prepared in accordance with the applicable legal requirements of Article 150 of L. 4548/2018 and its contents correspond with the accompanying Financial Statements for the year ended 31 December 2025.

(b) Based on the knowledge acquired during our audit, relating to GRID TELECOM SINGLE MEMBER S.A. and its environment, we have not identified any material misstatements in the Board of Directors' Report.

2. Additional Report to the Audit Committee

Our audit opinion on the Financial Statements is consistent with the Additional Report to the Audit Committee of the Company dated 26 March 2026, pursuant to the requirements of article 11 of the Regulation 537/2014 of the European Union (EU).

3. Provision of non-Audit Services

We have not provided to the Company any prohibited non-audit services referred to in article 5 of Regulation (EU) 537/2014 or any other permissible non-audit services.

4. Appointment of Auditor

We were appointed for the first time as Certified Auditors of the Company based on the decision of the Annual General Shareholders' Meeting dated 9 September 2024. From then onwards our appointment has been renewed uninterruptedly for a total period of 2 years based on the annual decisions of the General Shareholders' Meeting.

Athens, 30 March 2026

KPMG Certified Auditors S.A.
AM SOEL 186

Philippos Kassos, Certified Auditor Accountant
AM SOEL 26311