



# **KLEEMANN**

Your 1<sup>st</sup> Choice in Lifts

**KLEEMANN HELLAS**  
**MECHANICAL CONSTRUCTIONS SOCIETE ANONYME**  
**INDUSTRIAL TRADING COMPANY S.A.**

## **ANNUAL FINANCIAL REPORT**

**FOR THE FISCAL YEAR FROM 1 JANUARY TO 31 DECEMBER 2021**  
**ACCORDING TO INTERNATIONAL FINANCIAL REPORTING**  
**STANDARDS (IFRS) AS ADOPTED BY THE EUROPEAN UNION**

KLEEMANN HELLAS S.A.  
Registration No 10920/06/B/86/40  
G.E.MI. No 14486435000  
Head Offices: Industrial Area of Stavrochori, Kilkis

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## **DECLARATIONS OF THE MEMBERS OF THE BOARD OF DIRECTORS**

The following undersigned, with the present Report, we responsibly declare that to the best of our knowledge:

- the attached annual Separate and Consolidated Financial Statements of KLEEMANN HELLAS S.A., for the period from 1 January to 31 December 2021, which have been prepared according to the International Financial Reporting Standards, as adopted by the European Union, provide a true and fair view of the assets, equity, liabilities, and the Statement of Income of "KLEEMANN HELLAS S.A.", as well as of the companies which are included in the consolidation taken as a whole,
- The Annual Report of the Board of Directors provides a true and fair view of the development, the performance, and the financial position of "KLEEMANN HELLAS S.A.", as well as of the companies which are included in the consolidation taken as a whole, including the description of the main risks and uncertainties they are facing,
- The attached annual Financial Statements are those approved by the Board of Directors of KLEEMANN HELLAS - "KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A." on 14/10/2022 and will be fully disclosed on the internet, at <https://kleemannlifts.com>.

**Kilkis, 14 October 2022**

THE CHAIRMAN  
OF THE BOARD OF  
DIRECTORS

Nikolaos K.  
Koukountzos  
I.D.No: AB 454713

THE VICE  
PRESIDENT OF  
THE BOARD OF  
DIRECTORS

Menelaos K.  
Koukountzos  
I.D.No: AB 454710

THE MANAGING DIRECTOR

Nikolaos N.  
Koukountzos  
I.D.No: AM 899437

# ANNUAL REPORT OF THE BOARD OF DIRECTORS FOR THE PERIOD FROM 1 JANUARY TO 31 DECEMBER 2021

## TO THE ANNUAL ORDINARY GENERAL MEETING OF SHAREHOLDERS

The present annual Report of the Board of Directors (the "Report") of "KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A." and the Group, which concerns the fiscal year 2021 (1 January to 31 December 2021), has been prepared according to the relevant provisions of the Articles 150-153 of the Law 4548/2018.

The Report truthfully depicts all the information that is necessary according to the above-mentioned legislation, in order to provide a substantial and thorough understanding of the activity of the Company «KLEEMANN HELLAS S.A.», and of the Group of KLEEMANN as well, during the corresponding fiscal year, and is included in the Annual Financial Report for the period from 1 January to 31 December, together with the annual Financial Statements and the declarations of the members of the Board of Directors.

The readers, who are interested in more information, can visit the website of the Parent Company <https://kleemannlifts.com> or contact the head offices of the Company during the working days and hours.

## GENERAL INFORMATION

"KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A." with the distinctive title "KLEEMANN HELLAS S.A." (the "Parent" or the "Company") was lawfully established in June 1983 (Government Paper 2308/27.7.1983) and its General Electronic Commercial Registry (G.E.M.I) No is 14486435000. Its operating duration has been defined as indefinite and its head offices are located at the Industrial area of Stavrochori, Kilkis.

## GROUP STRUCTURE

The subsidiaries, which are consolidated under the full consolidation method, are the following:

Company	Head Offices	Parent Company	Participation	
			31/12/2021	31/12/2020
KLEFER A.E. <sup>(2)</sup>	Industr.area of Kilkis, Greece	KLEEMANN HELLAS A.B.E.E.	50,0%	50,0%
KLEEMANN ASANSOR San. Ve Tic. A.S. <sup>(2)</sup>	Istanbul,Turkey	KLEEMANN HELLAS A.B.E.E.	84,0%	84,0%
KLEEMANN LIFT OVI D.O.O. <sup>(1)</sup>	Belgrade,Serbia	KLEEMANN LIFTS U.K. LTD	100,0%	100,0%
KLEEMANN LIFT RO S.R.L. <sup>(2)</sup>	Bucharest,Romania	KLEEMANN HELLAS A.B.E.E.	100,0%	100,0%
HONG KONG ELEVATOR SYSTEMS LIMITED <sup>(1)</sup>	Hong Kong	KLEEMANN LIFTS U.K. LTD	100,0%	100,0%
KLEEMANN LIFTS U.K. LTD <sup>(4)</sup>	Oxford,UK	KLEEMANN SERVICES LTD	100,0%	100,0%
KLEEMANN SERVICES LTD <sup>(2)</sup>	Nicosia,Cyprus	KLEEMANN HELLAS A.B.E.E.	100,0%	100,0%
KLEEMANN LIFTS (CHINA) CO. LTD <sup>(3)</sup>	Kunshan,China	HONG KONG ELEVATOR SYSTEMS LIMITED	100,0%	100,0%
KUNSHAN KLEEMANN LIFTS TRADING CO., LTD <sup>(3)</sup>	Kunshan,China	HONG KONG ELEVATOR SYSTEMS LIMITED	100,0%	100,0%
KLEEMANN LIFTS RUS <sup>(1)</sup>	Moscow,Russia	KLEEMANN LIFTS U.K. LTD	99,5%	99,5%
KLEEMANN DIZALA D.o.o. <sup>(1)</sup>	Zagreb,Croatia	KLEEMANN LIFTS U.K. LTD	100,0%	100,0%
KLEEMANN ELEVATORS AUSTRALIA PTY <sup>(1)</sup>	Sydney,Australia	KLEEMANN LIFTS U.K. LTD	100,0%	100,0%
KLEEMANN AUFZUGE GmbH <sup>(2)</sup>	Dusseldorf,Germany	KLEEMANN HELLAS A.B.E.E.	100,0%	100,0%
KLEEMANN ASCENSEURS SARL <sup>(2)</sup>	Paris,France	KLEEMANN HELLAS A.B.E.E.	100,0%	100,0%
KLEEMANN SERVICES MEPE <sup>(4)</sup>	Industr.area of Kilkis, Greece	KLEEMANN SERVICES LTD	-	100,0%
FOCUS LIFTS LIMITED <sup>(1)</sup>	Whittlebury, UK	KLEEMANN LIFTS U.K. LTD	100,0%	100,0%
ELEVATOR SERVICES GROUP PTY LTD <sup>(5)</sup>	Sydney,Australia	KLEEMANN ELEVATORS AUSTRALIA PTY	100,0%	0,0%
THREE POINT,INC. <sup>(1)</sup>	Delaware, U.S.A.	KLEEMANN LIFTS U.K. LTD	100,0%	0,0%
DAY ACCESSIBILITY & MOBILITY SOLUTIONS,INC. <sup>(6)</sup>	New York, U.S.A.	THREE POINT,INC.	80,0%	0,0%
GUIDELINE LIFT SERVICES LIMITED <sup>(1)</sup>	Kent, UK	KLEEMANN LIFTS U.K. LTD	100,0%	0,0%
TSL INSPECTIONS LTD <sup>(7)</sup>	Kent, UK	GUIDELINE LIFT SERVICES LIMITED	100,0%	0,0%
HOISTWAY LTD <sup>(1)</sup>	Somerset, UK	KLEEMANN LIFTS U.K. LTD	75,0%	0,0%
LIFT SOURCE LIMITED <sup>(1)</sup>	Staffordshire, UK	KLEEMANN LIFTS U.K. LTD	100,0%	0,0%

During the current fiscal year 2021, the subsidiary KLEEMANN SERVICES MEPE proceeded to the cessation of its business operations.

## DESCRIPTION OF ACTIVITY

The main activity of the Group is the manufacturing and trading of elevator systems, such as: hydraulic elevating mechanisms (piston, power unit, car frame), electromechanical elevating mechanisms (engine, car frame, counterweights), cabins (passenger, cargo, panoramic), electronic controllers, electronic systems and compact

type elevators for elevating cargos. The urge for immediate adaptation to customer needs and market trends, has led the Group to create a new business activity, which is called "complete elevator package".

The new products cover all possible requirements of every construction such as: machine room-less hydraulic elevator, machine room-less electromechanical elevator, hydraulic elevator Maison Lift, elevator for smaller cargos and antiseismic elevator.

The main trading components that the Group and the Company uses for elevators of houses and offices, panoramic elevators of malls and hotels and elevators of cargos of industrial places are the following: electromechanical engines, guide rails, oils, wires, buffers, ropes and other mechanical components.

The products and commodities are used for elevators of houses, offices, malls, hotels, industrial areas, airports etc. The objective of KLEEMANN is to satisfy the particular needs of each client while simultaneously increasing its market share and its international brand awareness.

## TANGIBLE ASSETS OF THE GROUP

Land	Buildings
<b>KLEEMANN HELLAS S.A</b>	
Sites in the Industrial area of Kilkis, of 53.632 m <sup>2</sup> total surface.	Manufacturing and storage building, of 21.242 m <sup>2</sup> total surface.
	Testing tower building for high-speed elevators with offices of 5.274 m <sup>2</sup> total surface.
	Manufacturing and storage buildings (Electronics) and offices, across from the main facilities of the Company of 2.301 m <sup>2</sup> total surface.
	Manufacturing and storage building (Cabins) close to the main group of buildings, of 9.329 m <sup>2</sup> total surface, together with an administration building, of 1.000 m <sup>2</sup> total surface.
Plots of 119.900 m <sup>2</sup> total surface, abutted on the border of the industrial area of Kilkis and the Land owned by the Company.	Logistics building and offices, of 15.511 m <sup>2</sup> total surface.
	Manufacturing and storage building, of 3.952 m <sup>2</sup> total surface.
	Storage building for recycling purposes, of 485,05 m <sup>2</sup> total surface.
	Manufacturing and storage building, of 3.431 m <sup>2</sup> total surface.
Plots of 12.882 m <sup>2</sup> total surface in Aspropyrgos, Attica, next to Attica Highway.	Logistics centre in the plot, of 3.642 m <sup>2</sup> total surface.
Plots of 2.580 m <sup>2</sup> total surface in Ialiso Rhodes	
Plots of 5.998,79 m <sup>2</sup> total surface in Agrilia of Mani, Lakonia	Two-storey building of 310 m <sup>2</sup> total surface
Site-Plot in Polichni of 2.483 m <sup>2</sup> total surface	Buildings with offices, with a surface of 1.160 m <sup>2</sup> . (basement 435 m <sup>2</sup> , storage 435 m <sup>2</sup> , ground floor 145 m <sup>2</sup> , and 1st floor 145 m <sup>2</sup> )
Apartments-Stores	Ground floor store of 122 m <sup>2</sup> , in 23 Nestoros Str. and 52 Akropoleos Str., in Nikaia, Piraeus, which is currently leased.
	Semi – underground warehouse 174 m <sup>2</sup> , in 13 Lesvou street, in Galatsi, Athens, which is currently leased.
	Apartment, in Kilkis, 19 P. Mela Str., with a surface of 81 m <sup>2</sup> , which is currently leased.

	Apartment in Kilkis in 21 Iouniou & Grevenon Str., with a surface of 93 m <sup>2</sup> , which is currently leased
	Four-storey building with office & branches in 2 Dimokratias Street (formerly Likovrisis), Athens, of 1.015,05 m <sup>2</sup> (262,60 m <sup>2</sup> basement, ground floor 197,54 m <sup>2</sup> , first floor 197,54 m <sup>2</sup> , 2nd floor 181,09 m <sup>2</sup> , 3rd floor 153,52 m <sup>2</sup> , loft & auxiliary 22,76 m <sup>2</sup> ). From the whole building, its basement and ground floor are leased while the rest remains empty.

<b>KLEFER A.E.</b>	
Plots in the Industrial area of Kilkis, of 19.561 m <sup>2</sup> total surface.	Manufacturing and storage building (Doors), with a total surface of 11.731 m <sup>2</sup> (1.736 m <sup>2</sup> of which include administration buildings).
<b>KLEEMANN LIFTOVI D.o.o.</b>	
A plot in Simanovci of Pecinci Municipality, in Belgrade, Serbia, with a total surface of 30.859 m <sup>2</sup> .	Manufacturing, warehouse, and office buildings, with a total surface of 8.282 m <sup>2</sup>
<b>KLEEMANN LIFTS CHINA CO. LTD</b>	
Plots in No 100 Dengta Road, KSND, total area 25.296 m <sup>2</sup> .	Guard building, with a total surface of 43 m <sup>2</sup>
	High-speed elevator test tower building and office buildings, with a total surface of 5.493 m <sup>2</sup> .
	Production and warehouse building with a total surface of 13.014 m <sup>2</sup> .
	Fire protection building and pumping station with a total surface of 543 m <sup>2</sup> .
<b>GUIDELINE LIFT SERVICES LIMITED</b>	
Building in Unit C White Oak Technology Park, London Road, Swanley	Warehouse and office building, of 505,58 m <sup>2</sup> total surface.

Kleemann Lifts China CO. Ltd., in accordance with the legislation in China which doesn't allow Property on Fixed Assets, reserves the right to use, the presented in its Financial Statements, plots and buildings for 50 years.

### ***MACHINERY EQUIPMENT***

Companies of the Group are equipped with machinery of latest technology, with high grade of automation and production capacity.

### ***MEANS OF TRANSPORTATION***

The privately owned transportation fleet of the Group consists of one hundred twenty-six (126) trucks for transportation of cargo, and professional cars – vans used at service operation, two (2) buses, sixteen (16) privately owned cars, fourteen (14) motorcycles for personnel transportation and eighty eight (88) internal transportation forklift trucks (automatically or manually operated) and two (2) open carriages for the transportation of visitors within the premises.

### ***FURNITURE & OTHER EQUIPMENT***

Furniture & other equipment include the equipment with all the necessary furniture, office devices and machines, computers and computer systems, telecommunication systems equipment, air-conditioners and all manufactured showroom exhibits located both in Company and third parties-customers' premises.

## ***INSURANCE CONTRACTS – GUARANTEES***

The Group Companies have entered a range of insurance contracts, such as for fire protection, profit-loss, credit policy, civil responsibility on products and transferred freights. Also, the Parent Company has given guarantees amounting to 1.800.000 euros, for loans taken by its subsidiary "KLEEMANN LIFTOVI". Additionally, loan guarantees amounting to 4.000.000 euros have been given to the affiliated company "ELEVATE SINGLE MEMBER S.A.".

## ***PERSONNEL***

The Group executives are highly educated and qualified. More specifically, the Company insists on the continuous training of its personnel, to successfully meet with the increasing market requirements. Moreover, the Management has managed to maintain intact relations with its personnel, which contributes to the harmonious operation of the Group.

The evolution of the average personnel of the Group and the total number of personnel of the Company and the Group respectively is presented in the following table:

<b>Period Average</b>	<b>GROUP</b>		<b>COMPANY</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
Salaried	1.140	964	523	542
Laborers	483	503	312	329
<b>Total</b>	<b>1.623</b>	<b>1.467</b>	<b>835</b>	<b>871</b>
Total personnel number at the end of the period	<b>1.502</b>	<b>1.460</b>	<b>830</b>	<b>860</b>

## **INFORMATION ABOUT THE ELEVATOR MARKET**

### ***GENERAL INFORMATION ABOUT THE MARKET***

The Group is activated in the industrial field that is referred to manufacturing and trading lift components. The demand of these products is related directly with the building activity, as well as the number and the type of buildings that are constructed. The market is also influenced by general trends as the saving of energy, new technologies, need for better services and more severe safety regulations.

Based on their business operation, companies of the field may be separated in four categories:

- Companies producing components. This category refers to a number of small companies, which produce lift components.
- Companies of lift installation and maintenance. These Companies supply the building contractor with the elevator, and they undertake its installation as well as its maintenance.
- Commercial companies of lift components. These companies are activated between companies that produce lift components and those that do the installation of the lift systems.
- Companies-Suppliers of complete lift systems. This is an advanced type of companies that trade components. They can supply the installation companies with a complete package of components.

The limits among the above-mentioned categories are not well defined, consequently there are companies that combine some of the above activities. For example, in the elevator sector in Europe, there are many multinational companies active, which apart from production of elevator parts they proceed to the installation and maintenance. The specific companies have given during the last years great emphasis in the market of maintenance, where KLEEMANN Group is not activated. The competition against KLEEMANN Group is derived mainly from small-medium production companies of lift components, from similar companies and from other competitors who are able to produce the main lift components and additionally they involve in installation and maintenance of the

elevators. The latter may also be customers of KLEEMANN Group in cases where they operate as installers, and cannot procure the elevator components internally for their own reasons.

### ***PROSPECTS OF THE GLOBAL MARKET***

The growth prospects presented in the elevator international market seem promising. An increase in sales is expected for the industry, which is based on the recovery of developing countries such as India and China. It should be noted that China is expected to create approximately half of the global demand, due to its urban and economic development.

In addition, it is estimated that by 2030 the 2/3 of the Earth's population will live in cities, which is a remarkable and promising percentage for the lift sector. But even in the markets of Europe, the United States and Japan, where no significant increase in demand for new products is expected, it is estimated that an increase in demand for renovation products will be strong due to the need to comply with the enforcement of new safety regulations. Also, it is worth noting that currently, there is a trend in the global market for products that are energy-efficient, environmentally friendly and have enhanced security, comfort, and efficiency features, which is estimated to contribute to the increase in their demand.

### **SIGNIFICANT EVENTS OF THE FISCAL YEAR 2021**

The most significant events which have taken place during the fiscal year 2021, as well as their impact to the Financial Report are the following:

#### ***ISSUE OF JOINT BOND LOAN BY KLEEMANN HELLAS***

KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. after a General Meeting of Shareholders, which was held on 25/06/21, decided the issue of Joint Bond Loan up to the amount of three million Euros (€3.000.000), which has been issued by means of private placement.

#### ***SHORT-TERM BANK LOAN OF KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A.***

KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. has proceeded during 2021 with the refinancing of its short-term borrowings. The received allowances of the year amount to 15 million Euros (€15.000.000).

#### ***REVOLVING CREDIT AGREEMENT OF KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A.***

On 27/05/21 KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. proceeded with the issue of an open revolving account with a credit limit of 9 million Euros (€9.000.000).

#### ***ACQUISITION OF NEW COMPANIES IN UK***

In September 2021, KLEEMANN LIFTS U.K. LTD. acquired 100% share of Guideline Lift Services Ltd and its subsidiary TSL Inspections Ltd. in the United Kingdom, in exchange for 14,35 million Euros. The main activity of Guideline Lift Services Ltd. is the trading, installation, and maintenance of integrated elevator systems. The main activity of TSL Inspections Ltd. is the safety and quality control of elevator systems and the preparation of related studies. In December 2021, KLEEMANN LIFTS U.K. LTD. proceeded with the acquisition of 75% of Hoistway Ltd. in the United Kingdom, in exchange for 0,65 million Euros. The main activity of Hoistway Ltd. is the trading, installation, and maintenance of integrated elevator systems.

#### ***DISSOLUTION OF COMPANY IN GREECE***

In September 2021, the Cyprus-based Kleemann Services Ltd. proceeded with the dissolution of the Greece-based subsidiary Kleemann Services ΜΕΠΕ, which remained inactive since the date of its foundation.



***ACQUISITION OF 4 GROUP COMPANIES FROM KLEEMANN HELLAS S.A.***

On 30/11/2021 KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. proceeded with the acquisition from KLEEMANN LIFTS U.K. LTD. of its 4 subsidiaries, including KLEEMANN LIFT RO S.R.L. in Romania, KLEEMANN AUFZUGE GmbH in Germany, KLEEMANN ASCENSEURS SARL in France and KLEEMANN SERVICES LTD. in Cyprus, in exchange for 3,6 million Euros.

***SHARE CAPITAL INCREASE IN THE SUBSIDIARY KLEEMANN SERVICES LTD***

On 20/12/2021, the Annual General Meeting of the Shareholders of KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A, decided to proceed with a share capital increase, amounting to 29.118.000 Euros in the subsidiary KLEEMANN SERVICES LTD in Cyprus. The share capital increase is settled with the transfer of all shares of KLEEMANN LIFTS UK LTD to KLEEMANN SERVICES LTD.

***ACQUISITION OF 2 COMPANIES FROM KLEEMANN LIFTS U.K. LTD***

On 31/12/2021 KLEEMANN LIFTS U.K. LTD. proceeded with the acquisition from THREE POINT INVESTMENTS LTD. of its 3 subsidiaries, namely LIFT SOURCE LTD. in the United Kingdom for 0,7 million Euros, THREE POINT, INC. and its subsidiary DAY ACCESSIBILITY & MOBILITY SOLUTIONS, INC. in the United States for 1,5 million Euros.

***ACQUISITION OF A COMPANY FROM KLEEMANN ELEVATORS AUSTRALIA PTY***

On 31/12/2021 KLEEMANN ELEVATORS AUSTRALIA PTY proceeded with the acquisition from THREE POINT INVESTMENTS LTD. of its subsidiary ELEVATOR SERVICES GROUP PTY LTD. in Australia, in exchange for 0,61 Euros.

**EVENTS AFTER 31.12.2021*****ISSUE OF JOINT BOND LOANS BY KLEEMANN HELLAS***

KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. after a General Meeting of Shareholders, which was held on 24/06/22, decided the issue of Joint Bond Loan up to the amount of twenty million Euros (€20.000.000).

***DISSOLUTION OF COMPANY IN CROATIA***

In July 2022 KLEEMANN LIFTS U.K. LTD. proceeded with the dissolution of the Croatia-based subsidiary Kleemann Dizala D.o.o., which remained inactive during the last three years.

***COMPANY ESTABLISHMENT IN BELGIUM***

In July 2022, KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. proceeded with the establishment of the subsidiary Kleemann Belgium SA/NV, based in Belgium, by participating in 75% of the Share Capital, amounting to 230k. Euros.

***HSBC LOAN RENEWAL***

KLEEMANN LIFTS U.K. LTD. proceeded with the renewal of its cooperation with HSBC on 13/07/2022 with the approval of a new credit limit for E/E of 5,5 million GBP and the renewal of the RCF (Revolving Credit Facility) with a new credit limit of 3 million GBP.

***PARTICIPATION IN SHARE CAPITAL INCREASE IN COMPANY IN GREECE***

In August 2022, KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. proceeded with participation in the share capital increase of the company ELEVATE S.A. in Greece, amounting to 1.500.000 Euros, by acquiring share of 40,98% to the total.

***SHARE CAPITAL INCREASE IN COMPANY IN U.S.A.***

In August 2022 KLEEMANN LIFTS U.K. LTD. proceeded with a share capital increase amounting to 2,5 million Euros in its USA subsidiary 3 Point Inc.

***CHANGE IN COMPOSITION OF BOARD OF DIRECTORS***

In October 2022, the composition of the Board of Directors of KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. was changed, as the members Georgalis Stergios (Father's Name: Nikolaos) (Member) and Ziogas Vassilios (Father's Name: Thomas) (Member) resigned. Koukountzou Aikaterini (Father's Name: Nikolaos) (Member) and Sanidiotis Ioannis (Father's Name: Konstantinos) (Member) were elected as new members.

***GEOPOLITICAL CONFLICT IN UKRAINE***

The geopolitical situation in Eastern Europe peaked on February 24, 2022 with the start of the conflict between Russia and Ukraine. At the date of approval of these financial statements the dispute is evolving as military activity continues. In addition to the impact of the events on entities that have operations in Russia, Ukraine, or Belarus or that have business relationships with companies in those countries, the dispute is increasingly affecting economies and financial markets worldwide, exacerbating ongoing financial challenges.

The United Nations, the European Union as well as the United States of America, Switzerland, the United Kingdom, and other countries have imposed a number of restrictive measures (sanctions) against the Russian and Belarusian governments, various companies and specific individuals. Sanctions imposed include freezing assets and prohibiting the allocation of funds to the specific individuals and entities. In addition, travel restrictions on sanctioned individuals prevent them from entering or transiting the relevant areas. The Republic of Cyprus has implemented the restrictive measures of the United Nations and the European Union. The rapid escalation of the conflict in Ukraine may lead to the possibility of further sanctions in the future. Growing uncertainty in global commodity supply due to the conflict between Russia and Ukraine may disrupt the global supply chain and lead to significant pressure on rising commodity prices and input costs as seen in early March 2022. Challenges for companies may include the availability of capital to secure access to raw materials, the ability to finance additional payments and the increased risk of contractual defaults.

The effects on the Group depend to a large extent on the nature and duration of uncertain and unpredictable events, such as further military action, additional restrictive measures, and the reaction of global financial markets to ongoing developments.

The financial impact of the current crisis on the global economy and overall business activities cannot be estimated with reasonable certainty at this stage due to the rate of expansion of the dispute and the high level of uncertainty arising from the inability to reliably predict the outcome.

The event did not exist during the reporting period and is therefore not reflected in the recognition and measurement of assets and liabilities in the Financial Statements for the year ended 31 December 2021 as the event is considered as a non-adjusting event.

The Group has exposure to Ukraine, the Russian Federation and Belarus as follows:

- Subsidiary in Russia
- Bank accounts of the Russian Subsidiary in Russia
- Customers in all three aforementioned countries
- Supply chain
- Other financial interests at fair value, etc.

Activities in Russia, Belarus and Ukraine involve some risk of political instability, possibly including changes in government, adverse policy changes and civil disorder. The financial and economic sanctions imposed by the global community on certain sectors of the Russian economy as well as on businesses and individuals in Russia in the first quarter of 2022, and the corresponding measures imposed by Russia on the United States of America, the United Kingdom and the European Union may endanger the Group's activities. These factors are likely to have a negative impact on the Group's supply of goods and capital flows as well as its ability to secure external financing.

The Group monitors political developments on a continuous basis. However, the macroeconomic situation in Ukraine, Russia and Belarus is beyond the control of the Directorate. The scope and impact of any new sanctions (and corresponding measures by Russia) is unknown, but they may further affect major Russian financial institutions as well as companies operating in the Russian Federation and Belarus. The effects on the ongoing activity and description of the effect on the Group's Financial Statements at this stage are immaterial. Fluctuations in exchange rates may also affect the Group's operations. Since the start of military operations in Ukraine and the imposition of sanctions, the Russian Ruble (RUB) initially depreciated significantly against the US Dollar and the Euro. The Russian central bank raised the key interest rate from 9.5% to 20% as a precautionary measure against the devaluation of the ruble. Then the ruble gradually regained its value and at the date of signing, it is stronger against the Euro than at the date of the financial statements.

Management has examined the particular conditions that could have a significant impact on the business activities and the risks to which the Group is exposed and has concluded that the main effects on the profitability / liquidity of the Company/Group may arise from:

- interruption or cessation of production in the affected areas and neighboring countries
- damage or loss of goods or other assets e.g. of buildings in conflict zones in

#### Ukraine

- closure of roads and facilities in the affected areas
- turmoil in banking systems and capital markets
- disruption of productivity and travel in Eastern Europe
- forfeiture of assets by government authorities
- unavailability of staff
- decrease in sales and profitability of businesses in the affected areas
- increase in costs and expenses
- limitation on cash balances
- impairments of financial and non-financial assets
- delays in planned business expansions
- increased volatility of the value of financial instruments

Management is in the process of reassessing its operational activity and related cash flows, using revised assumptions and incorporating negative scenarios in the assessment of actual and potential financing needs, taking into account the main impacts identified above.

From the analysis carried out, no additional liquidity needs/impacts on financial contractual terms were identified. The management is already negotiating with the financial institutions the reinstatement of the contractual terms / derogations and has already evaluated / is evaluating future measures and alternative sources of financing such as:

- financial support from the Group
- additional credit drawdown facilities
- subsequent payment to suppliers
- factoring of accounts receivable
- additional funding
- cost reduction measures
- sale of investments

The Directorate will continue to closely monitor the situation and assess/seek additional measures/committed facilities as a back-up plan in case the crisis is prolonged.

There are no other significant events that took place after the end of the fiscal year 2021 until today, which require special reporting according to the requirements of IFRS.

## PROGRESS AND PERFORMANCE

There has been an increase in turnover for KLEEMANN Group in the current fiscal year, as compared to the previous reporting period.

Specifically, the turnover of the Group in 2021 amounts to 163,5 million € compared to 140,2 million € in the respective period of 2020, recording a total increase of 16,6%.

Profit before tax amounted to 6,1 million € in 2021, compared to 5,4 million € in 2020, while EBITDA amounted to 11,6 million € compared to 10,7 million €. The profit before tax margin amounts to 3,7% from 3,85%, while the EBITDA margin of the Group amounts to 7,12% from 7,7% in 2020.

Finally, Earnings after tax and non-controlling interest amounted to 2,4 million € from 3,3 million € in the corresponding previous period, while the respective margin is 1,49% from 2,36%.

Despite the continuing challenges in significant international markets during 2021 and the deceleration caused by the global energy crisis and Covid-19, the management expects for the Group to maintain its healthy liquidity in 2022, while it continues penetrating markets that show growth potential.

## COMMENT ON FIGURES

The positive progress of the Group is imprinted on the financial results of the fiscal year, the most significant of which are presented in the following table:

	Group			Company		
	From 01/01 until			From 01/01 until		
<i>(Amounts in mln.Euros)</i>	31/12/2021	31/12/2020	%	31/12/2021	31/12/2020	%
<b>Sales</b>	<b>163.522</b>	<b>140.209</b>	<b>16,6%</b>	<b>96.985</b>	<b>84.380</b>	<b>14,9%</b>
Cost of Sales	(116.807)	(98.389)	18,7%	(75.050)	(62.700)	19,7%
<b>Gross Profit</b>	<b>46.716</b>	<b>41.821</b>	<b>11,7%</b>	<b>21.935</b>	<b>21.680</b>	<b>1,2%</b>
Other operating Income	3.818	2.252	69,6%	5.555	4.120	34,8%
Administrative expenses	(21.016)	(18.999)	10,6%	(11.068)	(11.156)	(0,8%)
Research and Development expenses	(2.061)	(1.833)	12,4%	(1.934)	(1.708)	13,2%
Selling expenses	(19.628)	(16.172)	21,4%	(12.362)	(11.685)	5,8%
Income from Dividends	-	-	-	852	2.354	(63,8%)
Income from securities and participations	68	3	1888,5%	(5)	3	(253,7%)
Interests and other finance expenses	(1.848)	(1.678)	10,1%	(1.354)	(1.330)	1,8%
<b>Profit/(loss) before tax</b>	<b>6.050</b>	<b>5.393</b>	<b>12,2%</b>	<b>1.619</b>	<b>2.278</b>	<b>(28,9%)</b>
Income tax	(2.800)	(1.477)	89,5%	(1.137)	(219)	418,2%
<b>Profit/(loss) after tax</b>	<b>3.250</b>	<b>3.916</b>	<b>(17,0%)</b>	<b>483</b>	<b>2.059</b>	<b>(76,5%)</b>
<b>Profits before tax, financial, investment results and depreciation (EBIDTA)</b>	<b>11.649</b>	<b>10.654</b>	<b>9,34%</b>	<b>4.240</b>	<b>3.222</b>	<b>31,60%</b>
<b>EBIDTA margin</b>	<b>7,12%</b>	<b>7,60%</b>		<b>4,37%</b>	<b>3,82%</b>	
<b>Cash Flow Figures</b>						
<b>Net cash flows from operating activities</b>	<b>4.855</b>	<b>-1.270</b>		<b>-2.186</b>	<b>-1.555</b>	
<b>Balance Sheet Figures</b>						
<b>Inventory</b>	<b>36.507</b>	<b>28.630</b>	<b>27,51%</b>	<b>20.493</b>	<b>17.269</b>	<b>18,67%</b>
<b>Trade Receivables</b>	<b>32.376</b>	<b>28.244</b>	<b>14,63%</b>	<b>28.112</b>	<b>26.067</b>	<b>7,85%</b>
<b>Suppliers</b>	<b>24.849</b>	<b>12.839</b>	<b>93,54%</b>	<b>17.536</b>	<b>13.757</b>	<b>27,48%</b>
<b>Long-term Debt Liabilities</b>	<b>21.946</b>	<b>30.489</b>	<b>-28,02%</b>	<b>19.773</b>	<b>25.609</b>	<b>-22,79%</b>
<b>Short-term Debt Liabilities</b>	<b>34.252</b>	<b>18.902</b>	<b>81,21%</b>	<b>29.568</b>	<b>18.900</b>	<b>56,45%</b>

The Group's turnover marked a significant increase in 2021, mainly due its internationalization strategy in the last few years, which has contributed to the Group's global expansion and presence in more than 100 countries, while its international sales amount to approximately 90% of the total turnover.

The Gross Profit, Earnings before tax (EBT) and the Earnings before interest, taxes, depreciation, and amortization (EBITDA) figures have also been improved.

The figures for the Company were similarly positive, with an increase in turnover of 14,9% in comparison with 2020.

Gross profits and Earnings before interest, taxes, depreciation and amortization (EBITDA) were increased, contrary to Profits after tax, which faced a significant drop of 76,5% compared to the comparative year.

Net Cash Flows from operating activities were positive for the Group but negative for the Company, in comparison with 2020.

Inventory constitutes 19% of the total Assets (2020: 18% of the total Assets) for the Group and 15,9% of the total Assets for the Company (2020: 14% of the total Assets).

Trade Receivables amount to 16,8% of the total Assets (2020: 17,7%) for the Group and 21,8% of the total Assets for the Company (2020: 21,2%).

Suppliers amounted to 19,8% (2020: 13,4%) of the total Liabilities for the Group and 22,1% (2020: 18,7%) of the total Liabilities for the Company.

Long-Term Debt Liabilities were decreased for both the Group and the Company. Long-Term Debt Liabilities of the Group amounted to 17,5% of the total Liabilities (2020: 31,9%), while the corresponding figure for the Company was 25% of the total Liabilities (2020: 34,7%).

Short-Term Debt Liabilities amounted to 27,2% of the total Liabilities for the Group (2020: 19,8%) and 37,3% of the total Liabilities for the Company (2020: 25,6%).

The following tables provide information on changes in percentage terms of the accounts of the Statement of Financial Position.

	Group		Company	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
<b><u>Assets</u></b>				
Tangible Assets for own use	4,59%	2,08%	(0,63%)	4,30%
Inventory	27,51%	(1,70%)	18,67%	6,98%
Receivables	14,63%	(9,83%)	7,85%	(5,60%)
Participations in Subsidiaries	-	-	11,11%	36,79%
Other long term Receivables	(8,64%)	(10,62%)	(15,24%)	(5,08%)
Deferred tax Receivables	(15,94%)	(4,84%)	(59,77%)	(7,78%)
Cash and cash equivalents	(20,12%)	8,25%	(55,42%)	(19,36%)
<b><u>Capital and Liabilities</u></b>				
Suppliers	93,54%	(21,01%)	27,48%	(11,66%)
Debt Liabilities	13,78%	54,34%	10,86%	171,98%
Deferred tax Liabilities	53,88%	(2,52%)	-	-
Equity Capital	5,44%	(18,85%)	1,11%	(23,14%)

For the better comprehension of the Financial Statements, the following financial ratios are presented for the Group and the Company.

**RATIOS**
**DEVELOPMENT (%)**

	<b>Group</b>		<b>Company</b>	
	<b>2021</b>	<b>2020</b>	<b>2021</b>	<b>2020</b>
Changes in Sales	16,63%	4,39%	14,94%	1,63%
Changes in Net Profit after tax	(17,01%)	308,35%	(76,55%)	(37,24%)
Changes in Fixed Assets	8,71%	2,43%	(0,58%)	1,46%
Changes in total Equity	5,44%	(18,85%)	1,11%	(23,14%)

**PROFITABILITY (in thous. Euros)**

Earnings after Tax(EAT)	3.250	3.830	483	1.985
Earnings before Tax(EBT)	6.050	5.307	1.619	2.205
Earnings before Interest,Tax,Depreciaion and Amortization (EBITDA)	11.649	10.654	4.240	3.222

**WORKING CAPITAL (days)**

Receivables turnover Ratio (Clients+Notes+Checks)	68	78	102	116
Liabilities turnover Ratio (Suppliers+Notes+Checks)	59	54	76	85
Inventory turnover Ratio	102	107	92	97
Operating turnover average duration	169	185	194	213
Commercial turnover average duration	111	131	118	128

**CAPITAL STRUCTURE**

Ratio of Equity Capital to Total Capital	0,35	0,39	0,39	0,39
Equity to Total Liabilities Ratio	0,53	0,63	0,63	0,63
Bank Loans to Equity	0,84	0,80	0,99	0,94

**LIQUIDITY**

Total Lequidity	1,15	1,60	1,03	1,19
Short term Liabilities to Net Profit after tax	39,61	18,82	118,06	23,09
Short term Liabilities to Equity	1,43	0,98	1,14	0,97

No events have arisen from the date of the Statement of Financial Position up to the date of submission of this Report that would be detrimental and indicate the need to adjust the Financial Statements or require their disclosure in the attached Financial Statements of the reporting period. During this fiscal year, the activity of the Company was in accordance with the current legislation and its targets, as they are defined at its memorandum.

Regarding the dividend distribution, the Management of the Company declares that its dividend policy is directly connected with its capital structure, efficiency, earnings and self-financing of its investments, and its main target is the long-term benefit of the Company and of its shareholders.

## EXPECTED PROGRESS AND DEVELOPMENT

The penetration into even more new markets abroad will continue to be a key objective for the Group for 2022. In this context, the strategic plan included promotional activities, such as the establishment of new representative offices abroad as well as the development of new products and services. Particular emphasis is given to projects that are based on finding and implementing further cost reduction actions to adapt to the new economic environment and on improving the efficiency of processes, particularly in production and administration. The management, guided by the Group's growth ability, which in a few years managed to successfully change its field of activity from the domestic to the global market, expects a continuation of its successful course in 2022.

At the same time, liquidity is expected to continue to be maintained at high levels and to give the Group the required flexibility and the ability to proceed with new investments. The Group is able to meet its operating needs and additionally to finance its geographical and product development.

It is noted that estimates for the development of activities are based on parameters whose positive or negative changes cannot be forecasted with accuracy by the management, such as the development of the market of raw materials, energy costs, the trend in the construction activity, the interest rate levels, credit expansion of banks, the current state of the Greek economy, inflation and the purchasing power of consumers.

## MAJOR RISKS AND UNCERTAINTIES – MANAGEMENT OF FINANCIAL RISK

The Group is exposed to the following risks, as a result of its financial instruments:

- Credit risk
- Liquidity risk
- Market risk

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies, and processes for measuring and managing risk, and the Group's management of capital. Further quantitative disclosures are included throughout these consolidated financial statements.

The Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

### ***CREDIT RISK***

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the Group's receivables from customers and investment securities.

#### ***Trade and other receivables***

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. There is no significant credit risk concentration for the Group. Sales are mainly realized to low-credit risk clients, credit insurance has been contracted for the overseas sales and there is a wide dispersion of balances, as there is no client of the Group with a percentage higher than 5% of total sales. In addition, there is no concentration of credit risk geographically, except for Greece where, in the current unfavorable economic reality liquidity problems are created, affecting the Group's customers' fulfilment of receivables.

The Group has an established Finance and Sales Department in order to exercise a credit policy under which each customer, both existing and new, is analyzed individually for creditworthiness before the Group's standard payment and delivery terms and conditions are offered. The Group's review includes the level of receivables and sales, as well as the investigation of bank references, when available.

In monitoring customer credit risk, customers are grouped according to their credit characteristics, geographic location, aging profile, maturity and existence of previous financial difficulties.

The Group establishes an allowance for impairment that represents its estimate of incurred losses in respect of trade and other receivables and investments. The main components of this allowance include impairment losses for specific significant risk claims, and an aggregate loss component established for groups of similar assets in respect of losses that have been incurred but not yet identified. In any case, there is a continuous control of the creditworthiness of the big customers and by this way, the exposure to risk is limited, by ensuring that there are adequate insurance limits for the big customers.

On December 31<sup>st</sup>, 2021, it is estimated that there is no substantial credit risk, which is not already covered using insurance terms as a credit guarantee or by a provision of doubtful receivables.

For risk minimization in cash and cash equivalents, the Group transacts only with established financial institutes, of a high credit level.

#### ***Cash***

Potential credit risk also exists in cash and cash equivalents. In such cases, the risk may arise from the counterparty's inability to meet its obligations to the Group. To minimize this credit risk, the Group sets limits on the amount of credit exposure to each financial institution. Also, regarding deposit products, the Group only transacts with financial institutions of high credit rating.

#### ***Exposure to credit risk***

The book value of the financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:



	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Financial assets at fair value through profit or loss	196.041	127.784	196.041	127.784
Receivables	32.375.783	28.244.462	28.111.621	26.066.668
Other receivables	26.892.933	21.334.760	7.836.660	6.211.383
Cash and cash equivalents	15.052.046	18.843.296	2.111.797	4.737.461
	<b>74.516.803</b>	<b>68.550.302</b>	<b>38.256.119</b>	<b>37.143.296</b>

### ***Aging of trade receivables***

The analysis of the aging of trade receivables and the movement of the provision for doubtful debtors during the current and previous reporting period are presented in Note 13.

### ***LIQUIDITY RISK***

Liquidity risk is the risk that the Group will not be able to meet its obligations as they fall due. The Group's approach to managing liquidity is to ensure, in any case, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

Prudent liquidity management is achieved by the appropriate combination of liquid assets and approved bank credit limits. The unused but approved bank credit limits of the Group are adequate to confront any potential shortage in cash equivalents.

Typically, the Group ensures that it has sufficient cash on demand to meet expected operational expenses for a period of at least 30 days, including covering its financial obligations. This policy excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters. For the minimization of risk in cash and cash equivalents, the Group transacts only with established financial institutes, of high credit rating.

In addition, on December 31, 2021, the Group maintains approved bank credit limits up to 66,3 million Euros. The Group's target is to have approved credit limits which are significantly greater than the size of its borrowing, a condition that is currently achieved. Concerning its investment policy, the Group limits its exposure to risks, by currently investing only in directly liquidable securities.

On December 31, 2021, it is estimated that there is no substantial liquidity risk, which is not covered by the Group's cash or approved bank credit limits. The long-term borrowings of the Group and the Company are presented at their fair value, because interest and discount rates do not differ significantly. The contractual maturities of financial liabilities, including estimated interest payments and excluding the impact of netting agreements, are as follows:



**GROUP**
**2021**

	6 months or less	6-12 months	1-2 years	2-5 years	More than 5 years
Unsecured debt loans	37.327	48.230	7.287.042	14.573.697	-
Finance lease liabilities	574.035	1.001.461	1.257.231	1.330.860	586.533
Trade and other payables	83.582.704	1.492.196	-	-	-
Debt overdraft	30.488.454	3.763.899	-	-	-
Inter-Company liabilities	(30.556.966)	-	-	-	-
	<b>84.125.553</b>	<b>6.305.786</b>	<b>8.544.273</b>	<b>15.904.557</b>	<b>586.533</b>

**GROUP**
**2020**

	6 months or less	6-12 months	1-2 years	2-5 years	More than 5 years
Unsecured debt loans	57.359	58.521	13.599.230	16.773.472	-
Finance lease liabilities	391.704	587.135	811.557	467.610	16.866
Trade and other payables	55.602.233	-	-	-	-
Debt overdraft	16.701.873	2.199.830	-	-	-
Inter-Company liabilities	(21.380.604)	-	-	-	-
	<b>51.372.566</b>	<b>2.845.486</b>	<b>14.410.787</b>	<b>17.241.082</b>	<b>16.866</b>

**COMPANY**
**2021**

	6 months or less	6-12 months	1-2 years	2-5 years	More than 5 years
Unsecured debt loans	-	-	7.278.233	12.495.239	-
Finance lease liabilities	172.483	172.483	189.719	140.480	14.913
Trade and other payables	25.366.122	-	-	-	-
Debt overdraft	25.807.842	3.760.546	-	-	-
	<b>51.346.446</b>	<b>3.933.029</b>	<b>7.467.952</b>	<b>12.635.719</b>	<b>14.913</b>

**COMPANY**
**2020**

	6 months or less	6-12 months	1-2 years	2-5 years	More than 5 years
Unsecured debt loans	-	-	8.835.387	16.773.472	-
Finance lease liabilities	195.838	195.838	179.421	114.692	16.866
Trade and other payables	23.825.156	-	-	-	-
Debt overdraft	16.699.830	2.199.830	-	-	-
	<b>40.720.823</b>	<b>2.395.667</b>	<b>9.014.808</b>	<b>16.888.164</b>	<b>16.866</b>

The Management's judgment is that there is no liquidity risk, taking into account the existing good financial liquidity.

**MARKET RISK**

Market risk is defined as the risk associated with changes in the rate of growth of construction activities as well as with changes in market prices of materials, foreign exchange rates, interest rates and equity prices, affecting the Group's financial results or the value of its financial assets. It also includes the price of steel, which is the main raw material (commodity). Its price is affected by the supply, the demand and the level of reserves at the global level. Among the actions taken by the Company to reduce its impact on production costs is the bulk purchase of raw

materials (economies of scale) when their price is low. The objective of market risk management is to manage and control market risk exposures within acceptable limits, while optimizing the return. The exposure of economic results of the Group to the above risks is low.

### **FOREIGN EXCHANGE RISK**

#### a) Risk of diminishing gross profitability due to revaluation of foreign currencies:

The exposure of the Group to foreign exchange risks mainly derives from existing or expected cash flows in foreign currency (imports/exports), as well as investments abroad. This risk is confronted in the framework of approved policies. The Group operates mainly in Europe and, therefore, the majority of its transactions is based on Euros, while the other activities are conducted with a Euro clause, and therefore the exchange rate risk is minimized. The majority of the Group's foreign exchange differences derive from Turkey, due to the strong activity of the Group and the volatility of the Euro-Turkish Lira exchange rate.

The Group is exposed to currency risk from its activities in Turkey, Serbia, Romania, the United Kingdom, Russia, China, Australia and the United States and the changes in these currencies against the Euro, but the other activities are carried out with a Euro clause.

The Group operates mainly in Europe and, therefore, the majority of its transactions is based on Euros. In addition, the activity carried out outside the European Union is based on a Euro clause, and therefore the exchange rate risk is minimized.

The following table shows the exchange rates between the euro and the currencies of the countries in which the subsidiaries operate.

<b>Exchange rate Euro /</b>	<b>Country</b>	<b>Exchange rate 31/12/2021</b>	<b>Average Exchange rate 2021</b>
Serbian Dinar	Serbia	117,58	117,57
Turkish Lira	Turkey	15,23	10,51
Romanian Lei	Romania	4,95	4,92
UK Sterling	United Kingdom	0,84	0,86
Chinese RMB	China	7,19	7,63
Russian Ruble	Russia	85,30	87,15
Croatian Kuna	Croatia	7,52	7,53
Australian Dollar	Australia	1,56	1,57
US Dollar	United States	1,13	1,18

Approximately 92,9% of the Group's loans have been contracted in Euros and are therefore not exposed to exchange rate risk. The remaining 7,1% is contracted in British Pounds.

#### b) Risk from the conversion of financial statements denominated in a foreign currency:

The Group has invested in foreign enterprises whose functional currency is not the Euro, thus their Financial Reports are not conducted in Euros. Due to that fact, the Group is being exposed to risk from the conversion of those Financial Reports into Euros in order to be consolidated to the Financial Reports of the Group.

### **INTEREST RATE RISK**

The interest rate risk is the risk that the value of financial instruments may fluctuate due to changes in market interest rates. The Group is not exposed to a significant interest rate risk, since short term borrowings at 31/12/2021 are significantly low.

The loan liabilities of the Group are based on pre-agreed and pre-set margins of interest, which according to the market conditions, may be changed into fixed. As a result, the impact of the fluctuations on the profit and the cash flows is minimized. The Group's policy is to continuously monitor the interest rate trends, as well as the duration of the financial needs and depending on the circumstances, determine the relationship between long-term and short-term bank loans.

The Group does not maintain commodity contracts, except for those required to cover estimated usage and sales needs. These contracts are not settled out by netting.

Moreover, the Group has no exposure to bonds and treasury bills.

The Parent Company operates in a corporate environment characterized by volatility concerning the interest rates, raw materials and energy prices, the sensitivity analysis of which shows the following:

Amounts in thous. €	Earnings Before Tax	Change in Profit in thous. €	Change in Equity in thous. €
Reported Earnings	1.619		
+5 % in interest rates	(848)	(2.467)	(2.467)
-0,5 % in interest rates	1.866	247	247
5% increase in cost of raw materials	(1.431)	(3.050)	(3.050)
5% decrease in cost of raw materials	4.669	3.050	3.050
10% increase in energy prices	1.569	(50)	(50)
10% decrease in energy prices	1.669	50	50

### **FAIR VALUES**

#### **Fair values versus carrying amounts**

The fair values of financial assets and liabilities, together with the carrying amount shown in the Statement of Financial Position, are as follows:

<b>GROUP</b>	<b>31/12/2021</b>		<b>31/12/2020</b>	
	<b>Carrying Amount</b>	<b>Fair Value</b>	<b>Carrying Amount</b>	<b>Fair Value</b>
<b>Financial Assets</b>				
Receivables	32.375.783	32.375.783	28.244.462	28.244.462
Other long term receivables	3.791.194	3.791.194	4.149.664	4.149.664
Cash and cash equivalents	15.052.046	15.052.046	18.843.296	18.843.296
<b>Financial Liabilities</b>				
Long term loans	21.946.296	21.946.296	30.488.583	30.488.583
Short term loans	34.252.353	34.252.353	18.901.703	18.901.703
Other long term liabilities	2.469.008	2.469.008	1.534.239	1.534.239
Suppliers and other liabilities	54.517.933	54.517.933	12.839.137	12.839.137
<b>COMPANY</b>				
<b>Financial Assets</b>				
Participations in Subsidiaries	35.107.079	35.107.079	31.595.617	31.595.617
Receivables	28.111.621	28.111.621	26.066.668	26.066.668
Other long term receivables	3.418.727	3.418.727	4.033.414	4.033.414
Cash and cash equivalents	2.111.797	2.111.797	4.737.461	4.737.461
<b>Financial Liabilities</b>				
Long term loans	19.773.472	19.773.472	25.608.859	25.608.859
Short term loans	29.568.387	29.568.387	18.899.659	18.899.659
Other long term liabilities	855.647	855.647	895.567	895.567
Suppliers and other liabilities	17.536.323	17.536.323	13.756.578	13.756.578

The Group adopted the amended IFRS 7 "Financial Instruments: Disclosures". The revised text requires additional disclosures about the fair value of financial instruments measured at fair value through a three-level hierarchy.

#### **Fair value hierarchy**

In particular, the Group classifies its financial instruments in the following three levels, depending on the quality of the data used to estimate fair value:

- Level 1: quoted prices in active markets for identical assets or liabilities

- Level 2: these are data that are directly or indirectly identifiable and relate to the items to be valued (this category excludes items of level 1)

- Level 3: data that is derived from estimates of the business itself as there are no identifiable data in the market

During the year there were no transfers between Level 1 and Level 2 and no transfers into and out of Level 3 for the measurement of fair value.

The amounts disclosed in the financial statements for cash, trade and other receivables, as well as trade and other payables and short-term borrowings, approximate their respective fair values due to their short maturity. The fair value of long-term loans is almost the same as the carrying amount, as the loans are in local currency and interest at a floating rate.

The financial instruments of the Group and of the Company that are measured at fair value are classified as follows:

<b><u>2021</u></b>	<b><u>Level 1</u></b>	<b><u>Total</u></b>
Shares	196.041	196.041
<b>Financial Assets at a Fair value through P&amp;L</b>	<b>196.041</b>	<b>196.041</b>

  

<b><u>2020</u></b>	<b><u>Level 1</u></b>	<b><u>Total</u></b>
Shares	127.784	127.784
<b>Financial Assets at a Fair value through P&amp;L</b>	<b>127.784</b>	<b>127.784</b>

The figures on the table above are the same for both the Parent Company and the Group.

### **CAPITAL MANAGEMENT**

Regarding the Company's capital management strategy, the Management seeks to ensure its ability to continue its activities (going - concern). This is achieved by maintaining healthy capital ratios in order to support the Group's activities and maximize shareholder value.

For the purpose of capital management, the Group monitors the ratio "Net Debt to Total Equity". As net debt, the Group defines total interest-bearing borrowings minus cash and cash equivalents.

For the years 2021 and 2020, the ratio is analyzed as follows:

	<b><u>Group</u></b>		<b><u>Company</u></b>	
	<b><u>31/12/2021</u></b>	<b><u>31/12/2020</u></b>	<b><u>31/12/2021</u></b>	<b><u>31/12/2020</u></b>
Long term debt	21.946.296	30.488.583	19.773.472	25.608.859
Short term debt	34.252.353	18.901.703	29.568.387	18.899.659
Minus: Cash and cash equivalents	15.052.046	18.843.296	2.111.797	4.737.461
<b>Net Debt</b>	<b>41.146.603</b>	<b>30.546.990</b>	<b>47.230.062</b>	<b>39.771.057</b>
Equity	<b>67.238.196</b>	<b>63.771.801</b>	<b>49.885.850</b>	<b>49.337.597</b>
<b>Net Debt/Equity</b>	<b>0,61</b>	<b>0,48</b>	<b>0,95</b>	<b>0,81</b>

	<b><u>GROUP</u></b>		<b><u>COMPANY</u></b>	
	<b><u>31/12/2021</u></b>	<b><u>31/12/2020</u></b>	<b><u>31/12/2021</u></b>	<b><u>31/12/2020</u></b>
Financial assets at fair value through profit or loss	196.041	127.784	196.041	127.784
Receivables	32.375.783	28.244.462	28.111.621	26.066.668
Other receivables	26.892.933	21.334.760	7.836.660	6.211.383
Cash and cash equivalents	15.052.046	18.843.296	2.111.797	4.737.461
	<b>74.516.803</b>	<b>68.550.302</b>	<b>38.256.119</b>	<b>37.143.296</b>

### **VISION AND LONG-TERM TARGETS**

The vision of the Management is the Group to become of first preference in the international elevator market, due to the fact that it constitutes a modern industry, with strong capital structure, close co-operation with its

clients, great reputation and strong market position. To achieve the Group vision, specific strategic objectives have been set which are:

- **High quality:** The Group aims for quality to be the main characteristic of its products and services. Product quality must exceed customer expectations, while at the same time the existing processes must ensure its continuous improvement.
- **Consistency - helpfulness:** The consistency and helpfulness towards the customer is one of the key strategic objectives of the Group. Delivery time of products and customer service constitute critical success factors of the objectives of the Group.
- **Economy - Efficiency:** Maximum results must be achieved by using the least possible resources. The benefits may be significant and are spread both within the Group (shareholders, management, employees, etc.) and outside (customers, suppliers, community, etc.)
- **Development:** The continuous growth in business activity primarily ensures the sustainability of the Company and subsequently, its leading market position. Conversely, stagnation in a rapidly evolving business environment ultimately leads to shrinkage of operations and the Group's figures.

For the realization of this vision and strategic objectives, the comparative advantages of the Group are the following:

- **Reliability** – The Group has succeeded to connect its name with the reliability, as its main target is to react directly at the expectations and the requirements of the clients, concerning the product, the quality, the speediness, and the price. The presence of the Group at important international exhibitions and the records at international industry publications, make the brand “KLEEMANN” recognizable to the global elevator market. The negotiating power, concerning the suppliers, and the vertical structure of the Group, result in the complete control of the quality and cost of production of the final product.
- **Technology** – The Group constitutes a capital-intensive industry and it is one of the most technologically modern in Europe. With the edge of investment in mechanical equipment, the strategy is based on the pillars of quality, innovation, speed and flexibility.
- **Complete elevator system** – Holding the position of «leader», the Group is the only one in Greece which has the capability to offer complete solutions of elevators which assure compatibility of all the materials, absolute security to the final user and maintainer, cover of specialized solutions (e.g. innovation), complete and continuous technical customer support.
- **Know-how** – the Group has the requisite know-how for the development of innovating and diversified products which is based on the 20-year presence in the international market, on the long-term co-operations with clients-installers, on the 1.618 employees (583 with university education, of which 367 are mechanical engineers) and on its people-centered culture.

Innovation is one of the main goals of the company. The Research and Development department increases its collaborations with Universities and Research Institutions, with the aim of the continuous improvement of the business at both a factory and a commercial level. The company invests in the industry and academia collaboration. These efforts refer to the submission of research proposals, both at a European and national level, as well as direct project assignment collaborations. However, the largest part of the new product and services development is carried out in the kernel of the company.

KLEEMANN's Research and Development department is one of the company's most populous departments. It consists of almost 80 employees, the majority of whom have a high level of education in the fields of mechanical engineering and electronics/electrical engineering. Also, the department includes specialized and highly qualified support staff. It is worth noting that approximately 5% of employees hold the highest qualification of a doctorate, while approximately 40% hold a master's degree.

During 2021, a total of 4 patent applications were filed, one at the national level and 3 at the European level.

- Electronic shaft dimensioning (EP21386003.4)
- Antimicrobial elevator chamber with sheets of copper alloy (GR20210100093)
- Elevator information system for safe cabin environment (EP21020181.0)
- Retrofit contact to contactless elevator buttons (EP21020338.6)

We also received a total of 3 awards related to IoT and smart functions. Also, it is worth noting that a cost reduction of 3% was achieved after extensive operations.

Regarding the department's research work, an article was published in an internationally recognized scientific journal and we received approval for a research project in collaboration with AUTH.

Finally, in 2021, the Maison 100E product was studied in the context of ISO14006 (eco-design) certification. Maison 100E is an innovative product that meets the needs of multi-storey houses. Its main features include an innovative way of suspension, where the suspension is carried out with straps, and not with wire ropes which is the usual way. The type and way of construction of the cabin is an innovation for the market of this type of elevator. The particularity in the way the chamber is constructed is found on the sides, which are single-type frames, which is not common. It is also manufactured with a folding roof, so that both maintenance and a simple visual inspection of the components located on the roof or in the well can be carried out inside the chamber. Usually, the maintainer enters the well and carries out the maintenance while standing on the roof. According to its specifications, it refers to a 385kg payload and will operate at a speed of 0.15m/s. Finally, since it concerns private residences, it is designed for relatively short routes, with a maximum route of 15 meters.

The results of the relevant study showed that the new product is made from more environmentally friendly materials, most of which are large metal pieces that can be easily recycled after the end of the product's use. Also, the new product achieves up to 15% energy savings during its use compared to a previous product of similar application.

It is also possible to carry out a study (following a request for a specific quote/order) according to VDI4707, ISO25745-2, BREEAM and LEED.

The strategic targets of the management are the enforcement of the leading position of the Group, both in the Greek and European market, as well as its further expansion and the improvement of products and services offered. The strategy to accomplish these targets is defined by the cooperation agreements both in the home country and abroad, the update of the information systems of the Company and the restructuring of its organization, the expansion of its international presence aiming at taking advantage of opportunities that arise abroad, the improvement of the training systems of both the personnel and the Company's co-operators, the evolution of new executives, the fulfilment of its significant investment plan and the extensive investment program in Research and Development and the corresponding continuous development of the know-how.

The direct targets of Group's management include:

- **Evolution in home market.** The Group always aims at the expansion of the market share of the domestic market., which is based on the strategy of penetration in the Greek elevator market and the promotion of the complete elevator package, the strengthening of the network of collaborators, the promotion of new proposals such as "Kleemann Design", the communication with the public, engineers and architects and finally in the development of new markets such as parking system, stair lifts and escalators.
- **Increase in exports.** Having the above mentioned comparative advantages, the Group develops its strategy with the enlarge of its client base and the expansion to new demanding markets, as for instance the technologically developing countries of Europe with the strictest specifications in the quality, materials and services. At the same time, it achieves the decrease of dependence from existing markets. In addition, the Group tries to promote its new products and apply a more competitive pricing policy in order to strengthen its presence in the international market.
- **Penetration in the market of upgrading of old elevator systems.** In Greece today there are approximately 300.000 elevators, more than 30 years old, a significant part of which requires partial or total replacement. Although the official Ministry decision, which refers to security of elevators and published at the end of 2008, transferring replacement at the next years, this specific postponement neither improves the operation of the Group, nor it affects significantly the financial figures. The daily reality indicates that there is a sufficient mobility regarding the repair and maintenance services due to the fact that existing elevators become older and need to be modernized.

## **IMPORTANT TRANSACTIONS WITH RELATED PARTIES**

The most important transactions of the Company with related parties, according to the IFRS 24, concern transactions with its subsidiaries, the associates, the Management, and the highest Officials. The transactions with the related parties are summarily presented at the following table:

2021	Group		Company	
	Revenues/Sales	Expenses/Purchases	Revenues/Sales	Expenses/Purchases
Consolidated subsidiary companies	-	-	36.821.165	19.083.373
Affiliated Companies	4.944.009	4.120.143	2.184.209	548.635
B.o.D. members and highest officials	527	1.338.725	527	745.564
<b>Total</b>	<b>4.944.536</b>	<b>5.458.868</b>	<b>39.005.901</b>	<b>20.377.572</b>

  

2020	Group		Company	
	Revenues/Sales	Expenses/Purchases	Revenues/Sales	Expenses/Purchases
Consolidated subsidiary companies	-	-	14.502.344	8.404.004
Affiliated Companies	1.575.346	3.352.200	1.283.676	38.878
B.o.D. members and highest officials	6.603	2.501.111	6.603	2.501.111
<b>Total</b>	<b>1.581.949</b>	<b>5.853.311</b>	<b>15.792.623</b>	<b>10.943.992</b>

  

2020	Group		Company	
	Revenues/Sales	Expenses/Purchases	Revenues/Sales	Expenses/Purchases
Consolidated subsidiary companies	-	-	31.436.156	14.242.670
Affiliated Companies	1.186.045	3.529.263	1.050.925	87.768
B.o.D. members and highest officials	1.025	1.556.028	1.025	505.247
<b>Total</b>	<b>1.187.069</b>	<b>5.085.291</b>	<b>32.488.105</b>	<b>14.835.685</b>

  

2020	Group		Company	
	Receivables	Liabilities	Receivables	Liabilities
Consolidated subsidiary companies	-	-	13.220.717	5.293.698
Affiliated Companies	888.516	6.570.371	244.888	5.032.304
B.o.D. members and highest officials	1.274	9.781	1.274	-
<b>Total</b>	<b>889.790</b>	<b>6.580.151</b>	<b>13.466.879</b>	<b>10.326.002</b>

In detail, the sales of the Company to the subsidiary companies, for the fiscal years 2021 and 2020, are analyzed as follows:

**Sales 01/01 to 31/12**

<b>2021</b>	<b>Commodities</b>	<b>Products</b>	<b>Other inventory and useless material</b>	<b>Services</b>	<b>Other</b>	<b>Total</b>
KLEFER A.E.	-	17.983	28.679	51.402	73.583	<b>171.647</b>
KLEEMANN ASANSOR S.A.	3.904	965.952	73.934	-	12.090	<b>1.055.881</b>
KLEEMANN LIFTOVI D.o.o.	1.681	1.965.731	591.921	-	24.722	<b>2.584.055</b>
KLEEMANN LIFT RO SRL	12.924	2.818.284	55.194	80	91.708	<b>2.978.191</b>
KLEEMANN ASCENSEURS SARL	-	1.923.265	39.459	-	128.941	<b>2.091.665</b>
KLEEMANN LIFTS (CHINA) CO. LTD	-	108.079	278.933	-	119.571	<b>506.583</b>
KLEEMANN LIFTS U.K. LTD	9.244	6.391.946	347.461	-	742.208	<b>7.490.859</b>
KLEEMANN LIFT RUS	-	4.067.770	133.415	-	59.683	<b>4.260.867</b>
KLEEMANN ELEVATORS AUSTRALIA PTY	-	5.294.050	211.543	-	605.229	<b>6.110.822</b>
KLEEMANN SERVICES LTD	8.523	523.889	6.249	-	161.784	<b>700.446</b>
KLEEMANN AUFZUGE	-	8.101.113	91.096	-	622.339	<b>8.814.547</b>
KLEEMANN LIFTS TRADING CO., LTD	-	43.106	-	-	8.862	<b>51.968</b>
FOCUS LIFTS LIMITED	-	-	-	-	3.634	<b>3.634</b>
<b>Total</b>	<b>36.276</b>	<b>32.221.168</b>	<b>1.857.884</b>	<b>51.482</b>	<b>2.654.355</b>	<b>36.821.165</b>

**Sales 01/01 to 31/12**

<b>2020</b>	<b>Commodities</b>	<b>Products</b>	<b>Other inventory and useless material</b>	<b>Services</b>	<b>Other</b>	<b>Total</b>
KLEFER A.E.	-	2.462	19.897	24.281	43.879	<b>90.519</b>
KLEEMANN ASANSOR S.A.	-	1.217.177	128.856	-	11.185	<b>1.357.218</b>
KLEEMANN LIFTOVI D.o.o.	(15.078)	2.381.184	30.750	-	15.320	<b>2.412.175</b>
KLEEMANN LIFT RO SRL	5.205	3.261.719	59.773	-	103.935	<b>3.430.633</b>
KLEEMANN ASCENSEURS SARL	11.754	1.678.404	57.053	-	123.861	<b>1.871.071</b>
KLEEMANN LIFTS (CHINA) CO. LTD	-	268.881	3.709	2.569	116.741	<b>391.899</b>
KLEEMANN LIFTS U.K. LTD	15.045	5.771.337	149.489	-	505.332	<b>6.441.204</b>
KLEEMANN LIFT RUS	-	1.509.231	130.307	-	22.476	<b>1.662.014</b>
KLEEMANN DIZALA	-	-	-	-	2.659	<b>2.659</b>
KLEEMANN ELEVATORS AUSTRALIA PTY	-	5.156.506	240.684	2.000	286.519	<b>5.685.709</b>
KLEEMANN SERVICES LTD	-	586.435	4.945	-	231.810	<b>823.189</b>
KLEEMANN AUFZUGE	-	6.580.515	92.093	-	477.840	<b>7.150.448</b>
KLEEMANN SERVICES МЕНЕ	-	-	-	-	622	<b>622</b>
KLEEMANN LIFTS TRADING CO., LTD	-	105.428	582	-	10.786	<b>116.796</b>
<b>Total</b>	<b>16.926</b>	<b>28.519.278</b>	<b>918.137</b>	<b>28.849</b>	<b>1.952.966</b>	<b>31.436.156</b>



**Purchases 01/01 to 31/12**

<b>2021</b>	<b>Commodities</b>	<b>Products</b>	<b>Other inventory and useless material</b>	<b>Services</b>	<b>Other</b>	<b>Total</b>
KLEFER A.E.	-	12.763.635	1.226	160.509	5.000	<b>12.930.370</b>
KLEEMANN ASANSOR S.A.	816.746	6.731	-	832	-	<b>824.309</b>
KLEEMANN LIFTOVI D.o.o.	900.931	117.930	-	5.346	-	<b>1.024.207</b>
KLEEMANN LIFT RO SRL	-	-	-	618.438	-	<b>618.438</b>
KLEEMANN LIFTS (CHINA) CO. LTD	1.428.513	50.420	-	175.405	-	<b>1.654.338</b>
KLEEMANN LIFTS RUS	-	13.000	-	-	-	<b>13.000</b>
KLEEMANN LIFTS U.K. LTD	-	-	-	6.000	-	<b>6.000</b>
KLEEMANN SERVICES LTD	-	-	-	800	-	<b>800</b>
KLEEMANN AUFZUGE	-	-	-	9.828	-	<b>9.828</b>
KLEEMANN ASCENSEURS SARL	-	-	-	28.592	-	<b>28.592</b>
KLEEMANN LIFTS TRADING CO.,LTD	1.425.425	496.219	315	42.684	-	<b>1.964.642</b>
GUIDELINE LIFT SERVICES LIMITED	-	8.849	-	-	-	<b>8.849</b>
<b>Total</b>	<b>4.571.615</b>	<b>13.456.784</b>	<b>1.541</b>	<b>1.048.433</b>	<b>5.000</b>	<b>19.083.373</b>

**Purchases 01/01 to 31/12**

<b>2020</b>	<b>Commodities</b>	<b>Products</b>	<b>Other inventory and useless material</b>	<b>Services</b>	<b>Total</b>
KLEFER A.E.	78.330	10.240.323	1.707	115.333	<b>10.435.693</b>
KLEEMANN ASANSOR S.A.	300.835	-	-	1.530	<b>302.365</b>
KLEEMANN LIFTOVI D.o.o.	660.730	90.643	-	30.918	<b>782.291</b>
KLEEMANN LIFT RO SRL	-	-	-	360.382	<b>360.382</b>
KLEEMANN LIFTS (CHINA) CO. LTD	651.156	24.111	-	267.845	<b>943.112</b>
KLEEMANN LIFTS RUS	-	99.785	-	45.094	<b>144.879</b>
KLEEMANN LIFTS U.K. LTD	-	-	-	7.964	<b>7.964</b>
KLEEMANN AUFZUGE	-	-	-	29.149	<b>29.149</b>
KLEEMANN ASCENSEURS SARL	-	-	-	34.475	<b>34.475</b>
KLEEMANN LIFTS TRADING CO.,LTD	768.822	367.090	4.326	62.122	<b>1.202.360</b>
<b>Total</b>	<b>2.459.873</b>	<b>10.821.952</b>	<b>6.033</b>	<b>954.812</b>	<b>14.242.670</b>

Excluding the above, there are no other transactions between the Company and its subsidiaries. Concerning the Receivables and Liabilities of the Company against its subsidiaries, the information is as follows:

	<b>Liabilities</b>		<b>Receivables</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
KLEFER A.E.	5.416.954	3.875.110	313.127	858.462
KLEEMANN ASANSOR S.A.	70.864	302.365	887.673	992.087
KLEEMANN LIFTOVI D.o.o.	303.737	58.744	620.871	907.029
KLEEMANN LIFT RO SRL	131.460	-	933.004	594.091
KLEEMANN LIFTS (CHINA) CO. LTD	1.153.165	827.082	98.669	69.548
KLEEMANN LIFTS U.K. LTD	10.518	4.518	8.000.775	5.229.458
KLEEMANN SERVICES LTD	5.150	4.350	283.944	634.942
KLEEMANN LIFTS RUS	-	99.785	562.281	367.435
KLEEMANN ELEVATORS AUSTRALIA PTY	-	-	2.511.360	2.259.864
KLEEMANN AUFZUGE	623.679	29.149	-	800.502
KLEEMANN ASCENSEURS SARL	25.392	-	269.427	489.763
KLEEMANN LIFTS TRADING CO., LTD	654.113	92.594	16.136	17.536
FOCUS LIFTS LIMITED	-	-	3.634	-
GUIDELINE LIFT SERVICES LIMITED	8.973	-	-	-
HOISTWAY LTD	-	-	292	-
LIFT SOURCE LIMITED	-	-	1.152	-
<b>Total</b>	<b>8.404.004</b>	<b>5.293.698</b>	<b>14.502.344</b>	<b>13.220.717</b>

The other affiliated companies, which are not consolidated in the financial statements, are the following: AMETAL ASANSÖR SAN.VE TİC.A.Ş. (Turkey), AMETALLIFT DIŞ TİCARET A.Ş. (Turkey), TECHNOLAMA (Spain), SKYLIFT (Greece), CITYLIFT (Greece), MCA ORBITAL GLOBAL HOLDINGS LTD (Cyprus), ELEVATE S.A. (Greece), EUROLIFTS S.A. (Greece), IONIAN ELEVATORS S.A. (Greece), BRIGHT ELEVATORS S.A. (Greece), MINIK-TRADE AND ENGINEERING DOO (Serbia), THREE POINT INVESTMENTS LTD (Cyprus), LEAN360 IKE (Greece). The receivables and liabilities of the Company and the Group with these companies are analyzed as follows:

	<b>Liabilities</b>		<b>Receivables</b>	
<b>Company</b>	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
B.o.D. members	2.000.889	-	-	900
Highest officials	500.222	-	6.603	374
Affiliated companies	38.878	5.032.304	1.283.676	244.888
<b>Total</b>	<b>2.539.989</b>	<b>5.032.304</b>	<b>1.290.279</b>	<b>246.162</b>

  

<b>Group</b>	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
B.o.D. members	2.000.889	-	-	900
Highest officials	500.222	9.781	6.603	374
Affiliated companies	3.352.200	6.570.371	1.575.346	888.516
<b>Total</b>	<b>5.853.311</b>	<b>6.580.151</b>	<b>1.581.949</b>	<b>889.790</b>

## **NON-FINANCIAL INFORMATION**

### ***1. CORPORATE SOCIAL RESPONSIBILITY IN KLEEMANN***

KLEEMANN Group seeks to grow responsibly through the continuous expansion and improvement of its products and services, contributing to the welfare of its employees, taking care of the environment and supporting the local communities, in which it operates. The principles of sustainable development play a significant role in the structure of the business strategy of the Group, which is based upon four axes:

- Economic development
- Welfare of employees
- Environmental responsibility
- Social awareness

KLEEMANN's values reflect the characteristics of the corporate culture:

#### **Safety**

We take care of all necessary measures to ensure the health and safety of our personnel, our customers and our products' end users, as well as the safety of our premises.

#### **Trust**

We do what we say and we say what we do. We place trust in our people and their abilities, we are connected with our purpose and that is why we can be aligned.

#### **Passion for People**

The well-being of our colleagues, customers and fellow people is of the utmost importance to us. We invest in the strength of the bond between the company and its personnel. We are truly passionate about what we do and we strive to create opportunities for development and growth for all.

#### **Breakthrough Culture**

Innovation, growth, development and improvement are all vital to our business model. We set breakthrough goals, we commit to them, we take risks and we determinedly turn any opportunity into a learning experience. We are not afraid to fail.

The Group manages issues that are part of Corporate Social Responsibility axes, taking into account the needs of the stakeholders. KLEEMANN's stakeholders or people interested are an important factor for the continuous development and improvement of the Company, as they reap the benefits from the added value, created by its business activity. The stakeholders of KLEEMANN are:

1. Stockholders
2. Employees
3. Customers
4. Suppliers
5. State or Regulatory bodies
6. Local communities
7. Media, Network communications
8. Scientific Community

The business activity of the Group KLEEMANN is connected to its mission, firstly and primarily, to associate with a sense of responsibility towards employees, customers, end-users, partners and the community in which it operates and develops.

### ***2. CORPORATE GOVERNANCE AND COMBAT OF THE CORRUPTION***

The Corporate Governance includes all the principles and rules adopted by a company in order to ensure the achievement of its objectives, the interests of its shareholders, but also of all its stakeholders.

The KLEEMANN Group has developed policies that evolve best practices, ensuring compliance with applicable law and corporate governance requirements.

The primary objective of KLEEMANN Group is to generate value for its shareholders and each affiliated party, including all its stakeholders. The KLEEMANN Group, through its business activity, contributes to the national economy, while at the same time, by investing annually, it sets the foundations for achieving Sustainable Development. At the same time, the corporate governance practices applied to KLEEMANN are a factor of stability and prospect. In order to effectively protect the assets of the Group and to safeguard the interests of concerned parties, there is the Internal Audit Department, which refers to the Board of Directors of the Group.

The Internal Audit Department, being responsible for the Corporate Governance Statement, ensures the implementation of the policies that have been adopted by the Group, relevant to the conflict of interest and confidentiality, diversity and variety within the companies and anti-corruption policy, which is achieved through the Whistleblowing line. In addition, it conducts regular and emergency audits in all operations of the company, monitoring all companies of the Group, while at the same time cooperates with external chartered auditors, ensuring that all regulations and operational procedures established by the Top Management and Legislation are implemented.

The KLEEMANN Group has no tolerance in any form of diligent behavior, as described in the "Code of Conduct" that has been applied and followed by all employees of the Group.

### **3. RESPONSIBILITY FOR ITS EMPLOYEES**

KLEEMANN cares for the growth of its people, not only at a professional, but as well at a personal level. Therefore, it invests in training them, recognizes and rewards their good performances.

**We invest in our people's growth, recognizing that our "people" are the motivating force for KLEEMANN's successful growth and success.**

KLEEMANN Group, forming a significant employer, has offered employment to 1.616 people during the year of 2021. The following figures illustrate the Human Resources Analysis of 1.490 employees, as there is no available data for the new companies acquired by the Group in the fourth quarter of 2021.

Total of employees by gender				
	2020		2021	
	Men	Women	Men	Women
KLEEMANN Group	1.189	288	1.201	289

The Group has incorporated responsible work principles into the way in which it manages employment issues. The work environment is characterized by meritocracy and equal opportunities for all employees.

#### **Code of Conduct**

KLEEMANN Group has developed and implements a Code of Conduct with main objectives of promoting transparency, integrity, credibility, fair competition within the business, and at the same time broadening the chain of corporate responsibility. The Code of Conduct of KLEEMANN Group is addressed to all members of the Board of Directors, to its subsidiaries, to all its employees, to all interested parties (external contractors, consultants, customers, suppliers, shareholders), as well as to all those acting in representing the company, irrespective of the country where they are being employed.

At KLEEMANN, we believe that diversity is an opportunity for creative interaction, innovation, evolution, and better outcomes. With the implementation of its Diversity and Equal Opportunities Policy, the Company aims to, among other things:

- Establish a fair and equitable work environment, where all employees have the opportunity to actively demonstrate their abilities and to advance based on merit.
- Improve the quality of work life, with special emphasis on attaining a balance between personal and professional life.
- Promote gender equality in the workplace, towards the goal of improving the work environment and increasing performance and productivity.
- Break the stereotypes that hinder women in specific professional roles and hire women in different job positions, with advancement potential.

Indicatively, we report the rate of employment of women at all levels of the hierarchy:

Year	% of women in the Company	% of women in Management	% of women in Sales
<b>2004</b>	<b>12,6%</b>	<b>32,0%</b>	<b>5,3%</b>
<b>2020</b>	<b>19,50%</b>	<b>37,57%</b>	<b>37,72%</b>
<b>2021</b>	<b>19,40%</b>	<b>37%</b>	<b>46,32%</b>

Recognizing its employees' contribution to its dynamic potential, the Company invests in the growth of its people, enhancing their skills, abilities and talents. We implement a Development Policy that prioritizes recruitment and retention of capable employees, who contribute to the Company's business goals. Selection of the most suitable candidates for each position, systematic evaluation and performance management, as well as implementation of training & coaching programs, are the basic tools that the Company uses for the continuous growth of its people.

Furthermore, KLEEMANN offers to its employees a number of additional benefits, beyond what is provided by law. In this context, KLEEMANN applies Compensation and Benefits Policy. Additional employee benefits include:

- Group Insurance Policy and Life Insurance: Additional healthcare and hospitalization insurance and financial coverage in case of temporary or permanent inability to work
- Infirmary
- Fitness center and playroom
- Employee discounts (HAPPY BENEFITS)
- Subsidized meals in an organized company restaurant or take-out meals, as part of Covid-19 health and hygiene measures
- Sponsored personal development training programs
- Transit benefits
- Benefits and rewards vouchers
- Recognition Awards for various reasons
- Blood bank
- Emergency financial support for serious health issues
- Wedding and birth gifts
- Awarding a reward to employee's offspring who have succeeded in entering the University or have excelled at High School
- Internship opportunities for employee's offspring
- Various social events and celebrations

Benefits work as incentives and reflect the modern and dynamic approach of the management of KLEEMANN that constantly innovates in order to meet the needs of its employees' Rewards Policy.

## Health and Safety at Work

The KLEEMANN Group is committed to maintain a healthy and safe work environment and implements actions beyond the legislative requirements. In order to eliminate the conditions that could lead to an event, the Group has developed a Health and Safety Policy and implements a Health and Safety Management System in accordance with [ISO 45001:2018](#).

However, maintaining a safe working environment requires the continuous collaboration of all employees and in this context the company invests significantly in continuous education of its employees upon health and safety issues.

**A Ratio for the performance of preventive action in H & S is the**

**AIR = Accident Incident Rate**

$$\text{AIR} = \frac{\text{Number of Accidents or Incidents}}{\text{Number of Employees}} \times 1000$$

It is noted that the fluctuation of the index depends on the accidents - incidents and the number of employees. Good performance means a decrease in the index.

**The AIR accident rate for 2021 is 11,2 compared to 4,4 in 2020.**

**The AIR incident index for 2021 is 13,6 compared to 2,2 in 2020.**

Another indicator has been added to the monitoring indices, which is identified as Accident and Incident Index / working hours x 1,000,000 Accidents or Incidents / working hours x 1,000,000.

This indicator is determined by world class benchmarking set to >3,5

For 2021, the Accident and Incident index is 5,38.

**For the Group, it is a continuous and non-negotiable goal of 0 accidents at work**

During 2021, where the pandemic continued to have a leading role in our daily lives, the Company's Crisis Management Team monitored the development of the situation and ensured the immediate implementation of measures, in accordance with the government's instructions, informing the employees. At the same time, we planned and implemented actions aimed at further strengthening of the protection of the health and safety of the staff, such as, indicatively:

- Corporate meetings to inform employees about the pandemic status. In addition to the Company doctor, representatives of the medical university community participated in the briefings.
- Establishment of extensive remote working for more than 80% of the administrative staff.
- COVID-19 preventive tests for all employees in emergency cases, in addition to the regulatory requirements for Rapid testing of the employees.
- COVID-19 Testing preferential prices for first-degree relatives of the employees, in collaboration with diagnostic centers in Kilkis, Thessaloniki and Athens.
- Suspension of restaurant operation and free meals in packages to all employees.
- Suspension of transits via company's buses and subsidizing the cost of gas to those who use their private cars.
- Continuous monitoring of the situation and communication with all the companies of the Group to ensure the implementation of the required measures in accordance with applicable law and the regulations of each country.

Our primary goal was and remains the protection of the health of the Group's employees.

#### 4. ENVIRONMENT

Environmental management for KLEEMANN Group is a key part of corporate responsibility. The Group is committed to reduce the environmental impact of its operation, as the environmental protection is not only a necessity but also a mean of achieving the sustainable development of the organization. The protection of the environment is perfectly incident to the basic values of KLEEMANN Group.

For all the reasons mentioned above, KLEEMANN's management has decided to design and apply an Environmental Management System in accordance with the ELOT [EN ISO 14001:2015 \[ENVIRONMENTAL MANAGEMENT SYSTEM\]](#). The Environmental Management System includes the design, the construction, the assembly, plant designs and methods of final inspection and testing of lifts and components.

KLEEMANN has also been certified according to the requirements of [EN ISO 14006:2011 \[ECO Design ISO\]](#). Eco product design is a very important tool that helps the company to calculate the environmental footprint of its products throughout their life cycle from production to the point of recycling. By calculating its footprint, the Group is able to redesign products in such a way as to reduce the environmental impression, both during their production and operation.

KLEEMANN Group, aiming at reducing its environmental impact and its carbon footprint, implements significant investments on an annual basis. The Group has identified and managed the most important environmental issues related to its operation and has divided them into three main categories regarding the reduction of its environmental footprint:

- Energy consumption and greenhouse gas emissions
- Use of natural resources such as water, raw materials, and auxiliaries
- Waste management.

Energy Consumption within the Group in MWh	2020	2021
Electricity consumption	<b>2.541,50 Kwh</b>	<b>2.399,8 Mwh</b>
Gas consumption	<b>4.725,06 Kwh</b>	<b>4.670.3 Mwh</b>

KLEEMANN Group recognizes the importance of its contribution to combat climate change and is therefore making every effort to reduce its emissions. The Group fully complies with the applicable legislation with respect to the limitations of gas emissions, resulting from its operations.

The Group's production process results in waste, which are being managed in a responsible manner in cooperation with licensed partners and always in accordance with the requirements of the applicable legislation.

Energy consumption within the Group in MWh	2021
Recycling	<b>100%</b>
Disposal to sanitary landfill	-

Full compliance with the applicable National and European environmental legislation is the basic principle of KLEEMANN Group. On a quarterly basis, environmental audits are carried out at factories during which compliance with legislation is checked, as well as compliance with procedures and environmental measures. The results of these environmental audits are presented to the Group's Management and, if necessary, additional measures are taken.

## **5. MARKET RESPONSIBILITY**

KLEEMANN is one of the most important lift companies in the European and global market. Its distribution network expands to more than 100 countries.

Guided by its values, safety, trust, passion for people and breakthrough culture, the Group achieves steady growth. During its many years of business operation, KLEEMANN has been distinguished both for the reliability, safety, and quality of its products, as well as for its business strategy that is based on a people-centric and customer-centric culture.

### **Relationships with customers**

As a Group, KLEEMANN treats customers with respect in all its operations and implements all necessary policies for fairness and equality in all cases. The principles of the Group, ensure integrity, responsible marketing techniques, continuous interaction, management of complaints and compliance with any agreements has undertaken.

KLEEMANN maintains relationships of transparency and mutual honesty with its customers. Provides full disclosure of information about its products and services, informs customers about the benefits and provides them with detailed protection and safety instructions when using KLEEMANN products.

At KLEEMANN, customers are the focus of its activities. The Group has adopted flexible procedures to maximize customer satisfaction whilst remaining faithful to its core values: innovation and customer experience.

### **Industry standards**

KLEEMANN adheres with the utmost precision, commitment and responsibility to the legislation, guidelines and standards set by the state, the European Union and international bodies regarding the quality assurance and safe use of lift products and related services.

### **Responsibility & business commitments**

KLEEMANN Group implements responsible market practices and is committed to:

- Consistency for the customer, partners, industry representatives and society
- Predicting and monitoring industry trends
- Quality in products, services and customer service
- Harmonization with different cultures, customs, traditions and local habits of customers, suppliers and partners
- Harmonization with different cultures, customs, traditions and local habits of customers, suppliers and partners
- Fair competition
- Continuous improvement of products and services, investment in innovation with the aim of contributing to the development of the industry and passenger safety

During its many years of activity, KLEEMANN has been distinguished both for the reliability, safety and quality of its products, as well as for its business strategy, the excellent working environment, as well as its financial strength. These achievements have played a key role for KLEEMANN consolidation in international markets.

Constantly monitoring global market trends, KLEEMANN continues to innovate, grow, develop and improve while remaining firmly in tune with its global character.



## Customer Service and Satisfaction

Excellent customer service and satisfaction are key priorities of the KLEEMANN Group. We are constantly evolving by implementing innovative ideas, using new tools but also adapting our services to the needs of our customers and the market conditions.

Customer satisfaction is monitored through specific indicators such as the Customer Satisfaction Score, the Net Promoter Score, the Effort Score, the Experience Indicators with the Sales and After Sales Departments and the Quality Index of our Products.

The level of customer satisfaction is continuously measured through:

- Annual Relationship Surveys
- Transactional Surveys
- Follow-ups
- Meetings with clients
- Monitoring of complaints

The Complaint Management process details, handling the customer complaints in accordance with the requirements of ISO 10002:2004 and always in accordance with the requirements of ISO 9001: 2015.

## Suppliers – Relationships of trust and cooperation

KLEEMANN accepts raw materials of the highest quality and its procurement management follows a specific process, ensuring transparency and objectivity. The suppliers are carefully chosen and the long-term collaboration with them is crucial to success. By fostering dialogue with its partners, KLEEMANN establishes strong relationships, identifies their needs, and operates within the market with respect, transparency, consistency and fairness. In 2021, the Procurement Department of the Group proceeded to sign new contracts with its partner-suppliers, based on the updated Supplier Code of Conduct.

## Quality Assurance

The KLEEMANN Group is committed to designing, producing and offering its customers high quality products and services. Thus, the Quality Assurance System, which is implemented, meets all safety and quality standards as foreseen by European and Greek law. The System is in accordance with the following:

- [Lift Directive 2014/33/EU, Annex XI, Module H1](#)
- [EN ISO 9001: 2015 \[QUALITY MANAGEMENT SYSTEM\]](#)
- [EN1090-1:2009+A1:2011\[STRUCTURAL STEEL AND ALUMINIUM COMPONENTS \(KIT\)\]](#)
- [EN ISO 10002:2014 \[QUALITY MANAGEMENT – CUSTOMER SATISFACTION\]](#)
- [ISO 45001:2018 \[OCCUPATIONAL HEALTH AND SAFETY MANAGEMENT SYSTEM\]](#)
- [EN ISO 14001:2015 \[ENVIRONMENTAL MANAGEMENT SYSTEM\]](#)
- [EN ISO 14006:2011 \[ECO Design ISO\]](#)
- [ISO 9004:2018 QUALITY MANAGEMENT - QUALITY OF AN ORGANIZATION - GUIDANCE TO ACHIEVE SUSTAINED SUCCESS \(CONFORMATION\)](#)

KLEEMANN Group gives great value to the quality certification of its lifts and services. For this reason, KLEEMANN was among the first in Greece to have developed a quality assurance system.

Quality control is carried out at all stages of the production process, it is fully integrated into the system that is implemented and carried out on two levels. The first is performed by the technicians of production and the second by independent auditors. Quality control is applied in three directions. Incoming materials and components, intermediate products and finished products. Suppliers are selected with strict criteria and evaluated each year. Semi-intermediate and intermediate products are sampled, while the final product is 100% tested.

## Product Research and Development

KLEEMANN Group, remaining faithful to its commitment for continuing growth and innovation, has invested particularly in Research & Development of products and services. Innovation and RnD electronics department focuses mainly on the search for new technologies and market trends in order to improve existing products and also to support the design of new, reliable and innovative features. In order to ensure the quality of KLEEMANN for all produced products, the Group uses state-of-the-art mechanical equipment and employs a team of specialized engineers and technicians. The collaboration of high-technical level engineers and other specialist that

crewed, brings reliable and up-to-date technology products and continuous improvements to all KLEEMANN Group products.

KLEEMANN also cooperates with top universities and specialized research institutes to develop unique, high quality and safety lifts solutions.

Having gained several Diploma of Patent, KLEEMANN has patented a number of inventions, acquiring the exclusive right to implement them. Innovative products are designed and introduced to the market, such as "smart" functions that interact with both humans and the IoT world, that combine advanced technology, original design and cost savings. The applications developed in the context of IoT technologies give our customers the possibility of preventive maintenance of the elevator. The real-time collection of lift usage and operating fault data offers useful information for the early prevention of problems or even accidents.

The Company innovates in order to protect public health and integrates technologies and materials into its products to enhance the health protection of elevator users. In this context, the Company proceeded with the construction of an elevator chamber with sheets of copper alloy, which was certified as the first antimicrobial chamber in Greece by the scientific team of the Hellenic Copper Alliance. The relevant research carried out in collaboration with the Hellenic Copper Alliance and the University of Athens demonstrated that the chamber acquired an antimicrobial coverage of more than 90%.

It is noted that the copper alloy is certified as antimicrobial by the U.S. Environmental Protection Agency (US EPA), while copper is a "green" material. According to the International Copper Study Group (ICSG), 41.5% of the copper used in Europe comes from recycling, thus saving energy and reducing CO2 emissions.

## **6. SOCIAL RESPONSIBILITY**

KLEEMANN Group and its people are a business group that acts as a living part of society. The long-term goal of the Group is to be an organization that contributes to the production of added value for all, while improving the quality of life of society. In this frame, it develops programs and implements actions to support the local community either independently as a company or in cooperation with Non-Profit Organizations. Indicatively during 2021 the Company performed:

- Donation to Hospitals of Thessaloniki and General Hospital of Kilkis for COVID-19 medical equipment purposes
- Donation to Emergency Aid Center for Personal protective equipment
- Sponsorship online event and volunteering participation to ALMA ZOIS - Sail for Pink Association for Breast Cancer
- Participation in the Program "Equal opportunities for children: Actions for Health and Education in remote areas of Greece" of the organization "MAZI GIA TO PAIDI, through a donation for the electronic equipment of the Primary School of Samothraki
- Sponsorship of the actions of the non-profit organization Eduact – Action For Education
- Various donations to schools in Kilkis Prefecture
- Sponsorship at the Open House ATHENS and Thessaloniki cultural initiative
- Tree planting initiative in the fire-affected area of Kryoneri, Attica with the voluntary participation of employees and in collaboration with the Municipality of Dionysos

Furthermore, during 2021 600 solidarity vouchers were distributed to the Metropolis and Churches of both Kilkis and Thessaloniki aiming at supporting the poor families during Christmas and Easter holidays.

In more detail, the KLEEMANN Group's Corporate Social Responsibility actions are described in the CSR 2021 Annual Report, which is conducted taking into account the guidelines of the United Nations Global Compact Initiative for the issuance of Communication on Progress Reports (CoP UNGC), the UN Sustainable Development Goals (SDGs) for 2030 and the Global Standards for Sustainability Reporting GRI Standards (basic level of agreement: GRI-core) and is available from September 2022 ([www.kleemannlifts.com](http://www.kleemannlifts.com)).

**Kilkis, 14 October 2022**

President of the Board of Directors

Nikolaos K. Koukountzos

## INDEPENDENT AUDITOR'S REPORT

To the Shareholders of the Company "KLEEMANN HELLAS- MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A."

### Report on Separate and Consolidated Financial Statements

#### Opinion

We have audited the accompanying separate and consolidated financial statements of "KLEEMANN HELLAS- MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A." ("the Company"), which comprise the separate and consolidated statement of financial position as at December 31, 2021, separate and consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying separate and consolidated financial statements present fairly, in all material respects, the financial position of the Company "KLEEMANN HELLAS- MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. and its subsidiaries (Group) as at 31 December 2021, their financial performance and cash flows for the year then ended in accordance with International Financial Reporting Standards that have been adopted by the European Union.

#### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISAs) incorporated into the Greek Legislation. Our responsibilities under those standards are described in the Auditor's Responsibilities for the Audit of the Separate and Consolidated Financial Statements section of our report. We are independent of the Company and its consolidated subsidiaries within the entire course of our appointment, in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants (IESBA Code) incorporated into the Greek Legislation and ethical requirements relevant to the audit of separate and consolidated financial statements in Greece and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

### Responsibilities of Management for the Separate and Consolidated Financial Statements

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

In preparing the separate and consolidated financial statements, management is responsible for assessing the Company's and the Group'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 management's intention is to proceed with liquidating the Company and the Group or discontinuing its operations or unless the management has no other realistic option but to proceed with those actions.

### Auditor's Responsibilities for the Audit of the Separate and Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the separate and the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with ISAs, as they have been transposed 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 separate and consolidated financial statements.

As part of an audit in accordance with ISAs as they have been transposed 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 separate and consolidated 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 and the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's and the Group'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 separate and consolidated 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 and the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the separate and consolidated financial statements, including the disclosures, and whether the separate and consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the separate and consolidated financial statements. We are responsible for the direction, supervision and performance of the audit of the Company and the Group. We remain solely responsible for our audit opinion.

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.

#### Report on Other Legal and Regulatory Requirements

Taking into consideration the fact that under the provisions of Par. 5, Article 2 (part B), Law 4336/2015, management has the responsibility for the preparation of the Board of Directors' Report, the following is to be noted:

- a. In our opinion, the Board of Directors' Report has been prepared in compliance with the effective legal requirements of Article 150 and 153 of Law 4548/2018, and its content corresponds to the accompanying separate and consolidated financial statements for the year ended as at 31/12/2021.
- b. Based on the knowledge we acquired during our audit, we have not identified any material misstatements in the Board of Directors' Report in relation to the Company "KLEEMANN HELLAS- MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A." and its environment.

Athens, 18 October 2022

The Chartered Accountant

Andreas Pardalis

I.C.P.A. Reg. No 58521

## **ANNUAL FINANCIAL STATEMENTS**

Financial Statements were approved by the Board of «KLEEMANN HELLAS S.A» on 14/10/2022.

## STATEMENT OF FINANCIAL POSITION

### 31 DECEMBER

(amounts in euros, rounded in units, unless it is otherwise stated)

		GROUP		COMPANY	
	NOTES	2021	2020*	2021	2020*
<b>ASSETS</b>					
<b>Non-Current Assets</b>					
Tangible Assets for own use	6	45.798.797	43.787.080	25.023.895	25.183.663
Right of use Assets	6.2	4.583.610	2.175.422	682.589	673.682
Investment Property	7	1.475.930	1.202.643	1.419.833	1.202.643
Intangible fixed Assets	8	5.190.248	5.314.826	3.974.396	4.223.314
Participations in Subsidiaries	9	-	-	35.107.079	31.595.617
Other long-term receivables	10	3.791.194	4.149.664	3.418.727	4.033.414
Deferred Tax Receivables	11	1.909.911	2.271.967	701.356	1.743.521
Goodwill	9	19.237.643	3.347.041	-	-
		<b>81.987.333</b>	<b>62.248.642</b>	<b>70.327.875</b>	<b>68.655.853</b>
<b>Current Assets</b>					
Inventory	12	36.506.843	28.629.612	20.492.656	17.268.675
Trade Receivables	13	32.375.783	28.244.462	28.111.621	26.066.668
Other receivables	14	26.892.933	21.334.760	7.836.660	6.211.383
Short-term Investments and Securities	15	196.041	127.784	196.041	127.784
Cash and cash equivalents	16	15.052.046	18.843.296	2.111.797	4.737.461
		<b>111.023.646</b>	<b>97.179.914</b>	<b>58.748.775</b>	<b>54.411.971</b>
<b>Total Assets</b>		<b>193.010.979</b>	<b>159.428.556</b>	<b>129.076.650</b>	<b>123.067.824</b>
<b>EQUITY AND LIABILITIES</b>					
<b>Equities</b>					
Share Capital	17	18.209.499	18.209.499	18.209.499	18.209.499
Other Reserves	17	33.243.719	32.359.020	30.849.468	29.929.887
Profit carried forward		16.534.591	15.944.167	826.883	1.198.210
Exchange Rate differences from consolidation of foreign Subsidiaries		(6.671.463)	(7.616.448)	-	-
<b>Equity attributable to Company Shareholders</b>		<b>61.316.347</b>	<b>58.896.238</b>	<b>49.885.850</b>	<b>49.337.597</b>
Non-controlling interest		5.921.849	4.875.563	-	-
<b>Total Equity</b>		<b>67.238.196</b>	<b>63.771.801</b>	<b>49.885.850</b>	<b>49.337.597</b>
<b>Long-term Liabilities</b>					
Long-term Debt Liabilities	18	21.946.296	30.488.583	19.773.472	25.608.859
Long term Lease Liabilities	21	3.353.589	1.407.651	345.112	310.979
Liabilities for employees' termination benefits	19	1.539.736	1.374.036	1.219.694	1.068.146
Other Long-term Liabilities	20	2.469.008	1.534.239	855.647	895.567
Deferred Tax Liabilities	10	285.102	185.275	-	-
		<b>29.593.731</b>	<b>34.989.784</b>	<b>22.193.925</b>	<b>27.883.552</b>
<b>Short-term Liabilities</b>					
Suppliers	22	24.848.862	12.839.137	17.536.323	13.756.578
Current Tax Liabilities	30	3.304.539	3.170.934	587.400	1.155.803
Other Short term Liabilities	23	29.669.072	21.382.492	7.829.799	10.068.578
Short term Debt Liabilities	18	34.252.353	18.901.703	29.568.387	18.899.659
Short term Lease Liabilities	21	1.396.530	867.222	344.966	391.676
Short term Provisions	24	2.707.698	3.505.483	1.130.000	1.574.381
		<b>96.179.052</b>	<b>60.666.971</b>	<b>56.996.875</b>	<b>45.846.675</b>
<b>Total Liabilities</b>		<b>125.772.783</b>	<b>95.656.755</b>	<b>79.190.800</b>	<b>73.730.227</b>
<b>Total Equity and Liabilities</b>		<b>193.010.979</b>	<b>159.428.556</b>	<b>129.076.650</b>	<b>123.067.824</b>

\* The Statement of Financial Position of the previous reporting period 2020 has been restated according to IAS 8, due to the change in the accounting policy for retirement benefit obligations in accordance with IAS 19, as presented in detail in Note 38.

## STATEMENT OF PROFIT AND LOSS

### FOR THE PERIOD ENDED 31 DECEMBER

(amounts in euros, rounded in units, unless it is otherwise stated)

	NOTES	GROUP		COMPANY	
		From 01/01 until		From 01/01 until	
		31/12/2021	31/12/2020*	31/12/2021	31/12/2020*
<b>Sales</b>	<b>25</b>	<b>163.522.465</b>	<b>140.209.187</b>	<b>96.984.512</b>	<b>84.379.826</b>
Cost of Sales	26	(116.806.794)	(98.388.595)	(75.049.566)	(62.700.037)
<b>Gross Profit</b>		<b>46.715.671</b>	<b>41.820.592</b>	<b>21.934.946</b>	<b>21.679.789</b>
Other income / (expenses)	28	3.818.030	2.251.717	5.555.407	4.119.710
Selling Expenses	26	(19.627.551)	(16.172.392)	(12.361.866)	(11.685.225)
Administrative Expenses	26	(21.016.185)	(18.998.940)	(11.067.889)	(11.155.798)
Research and Development Expenses	26	(2.060.990)	(1.833.130)	(1.934.211)	(1.707.965)
<b>Operating Income / (expenses)</b>		<b>7.828.975</b>	<b>7.067.848</b>	<b>2.126.388</b>	<b>1.250.511</b>
Financial income	29	245.980	139.290	9.229	24.966
Financial expenses	29	(2.093.774)	(1.817.471)	(1.363.009)	(1.355.197)
Income from Dividends	29	-	-	852.118	2.354.310
Increase (decrease) of investments value in participations and securities	29	68.321	3.436	(5.281)	3.436
<b>Profit / (loss) before Tax</b>		<b>6.049.501</b>	<b>5.393.104</b>	<b>1.619.444</b>	<b>2.278.025</b>
Income Tax	30	(2.799.894)	(1.477.244)	(1.136.679)	(219.373)
<b>Profit / (loss) after Tax</b>		<b>3.249.607</b>	<b>3.915.860</b>	<b>482.765</b>	<b>2.058.653</b>
Attributable to:					
Equity holders of the Parent	33	2.428.325	3.302.524	482.765	2.058.653
Non-controlling interest		821.282	613.336	-	-
		<b>3.249.607</b>	<b>3.915.860</b>	<b>482.765</b>	<b>2.058.653</b>
<b>Basic and diluted net profit / (loss) after tax per share of the Company (in absolute amounts)</b>	<b>33</b>	<b>0,1027</b>	<b>0,1396</b>	<b>0,0204</b>	<b>0,0871</b>
<b>Profits before tax, financial, investment results and depreciation</b>		<b>11.649.102</b>	<b>10.740.011</b>	<b>4.239.846</b>	<b>3.294.978</b>

\* The Statement of Profit and Loss of the previous reporting period 2020 has been restated according to IAS 8, due to the change in the accounting policy for retirement benefit obligations in accordance with IAS 19, as presented in detail in Note 38.



## STATEMENT OF COMPREHENSIVE INCOME

### FOR THE PERIOD ENDED 31 DECEMBER

(amounts in euros, rounded in units, unless it is otherwise stated)

	GROUP		COMPANY	
	From 01/01 until		From 01/01 until	
	31/12/2021	31/12/2020*	31/12/2021	31/12/2020*
<b>Net profit / (loss) for the year</b>	<b>3.249.607</b>	<b>3.915.860</b>	<b>482.765</b>	<b>2.058.653</b>
<b>Items that will not be classified in the income statement later</b>				
Actuarial gain / (losses)	(23.855)	58.977	(19.941)	51.941
Government Grants	-	-	-	-
Hedging	25.854	(12.966)	25.854	(12.966)
Revaluation of Assets	(430.413)	17.647	59.575	17.647
<b>Items that might be classified in the income statement later</b>				
Exchange rate Differences	794.569	(920.267)	-	-
<b>Total of their incomes</b>	<b>366.156</b>	<b>(856.609)</b>	<b>65.488</b>	<b>56.622</b>
<b>Other comprehensive income after tax</b>	<b>3.615.763</b>	<b>3.059.251</b>	<b>548.253</b>	<b>2.115.275</b>
<b>Total comprehensive income after tax</b>	<b>3.615.763</b>	<b>3.059.251</b>	<b>548.253</b>	<b>2.115.275</b>
Attributable to:				
Equity holders of the Parent	2.945.511	2.495.527	548.253	2.115.275
Non-controlling interest	670.252	563.724	-	-
	<b>3.615.763</b>	<b>3.059.251</b>	<b>548.253</b>	<b>2.115.275</b>

\* The Statement of Comprehensive Income of the previous reporting period 2020 has been restated according to IAS 8, due to the change in the accounting policy for retirement benefit obligations in accordance with IAS 19, as presented in detail in Note 38.

## STATEMENT OF CHANGES IN EQUITY GROUP

### FOR THE PERIOD ENDED 31 DECEMBER

(amounts in euros, rounded in units, unless it is otherwise stated)

	Share Capital	Regular Reserve	Other Reserves	Profit carried forward	Equity attributable to Company Shareholders	Non-controlling interest	Total Equity
<b>Balance at 01/01/2020</b>	<b>8.277.045</b>	<b>3.497.191</b>	<b>46.210.624</b>	<b>12.822.160</b>	<b>70.807.021</b>	<b>5.112.069</b>	<b>75.919.090</b>
Adjustments due to change in accounting policy IAS 19	(0)	-	162.490	2.020.258	2.182.748	142.254	2.325.002
<b>Adjustable balance at 01/01/2020</b>	<b>8.277.045</b>	<b>3.497.191</b>	<b>46.373.114</b>	<b>14.842.419</b>	<b>72.989.769</b>	<b>5.254.323</b>	<b>78.244.092</b>
Transactions with Equity holders of the Parent Company							
Distribution of Dividends	-	-	(16.010.134)	(522.761)	(16.532.895)	(805.774)	(17.338.669)
Share capital Increase	9.932.454	-	(9.932.454)	-	-	-	-
Creation of Reserves and other movements	-	96.437	1.520.692	(1.673.293)	(56.164)	(136.709)	(192.874)
Transactions with Equity holders of the Parent Company	9.932.454	96.437	(24.421.896)	(2.196.053)	(16.589.059)	(942.483)	(17.531.542)
<u>Total comprehensive income</u>							
Net profits of Period	-	-	-	3.302.524	3.302.524	613.336	3.915.860
Other Comprehensive Income	-	(1.639)	(800.635)	(4.723)	(806.997)	(49.612)	(856.609)
Total comprehensive income	-	(1.639)	(800.635)	3.297.802	2.495.527	563.724	3.059.251
<b>Balance at 31/12/2020</b>	<b>18.209.499</b>	<b>3.591.988</b>	<b>21.150.583</b>	<b>15.944.167</b>	<b>58.896.237</b>	<b>4.875.563</b>	<b>63.771.800</b>
	Share Capital	Regular Reserve	Other Reserves	Profit carried forward	Equity attributable to Company Shareholders	Non-controlling interest	Total Equity
<b>Balance at 01/01/2021</b>	<b>18.209.499</b>	<b>3.591.988</b>	<b>21.150.583</b>	<b>15.944.167</b>	<b>58.896.237</b>	<b>4.875.563</b>	<b>63.771.800</b>
Transactions with Equity holders of the Parent Company							
Distribution of Dividends	-	-	-	-	-	(852.118)	(852.118)
Creation of Reserves and other movements	-	5.336	822.292	(1.353.029)	(525.402)	1.228.152	702.750
Transactions with Equity holders of the Parent Company	-	5.336	822.292	(1.353.029)	(525.402)	376.034	(149.368)
<u>Total comprehensive income</u>							
Net profits of Period	-	-	-	2.428.325	2.428.325	821.282	3.249.607
Other Comprehensive Income	-	-	1.002.057	(484.871)	517.186	(151.030)	366.156
Total comprehensive income	-	-	1.002.057	1.943.454	2.945.511	670.252	3.615.763
<b>Balance at 31/12/2021</b>	<b>18.209.499</b>	<b>3.597.324</b>	<b>22.974.932</b>	<b>16.534.591</b>	<b>61.316.347</b>	<b>5.921.849</b>	<b>67.238.196</b>

The attached notes on pages 45 to 110 consist an integral part of these Financial Statements.

## STATEMENT OF CHANGES IN EQUITY COMPANY

### FOR THE PERIOD ENDED 31 DECEMBER

(amounts in euros, rounded in units, unless it is otherwise stated)

	COMPANY				
	Share Capital	Regular Reserve	Other Reserves	Profit carried forward	Total
<b>Balance at 01/01/2020</b>	<b>8.277.045</b>	<b>2.759.015</b>	<b>50.471.561</b>	<b>207.101</b>	<b>61.714.722</b>
Adjustments due to change in accounting policy IAS 19	-	-	138.839	1.901.655	2.040.494
<b>Adjustable balance at 01/01/2020</b>	<b>8.277.045</b>	<b>2.759.015</b>	<b>50.610.400</b>	<b>2.108.756</b>	<b>63.755.216</b>
<u>Transactions with Equity holders of the Parent Company</u>					
Distribution of Dividends	-	-	(16.010.134)	(522.761)	(16.532.895)
Share capital Increase	9.932.454	-	(9.932.454)	-	-
Creation of Reserves and other movements	-	92.129	2.354.310	(2.446.438)	-
Transactions with Equity holders of the Parent Company	9.932.454	92.129	(23.588.278)	(2.969.199)	(16.532.895)
<u>Total comprehensive income</u>					
Net profits of Period	-	-	-	2.058.653	2.058.653
Other Comprehensive Income	-	-	56.622	-	56.622
Total comprehensive income	-	-	56.622	2.058.653	2.115.275
<b>Balance at 31/12/2020</b>	<b>18.209.499</b>	<b>2.851.144</b>	<b>27.078.744</b>	<b>1.198.210</b>	<b>49.337.597</b>
	Share Capital	Regular Reserve	Other Reserves	Profit carried forward	Total
<b>Balance at 01/01/2021</b>	<b>18.209.499</b>	<b>2.851.144</b>	<b>27.078.744</b>	<b>1.198.210</b>	<b>49.337.597</b>
<u>Transactions with Equity holders of the Parent Company</u>					
Creation of Reserves and other movements	-	1.975	852.118	(854.092)	-
Transactions with Equity holders of the Parent Company	-	1.975	852.118	(854.092)	-
<u>Total comprehensive income</u>					
Net profits of Period	-	-	-	482.765	482.765
Other Comprehensive Income	-	-	65.489	(0)	65.488
Total comprehensive income	-	-	65.489	482.765	548.253
<b>Balance at 31/12/2021</b>	<b>18.209.499</b>	<b>2.853.118</b>	<b>27.996.350</b>	<b>826.883</b>	<b>49.885.850</b>

The attached notes on pages 45 to 110 consist an integral part of these Financial Statements.

## STATEMENT OF CASH FLOWS

### FOR THE PERIOD ENDED 31 DECEMBER

(amounts in euros, rounded in units, unless it is otherwise stated)

	NOTES	GROUP		COMPANY	
		From 01/01 until		From 01/01 until	
		31/12/2021	31/12/2020*	31/12/2021	31/12/2020*
<b>Cash Flows from operating activities</b>					
Cash Flows from operating activities	31	8.598.036	1.474.639	(873.778)	(341.637)
Interests paid		(1.567.164)	(1.176.702)	(1.164.714)	(824.337)
Income tax paid		(2.175.975)	(1.567.890)	(147.821)	(388.709)
<b>Net cash flows from operating activities</b>		<b>4.854.897</b>	<b>(1.269.954)</b>	<b>(2.186.313)</b>	<b>(1.554.683)</b>
<b>Cash Flows from investing activities</b>					
Acquisition of subsidiaries, related companies, joint ventures and other investments		(7.011.418)	-	-	(4.497.991)
Purchases of Tangible and Intangible Assets		(1.859.157)	(3.939.439)	(1.312.732)	(2.410.648)
Sales of Tangible and Intangible Assets		59.865	24.554	23.249	6.186
Interests received		125.626	221.276	9.229	24.966
Dividends received		(0)	-	1.405.774	195.000
		<b>(8.685.085)</b>	<b>(3.693.609)</b>	<b>125.520</b>	<b>(6.682.487)</b>
<b>Cash Flows from financing activities</b>					
Share Capital increase/(decrease)		132	-	-	-
Increase of Bank Loans		10.500.000	24.422.326	10.500.000	25.000.000
Cash of acquired companies		3.220.938	-	-	-
Repayment of lease liabilities		(1.122.271)	16.270	(380.023)	-
Repayment of Bank Loans		(5.666.874)	(6.886.338)	(5.666.659)	(6.886.338)
Settlement (payment) of financial leasing liabilities		(371.783)	(46.789)	-	-
Dividends paid and rewards of B.o.D.		(6.423.963)	(11.105.648)	(5.018.189)	(11.013.967)
		<b>136.180</b>	<b>6.399.820</b>	<b>(564.871)</b>	<b>7.099.695</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>		<b>(3.694.008)</b>	<b>1.436.257</b>	<b>(2.625.664)</b>	<b>(1.137.475)</b>
Cash and cash equivalents in the beginning of the fiscal year		18.746.054	17.407.038	4.737.461	5.874.936
<b>Cash and cash equivalents in the end of the fiscal year</b>		<b>15.052.046</b>	<b>18.843.295</b>	<b>2.111.797</b>	<b>4.737.461</b>

\* The Statement of Cash Flow of the previous reporting period 2020 has been restated according to IAS 8, due to the change in the accounting policy for retirement benefit obligations in accordance with IAS 19, as presented in detail in Note 38.

## NOTES TO THE FINANCIAL STATEMENTS

### 1. COMPANY ESTABLISHMENT AND ACTIVITIES

KLEEMANN HELLAS S.A., a Mechanical Constructions Societe Anonyme Industrial Trading Company, with the distinctive title KLEEMANN HELLAS S.A. («The Company») was incorporated in 1983 and its General Electronic Commercial Registry No is 14486435000. Its operating duration has been defined as indefinite.

The main activity of the Company is the manufacturing and trading of complete elevator systems, maintaining a leading position in its sector. Its Head Offices and its contact address are located at the Industrial Area of Stavrochori, Kilkis, while its web site address is <https://kleemannlifts.com/>.

The sole shareholder of the 100% shares is MCA ORBITAL GLOBAL HOLDINGS LTD. The total number of shares on 31 December 2021 is 23.648.700, all of which are ordinary with a nominal value of € 0,77 per share.

The Board of Directors of the Company consists of:

1. Nikolaos K. Koukountzos, Chairman
2. Menelaos K. Koukountzos, Vice President
3. Konstantinos N. Koukountzos, Chief Executive Officer
4. Nikolaos N. Koukountzos, Chief Executive Officer
5. Aikateirini N. Koukountzou, Member
6. Ioannis K. Sanidiotis, Member
7. Maria D. Karadedoglou, Member

#### 1.1. Operating Environment

On February 24, 2022, Russia launched a military operation in Ukraine. Many governments are taking increasingly strict measures against Russia and Belarus. These measures have slowed the economy of both Cyprus and the global economy, and there is a possibility that they will contribute to wider effects in the respective economies as the measures remain in place for a longer period. The dispute may have serious consequences for both the Cypriot and the global economy, which are difficult to estimate precisely. The current concern is the rise in inflation, the uncertainty mainly in tourism and financial services and the increase in the price of fuel, which will affect household incomes and business operating costs.

## **2. BASIS OF PREPARATION OF THE FINANCIAL STATEMENTS**

### **2.1. Note of compliance**

The attached separate and consolidated Financial Statements have been prepared in accordance with the International Financial Reporting Standards (I.F.R.S.), as adopted by the European Union, under the rule 1606/2002 of the European parliament and Council of the European union on 19th July of 2002 and on a going concern basis.

The Group applies all International Accounting Standards (IAS), International Financial Reporting Standards (IFRS) and interpretations that apply to its operations.

### **2.2. Basis of valuation**

The Financial Statements were prepared based on the historical cost principle with the exception of Land and Securities which are recorded at their fair value.

### **2.3. Functional exchange rate and presentation**

The financial statements and all the financial information are expressed in Euros (unless it is otherwise stated), which constitutes the Company's functional currency.

### **2.4. Application of estimates and judgements**

The preparation of financial statements requires the management to take decisions and make judgments that affect the application of accounting policies, as well as the recorded amounts of assets, liabilities, income and expenses. Actual results may differ from the resulting accounting estimates.

The accounting estimates and the relative assumptions are revised on a continuous basis and recognized in the period in which they were made and in future periods if there are any. Specific information, in the areas of uncertainty regarding the estimates and the crucial judgments concerning the application of accounting policies, with significant impact on the figures recorded in the financial statements, is given in the following notes:

- Tangible Assets for own use (Note 6)
- Intangible Assets (Note 8)
- Inventory (Note 12)
- Trade receivables (Note 13)
- Provisions (Note 24)
- Commitments, Contingent Assets and Liabilities (Note 34)

The accounting policies that are presented below have been consistently applied in all the periods that are presented in these Financial Statements and have been consistently adopted by all the Group's companies.

### **2.5. Presentation Currency**

The Financial Statements and their Notes are presented in Euros, rounded in units, unless it is otherwise stated.

### **2.6. Presentation of Items in the Financial Statements and their Notes**

Reclassifications have been made to the amounts of 2020 in some of the items of the Financial Statements and the analysis of their Notes, for the purpose of comparability with the corresponding items in 2021. There are no substantial alterations arising from the above reclassifications.

### **3. BASIC ACCOUNTING POLICIES**

#### **3.1 Consolidation Basis**

##### **3.1.1 Subsidiaries**

Subsidiaries are the companies controlled by the Parent Company. Control exists when the Parent Company has the power to reach decisions, directly or indirectly, concerning the subsidiaries' financial management principles, to receive returns from the subsidiaries. The existence of any potential voting rights which may be exercised at the time of preparation of the financial statements is taken into account in order to ascertain whether the Parent Company controls the subsidiaries.

The subsidiaries are fully consolidated from the date that control is acquired and cease to be consolidated from the date that such control ceases to exist. The accounting policies of subsidiaries have been changed where needed to align with the ones of the Group.

The Company records the investments in subsidiaries in the Separate Financial Statements at their acquisition cost less any possible impairment of their value.

##### **3.1.2 Elimination transactions during Consolidation**

Intra-Group balances and transactions, as well as profits and losses which occurred from intra-Group transactions are written off during the preparation of the consolidated financial statements. Unrealized profits and unrealized losses from transactions between the companies of the Group are written off by the percentage of the Group's holding, to the extent that there are no indications of impairment of their value.

#### **3.2 Segment Reporting**

A business sector is defined as a Group of assets and operations providing goods and services which are under various risks and yields from those of other business sectors. A geographic sector is defined as a geographical area where goods and services are under various risks and yields from other areas.

IFRS 8 "Operating Segments" set the standards for the determination of distinguished activity sectors of entities, which are defined according to the structure of the entity. The segments of the entity that have to be disclosed separately, are defined according to the quantitative criteria of IAS 8.

From year 2017 and onwards, the Company's and the Group's equity instruments ceased to be traded on a public market, so there is no obligation to provide the related information.

#### **3.3 Business Combinations under common control**

The business combination of the Company with the acquired subsidiaries is a transaction under common control as determined by IFRS 3 "Business Combinations". Transactions under common control are outside the scope of IFRS 3 and there is no other IFRS guidance covering such transactions. As IAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors" requires, where IFRS does not include guidance on a particular issue, management shall determine the appropriate accounting policy, considering among others, the most recent pronouncements of other standard-setting bodies that use a similar conceptual framework to develop accounting standards, other accounting literature and accepted industry practices.

Following the principles of the accounting method based on UK GAAP (FRS6 "Acquisitions and Mergers") and US GAAP (SFAS 141 "Business Combinations"), the financial information is presented as if it had always been part of the Company. Its assets and liabilities were recorded at their book value, with the necessary adjustments to harmonize the accounting principles. The difference between the total value of the Company's shares issued to its former shareholders and the share capital and premium reserve of the latter was recorded in the goodwill reserve in the consolidation, which is included in other reserves.

#### **3.4 Foreign Currency**

##### **3.4.1 Transactions in Foreign Currency**

The Company's bookkeeping is in euro. Transactions in foreign currency are converted into euro using the official spot exchange rate on the transaction date. Profits and losses from exchange rate differences accrued from the settlement of such transactions during the fiscal year and from the conversion of currency items expressed in foreign currency with the prevailing rate on the date of the balance sheet, are recorded in the Profit and Loss Statement.

### **3.4.2 Transactions with foreign companies**

The conversion of the financial statements of the companies of the Group that use a different functional currency than the Group's presentation currency (none of which is operating under a status of a hyperinflationary economy), are converted as follows:

Assets and liabilities of activities that are carried out abroad, including the goodwill and readjustment of fair value, during consolidation, are converted to Euro under the base of the foreign currency's official prevailing rate on the date of the Statement of Financial Position.

Income and expenses are converted to Euro under the base of the average exchange rate during the fiscal year, which approaches the spot exchange rate.

Foreign exchange differences arising from the conversion of the net investment in a foreign business unit and of the relative offsets are recognized in statement of other Comprehensive income and in a separate line in the Equity account.

### **3.5 Tangible Assets for own use**

Tangible fixed assets are measured at acquisition cost, including all the relative expenditures that are directly attributable to them, less accumulated depreciation, and any potential impairment of their value, except for Land which is measured at fair value.

Subsequent expenditures are recorded as an increase in the carrying value of the tangible fixed assets or as a separate fixed asset only where there is a possibility that the future economic benefits will flow to the Group and the Company, and their cost could be reliably measured. Repairs and maintenance costs are recorded in the Profit and Loss Statement when they are realized.

The acquisition cost and the accumulated depreciation on tangible fixed assets which are sold or disposed, are transferred from the specific accounts at the moment of sale or disposal and the difference between the selling price and the carrying value is recorded in the Profit and Loss Statement.

According to the principles of IAS 16, the costs related to the obligations for the retirement of tangible fixed assets, are recognized in the period in which they are incurred and to the extent that a reasonable estimation of their fair value can be made. These costs are capitalized as a part of the value of the acquired tangible fixed assets and depreciated accordingly.

Land is not depreciated. Depreciation on the other tangible fixed asset items is calculated using the straight-line method over the estimated useful life of these assets and their sections. Useful life range is estimated as follows:

Buildings	8-50 years
Mechanical equipment	1-20 years
Transportation	5-25 years
Other equipment	1-20 years

The residual values and the useful life of tangible fixed assets are subject to review on each Statement of Financial Position date, if it is necessary, whereas the carrying values of the assets are tested for impairment when there are such indications (see note 3.7).

In such cases the recoverable value is calculated and if the carrying value exceeds it, the difference is recognized as impairment loss in the Profit and Loss Statement. The values of tangible fixed assets are decreased in their recoverable amount, which is the highest between the fair value less the required costs for the sale and the value in use, which equals the present value of the estimated future cash flows. The applied discounting rate reflects the current estimation of the market for the time value of money and the related risks associated with the tangible assets.



### **3.6 Intangible assets**

Intangible Assets relate to software licenses. They are measured at acquisition cost less accumulated amortization, less any accumulated impairment. They are amortized using the straight-line method over their useful life, which is up to 15 years.

Expenditure necessary for the development and maintenance of software is recognized as an expense in the Profit and Loss Statement for the year in which it is incurred.

Costs and expenses concerning the internal creation and development of software are capitalized, in the extent that requirements of the related Standard are fulfilled.

### **3.7 Impairment of assets**

The book value of the Group's assets is tested for impairment when there are indications that their book value will not be recovered. In this case, the asset's recoverable amount is determined and if the carrying amount exceeds the estimated recoverable value, an impairment loss is recognized, which is recorded directly in the Profit and Loss Statement. The recoverable value is the highest amount between an asset's fair value, less the required costs for the sale and the value in use. In order to estimate the value in use, the estimated future cash flows are discounted to the asset's present value with the use of a discount rate that reflects the market's current estimations for the time value of money and the related risks associated with these assets. If an asset does not generate cash flows independently, the recoverable amount is determined in respect of impairment at the level of the cash-generating unit (CGU) to which the asset belongs.

If an impairment loss is recognized, it shall be examined on each Statement of Financial Position date if the conditions that led to the impairment recognition continue to exist. In this case, the asset's recoverable value is re-determined and the impairment loss is offset restoring the asset's book value to its recoverable amount to the extent that this does not exceed the carrying amount (net of depreciation) that would have been determined if an impairment loss had not been recorded.

### **3.8 Goodwill**

Goodwill represents the excess of the cost of an acquisition over the fair value of the Company's share of the net identifiable assets of the business acquired at the date of the acquisition. The goodwill from the acquisition of subsidiaries is included in 'intangible assets'. Goodwill from the acquisition of associated companies is included in 'investments in associates'. The goodwill from the acquisition of participations in joint ventures is included in 'participations in joint ventures'.

Goodwill is tested for impairment on an annual basis and is presented at cost less accumulated impairment losses. Gains and losses on the sale of an associated company include the carrying amount of goodwill related to that sale. Goodwill is allocated to the cash-generating units for impairment testing purposes.

### **3.9 Investments**

Investments are classified according to the purpose for which they were acquired. Management decides on the appropriate classification of the investment when the investment is acquired and reviews the classification at each reporting date.

#### **3.9.1 FINANCIAL ASSETS AT A FAIR VALUE THROUGH THE PROFIT AND LOSS STATEMENT**

This category includes financial assets acquired for the purpose of selling in the near term. Assets in this category are classified as Current Assets if they are held for trading or if they are expected to be realized within 12 months of the end of the reporting period.

#### **3.9.2 INVESTMENTS HELD TO MATURITY**

This category includes investments with fixed or pre-determined payments and specified dates to cash flows, which the Group and the Company intend to hold until their maturity, as far as possible.

#### **3.9.3 FINANCIAL ASSETS AVAILABLE FOR SALE**

This category includes assets which are either designated for this category or cannot be classified in one of the above categories. They are included in Non-Current Assets, on condition that management does not intend to sell them within 12 months of the end of the reporting period.

Purchases and sales of investments are recognized on the date of the transaction, when the contractual rights or obligations of the Group are raised. Investments are initially recognized at their fair value plus transaction

costs. Investments are derecognized when the rights to collect cash flows from the investments expire or are transferred and the Group has materially transferred all risks and benefits of ownership.

#### **3.9.4 INVESTMENTS IN EQUITY**

Investments in equity are properties which are held either for rental yields or for capital appreciation or both. Only land and buildings are considered investment properties and are initially measured at cost. Initial cost includes transaction costs: professional and legal fees, transfer taxes and other expenses.

Depreciation of investment assets is calculated using the straight-line method over their estimated useful life, which are 25 to 42 years.

#### **3.10 Inventories**

Inventories are valued at the lower, per item, price between the acquisition cost or production cost and net realizable value. Acquisition cost is determined using the FIFO method. Net realizable value is estimated on the basis of current stock sale prices in the ordinary course of business after subtracting any costs of completion and sale, if applicable. Cost production includes direct materials, direct labour costs and the corresponding overheads which are incurred in bringing inventory to their present condition. Eliminations are recognized in the Profit and Loss Statement of the year in which they are incurred.

#### **3.11 Trade receivables**

Short-term receivables from customers are recorded initially at fair value and are tested on an annual basis for impairment. Impairment losses are recorded when there is an objective indication that the Group is not in a position to collect the total contractual cash flows. The amount of the provision is recorded as an expense in the Profit and Loss Statement. The write-offs of receivables that are considered uncollectible are applied to the formed provision.

Long-term receivables from customers are recorded initially at fair value and are subsequently carried at amortized cost using the effective interest rate method, less provision for impairment. In case the carrying amount or the cost of a financial asset exceeds present value, the asset is revalued to the recoverable amount, which is the present value of future flows of the asset, calculated on the basis of the average borrowing rate of the company.

#### **3.12 Cash and cash equivalents**

Cash and cash equivalents include cash balance and bank deposits.

#### **3.13 Bank Loans**

Loans are initially recorded at their fair value. Following their initial recognition, they are carried at their outstanding balance. Loans are classified as Current Liabilities unless the Group has the right to defer final settlement of the liability for at least 12 months from the date of the Statement of Financial Position. In this case they are classified as Long-term Liabilities.

#### **3.14 Income tax and deferred tax**

Income tax of the fiscal year is comprised of both current and deferred tax. Income tax is recorded in the Profit and Loss Statement unless it concerns amounts that are directly recorded in Equity, in which case it is recorded in Equity.

Current income tax is the expected payable tax against taxable income of the fiscal year, based on the tax rates enacted on the Statement of Financial Position date, as well as any readjustment to the payable tax of previous fiscal years.

Deferred income tax is calculated using the balance sheet method, on the temporary differences between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Deferred income tax is not accounted for if it derives from the initial recognition of an asset or liability in a transaction, other than a business combination, that at the time of the transaction does not affect either accounting or taxable profit or loss. Deferred tax is calculated using tax rates (and laws) that have been enacted or substantially enacted by the end of the reporting period and are expected to apply when the related deferred income tax asset is realized or the deferred income tax liability is settled.

Deferred income tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilized. Deferred tax assets are reduced when the respective taxable profit is realized.

Regarding additional taxes, which are possible to arise from the tax audits, the Company and its domestic subsidiaries, using historical statistic figures from tax audits of previous tax audited fiscal years, record a provision of future tax differences which will arise from tax audits of the tax unaudited fiscal years.

Additional income taxes resulting from the distribution of dividends are recorded at the same time as the settlement obligation of the relevant dividends.

### **3.15 Employee Benefits**

#### **3.15.1 DEFINED CONTRIBUTION PLAN**

The liabilities towards contributions in Defined Contribution Plan are recognized as an expense in the Statement of Profit and Loss statement during their year, in which they are realized.

#### **3.15.2 LIABILITIES ARISING FROM THE PROVISIONS OF THE LAW 2112/1920 AND 4093/2012, ACCORDING TO IAS 19.**

The liability recorded in financial statements in respect of defined benefit plans is the present value of the defined benefit obligation, considering any adjustments for potential actuarial results (gains/losses) and the past-service costs.

The total liability is calculated annually according to the actuarial report, which is provided by an independent actuary with the use of the projected unit credit method.

The present value is defined by discounting the estimated future cash flows using the interest rate of an AA credit-rated bond, which is issued in the currency in which the benefits will be paid and have terms to maturity approximating to the terms of the related pension obligation.

Accumulated actuarial profits / losses arising from the deviation between estimations and experience and from the changes in actuarial assumptions applied, are depreciated in a period equal to the employees' average remaining term of service, to the extent that they exceed 10% of the highest between accrued liabilities and the fair value of the plan assets.

Past-service cost is recorded directly in the Profit and Loss Statement with the exception of the case where variations in the plan depend on the remaining time of service of employees. In this case the past-service cost is recorded in the Profit and Loss Statement using the straight-line method over the maturity period.

### **3.16 Government grants**

The Group recognizes government grants that meet the following criteria: a) there is reasonable certainty that the company has complied or will comply with the terms of the grant and b) it is probable that the amount of the grant will be received. Grants are recorded at fair value and recognized systematically as income, based on the principle of matching subsidies, with the related costs which they subsidize.

Government grants regarding expenses, are deferred and recognized in the Profit and Loss Statement so as to correspond to the expenses they are designated to indemnify. Government grants related to the purchase of tangible fixed assets are included in Long-term Liabilities as deferred government grants and are transferred as gains to the Profit and Loss Statement using the straight-line method over the expected useful life of the related assets.

### **3.17 Provisions**

Provisions are recognized when the Group has a present obligation (legal or constructive), when it is highly probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Provisions are reviewed on each Statement of Financial Position date, and if it is no longer probable that an outflow of resources embodying economic benefits will be required to settle the obligation, they are reversed. Provisions are used solely for the purposes for which they were initially formed.

Provisions for future losses are not recognized. Contingent liabilities are not recognized in the Financial Statements but are disclosed, unless the possibility of an outflow of resources generating significant economic benefit is limited. Contingent assets are not recognized in the financial statements but are disclosed when an inflow of economic benefits is possible.

Provisions for restructuring are recognized when the Group has approved a detailed and official restructuring plan, which has commenced or been announced publicly. Future operating costs are not included in the provision.

### **3.18 Revenue**

The Group recognizes revenue when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. IFRS 15 establishes a five-stage model for measuring revenue from contracts with customers:

1. Identification of the contract with the customer
2. Identification of the separate performance obligations
3. Determination of the transaction price
4. Allocation of the transaction price to the performance obligations in the contract
5. Recognition of revenue when or as an entity satisfies the performance obligation

Revenue is recognized at the amount an entity expects to be entitled in exchange for the transfer of goods or services to a counterparty. When awarding a contract, the accounting of the additional costs as well as the direct costs required for the completion of the particular contract are determined.

Revenue is defined as the amount that a financial entity expects to be entitled to as consideration for the goods or the services it transferred to any customer, with the exception of the amounts collected on behalf of third parties (value added tax, other sales taxes). Variable amounts are included in the price and are calculated either with the "expected value" method or the "most probable amount" method. Intercompany revenues of the Group are fully eliminated. Revenue is recognized as follows:

#### ***3.18.1 Sale of Goods***

The sale of goods is recognized when the significant risks and rewards of ownership have been transferred to the buyer, the collection of the consideration is reasonably assured, the related costs and potential returns can be reliably estimated, and there is no ongoing involvement in their management.

#### ***3.18.2 Services***

Revenues from service provision is recognized in the accounting period in which the services are provided and measured according to the nature of the services provided, using either output or input methods.

The Group applies output methods: Revenue from services is recorded in the period during which the services are rendered, based on the stage of completion and on the basis of recognition of the provided services as delivered by the recipient, in relation to total services to be provided.

#### ***3.18.3 Income from dividends***

Dividends are accounted as income upon the approval of their distribution by the General Shareholders' Meeting.

### **3.19 Finance Income-Expenses (Net)**

Net financial expenditures are comprised of debit interest on loans as well as foreign exchange profits/losses that arise from the companies' lending. In addition, they also include income from accrued credit interest from invested funds and interest on current accounts of customers.

### **3.20 Leases**

The criterion for classifying a lease as finance or operating is the substance of the transaction and not the type of the contract.

Indicative cases in which the lease contract is considered finance and recorded with the recognition of an asset and a liability is described as follows:

- Transfer of ownership of the leased asset to the lessee at the end of the lease term,
- Purchase option of the leased asset from the lessee at the end of the lease term on favorable terms,
- Lease duration greater than or equal to 75% of the economic life of the leased asset,
- Present value of the minimum payments of the lease, greater than or equal to 90% of the fair value of the leased asset

In all the above cases, the rentals are separated into finance expenses (interests) which are recorded directly in the Statement of Profit and Loss, and a reduction of the liability.

All other lease contracts are classified as operating. In this case, the lease payments are recorded directly in the Statement of Profit and Loss, in the period in which they are incurred.

### **3.21 Dividends**

Dividends that are distributed to the Group's shareholders are recognized as a Liability in the Financial Statements when the distribution is approved by the General Shareholders' Meeting. According to the Greek Legislation, companies are required to distribute to their shareholders as a dividend a percentage of 35% of the profits that arise from the published financial statements, after deducting the income tax and the regular reserve, or they may not distribute any dividend with the approval of the shareholders.

A dividend, which is lower than the 35% of the earnings after taxes and the regular reserve can be declared and paid with the approval of the 70% of the shareholders. According to the Articles of the Association of the Company, the Board of Directors is responsible to decide whether or not to propose the dividends distribution to the General Meeting of the Shareholders.

The Board of Directors at the Annual Ordinary General Meeting of Shareholders does not intend to propose the dividend distribution.

Shareholders collect dividends, distributed at any time, and are entitled to one vote, per share, at Company shareholders' meeting.

### **3.22 Earnings per Share**

The basic and diluted earnings per share are estimated by dividing the net earnings, attributable to the ordinary shareholders by the weighted average number of ordinary shares outstanding during the period.

### **3.23 New standards, interpretations and amendments to standards**

#### ***3.23.1. New Standards, Interpretations, Revisions and Amendments to existing Standards that are effective and have been adopted by the European Union***

The following new Standards, Interpretations and amendments of IFRSs have been issued by the International Accounting Standards Board (IASB), are adopted by the European Union, and their application is mandatory from or after 01/01/2021.

##### **Amendments to IFRS 4 “Insurance Contracts” – deferral of IFRS 9 (effective for annual periods starting on or after 01/01/2021)**

In June 2020, the IASB issued amendments that declare deferral of the date of initial application of IFRS 17 by two years, to annual periods beginning on or after January 1, 2023. As a consequence, the IASB also extended the fixed expiry date for the temporary exemption from applying IFRS 9 “Financial Instruments” in IFRS 4 “Insurance Contracts”, so that the entities are required to apply IFRS 9 for annual periods beginning on or after January 1, 2023. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any. The above have been adopted by the European Union with effective date of 01/01/2021.

##### **Amendments to IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16: “Interest Rate Benchmark Reform – Phase 2” (effective for annual periods starting on or after 01/01/2021)**

In August 2020, the IASB has finalized its response to the ongoing reform of IBOR and other interest benchmarks by issuing a package of amendments to IFRS Standards. The amendments complement those issued in 2019 and focus on the effects on financial statements when a company replaces the old interest rate benchmark with an alternative benchmark rate as a result of the reform. More specifically, the amendments relate to how a company will account for changes in the contractual cash flows of financial instruments, how it will account for a change in its hedging relationships as a result of the reform, as well as relevant information required to be disclosed. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any above have been adopted by the European Union with effective date of 01/01/2021.

##### **Amendments to IFRS 16 “Leases”: Covid-19 – Related Rent Concessions beyond 30 June 2021 (effective for annual periods starting on or after 01/04/2021)**

In March 2021, the IASB issued amendments to the practical expedient of IFRS 16, that extend the application period by one year to cover Covid-19-related rent concessions that reduce only lease payments due on or before 30 June 2022. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any. The above have not been adopted by the European Union.

#### ***3.23.2 New Standards, Interpretations, Revisions and Amendments to existing Standards that have not been applied yet or have not been adopted by the European Union***

The following new Standards, Interpretations and amendments of IFRSs have been issued by the International Accounting Standards Board (IASB), but their application has not started yet or they have not been adopted by the European Union.

##### **Amendments to IFRS 3 “Business Combinations”, IAS 16 “Property, Plant and Equipment”, IAS 37 “Provisions, Contingent Liabilities and Contingent Assets” and “Annual Improvements 2018-2020” (effective for annual periods starting on or after 01/01/2022)**

In May 2020, the IASB issued a package of amendments which includes narrow-scope amendments to three Standards as well as the Board’s Annual Improvements, which are changes that clarify the

wording or correct minor consequences, oversights or conflicts between requirements in the Standards. More specifically

- **Amendments to IFRS 3 Business Combinations** update a reference in IFRS 3 to the Conceptual Framework for Financial Reporting without changing the accounting requirements for business combinations.
- **Amendments to IAS 16 Property, Plant and Equipment** prohibit a company from deducting from the cost of property, plant and equipment amounts received from selling items produced while the company is preparing the asset for its intended use. Instead, a company will recognize such sales proceeds and related cost in profit or loss.
- **Amendments to IAS 37 Provisions, Contingent Liabilities and Contingent Assets** specify which costs a company includes when assessing whether a contract will be loss-making.
- **Annual Improvements 2018-2020** make minor amendments to IFRS 1 First-time Adoption of International Financial Reporting Standards, IFRS 9 Financial Instruments, IAS 41 Agriculture and the Illustrative Examples accompanying IFRS 16 Leases.

The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any. The above have not been adopted by the European Union.

#### **IFRS 17 "Insurance Contracts" (effective for annual periods starting on or after 01/01/2023)**

In May 2017, the IASB issued a new Standard, IFRS 17, which replaces an interim Standard, IFRS 4. The aim of the project was to provide a single principle-based standard to account for all types of insurance contracts, including reinsurance contracts that an insurer holds. A single principle-based standard would enhance comparability of financial reporting among entities, jurisdictions and capital markets. IFRS 17 sets out the requirements that an entity should apply in reporting information about insurance contracts it issues and reinsurance contracts it holds. Furthermore, in June 2020, the IASB issued amendments, which do not affect the fundamental principles introduced when IFRS 17 has first been issued. The amendments are designed to reduce costs by simplifying some requirements in the Standard, make financial performance easier to explain, as well as ease transition by deferring the effective date of the Standard to 2023 and by providing additional relief to reduce the effort required when applying the Standard for the first time. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any. The above have not been adopted by the European Union.

#### **Amendments to IAS 1 "Classification of Liabilities as Current or Non-current" (effective for annual periods starting on or after 01/01/2023)**

In January 2020, the IASB issued amendments to IAS 1 that affect requirements for the presentation of liabilities. Specifically, they clarify one of the criteria for classifying a liability as non-current, the requirement for an entity to have the right to defer settlement of the liability for at least 12 months after the reporting period. The amendments include: (a) specifying that an entity's right to defer settlement must exist at the end of the reporting period; (b) clarifying that classification is unaffected by management's intentions or expectations about whether the entity will exercise its right to defer settlement; (c) clarifying how lending conditions affect classification; and (d) clarifying requirements for classifying liabilities an entity will or may settle by issuing its own equity instruments. Furthermore, in July 2020, the IASB issued an amendment to defer by one year the effective date of the initially issued amendment to IAS 1, in response to the Covid-19 pandemic. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any. The above have not been adopted by the European Union.



**Amendments to IAS 1 "Presentation of Financial Statements" (effective for annual periods starting on or after 01/01/2023)**

In February 2021, the IASB issued narrow-scope amendments that pertain to accounting policy disclosures. The objective of these amendments is to improve accounting policy disclosures so that they provide more useful information to investors and other primary users of the financial statements. More specifically, companies are required to disclose their material accounting policy information rather than their significant accounting policies. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any. The above have not been adopted by the European Union.

**Amendments to IAS 8 "Accounting Policies, Changes in Accounting Estimates and Errors: Definition of Accounting Estimates" (effective for annual periods starting on or after 01/01/2023)**

In February 2021, the IASB issued narrow-scope amendments that they clarify how companies should distinguish changes in accounting policies from changes in accounting estimates. That distinction is important because changes in accounting estimates are applied prospectively only to future transactions and other future events, but changes in accounting policies are generally also applied retrospectively to past transactions and other past events. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any. The above have not been adopted by the European Union.

**Amendments to IAS 12 "Income Taxes": Deferred Tax related to Assets and Liabilities arising from a Single Transaction" (effective for annual periods starting on or after 01/01/2023)**

The amendments require companies to recognize deferred tax on transactions that, on initial recognition, give rise to equal amounts of taxable and deductible temporary differences. This will typically apply to transactions such as leases for the lessee and decommissioning obligations. The above have not been adopted by the European Union.

**Amendments to IFRS 17 "Insurance Contracts: First-time adoption of IFRS 17 and IFRS 9 - Comparative Period Information" (effective for annual periods starting on or after 01/01/2023)**

In December 2021, the IASB issued a narrow-scope amendment to the transition requirements in IFRS 17 to address a major issue related to temporary accounting mismatches between insurance contract liabilities and financial assets in the comparative information in the context of first-time adoption of IFRS 17 "Insurance Contracts" and IFRS 9 "Financial Instruments". The amendment aims to improve the usefulness of comparative information for the users of the financial statements. The above have not been adopted by the European Union.

***3.23.3. Change in accounting policy on the allocation of defined employee benefits to periods of service in accordance with IAS 19 "Employee Benefits"***

In May 2021, the IFRIC issued a decision about IAS 19 "Employee Benefits" and, particularly in relation to how the accounting principles and requirements of the International Accounting Standards apply to the allocation of benefits to periods of service. The Group and Company have fully implemented this decision as at 31.12.2021. The impact on the Financial Statements of the Group and the Company from the implementation of this decision is described in Note 38.

**3.24 Consolidation Principle**

The Group Financial Report includes the Parent Company and the subsidiaries under its control. Control exists when the Parent Company has the power to reach decisions, directly or indirectly, concerning the subsidiaries' financial and operating management principles, to receive returns from the subsidiaries.



The financial statements of the subsidiaries are prepared at the same reporting date and using the same accounting policies as the Parent Company, and wherever is required, the necessary adjustments are made to ensure consistency in the adopted accounting policies. The subsidiaries are consolidated from the date that control is obtained and cease to be consolidated from the date that control is transferred outside of the Group. The subsidiaries that consolidated with the full method are the follow:

Company	Head Offices	Parent Company	Participation	
			31/12/2021	31/12/2020
KLEFER A.E. <sup>(2)</sup>	Industr.area of Kilkis, Greece	KLEEMANN HELLAS A.B.E.E.	50,0%	50,0%
KLEEMANN ASANSOR San. Ve Tic. A.S. <sup>(2)</sup>	Istanbul,Turkey	KLEEMANN HELLAS A.B.E.E.	84,0%	84,0%
KLEEMANN LIFTOVI D.O.O <sup>(1)</sup>	Belgrade,Serbia	KLEEMANN LIFTS U.K. LTD	100,0%	100,0%
KLEEMANN LIFT RO S.R.L. <sup>(2)</sup>	Bucharest,Romania	KLEEMANN HELLAS A.B.E.E.	100,0%	100,0%
HONG KONG ELEVATOR SYSTEMS LIMITED <sup>(1)</sup>	Hong Kong	KLEEMANN LIFTS U.K. LTD	100,0%	100,0%
KLEEMANN LIFTS U.K. LTD <sup>(4)</sup>	Oxford,UK	KLEEMANN SERVICES LTD	100,0%	100,0%
KLEEMANN SERVICES LTD <sup>(2)</sup>	Nicosia,Cyprus	KLEEMANN HELLAS A.B.E.E.	100,0%	100,0%
KLEEMANN LIFTS (CHINA) CO. LTD <sup>(3)</sup>	Kunshan,China	HONG KONG ELEVATOR SYSTEMS LIMITED	100,0%	100,0%
KUNSHAN KLEEMANN LIFTS TRADING CO., LTD <sup>(3)</sup>	Kunshan,China	HONG KONG ELEVATOR SYSTEMS LIMITED	100,0%	100,0%
KLEEMANN LIFTS RUS <sup>(1)</sup>	Moscow,Russia	KLEEMANN LIFTS U.K. LTD	99,5%	99,5%
KLEEMANN DIZALA D.o.o. <sup>(1)</sup>	Zagreb,Croatia	KLEEMANN LIFTS U.K. LTD	100,0%	100,0%
KLEEMANN ELEVATORS AUSTRALIA PTY <sup>(1)</sup>	Sydney,Australia	KLEEMANN LIFTS U.K. LTD	100,0%	100,0%
KLEEMANN AUFZUGE GmbH <sup>(2)</sup>	Dusseldorf,Germany	KLEEMANN HELLAS A.B.E.E.	100,0%	100,0%
KLEEMANN ASCENSEURS SARL <sup>(2)</sup>	Paris,France	KLEEMANN HELLAS A.B.E.E.	100,0%	100,0%
KLEEMANN SERVICES MEPE <sup>(4)</sup>	Industr.area of Kilkis, Greece	KLEEMANN SERVICES LTD	-	100,0%
FOCUS LIFTS LIMITED <sup>(1)</sup>	Whittlebury, UK	KLEEMANN LIFTS U.K. LTD	100,0%	100,0%
ELEVATOR SERVICES GROUP PTY LTD <sup>(5)</sup>	Sydney,Australia	KLEEMANN ELEVATORS AUSTRALIA PTY	100,0%	0,0%
THREE POINT,INC. <sup>(1)</sup>	Delaware, U.S.A.	KLEEMANN LIFTS U.K. LTD	100,0%	0,0%
DAY ACCESSIBILITY & MOBILITY SOLUTIONS,INC. <sup>(6)</sup>	New York, U.S.A.	THREE POINT,INC.	80,0%	0,0%
GUIDELINE LIFT SERVICES LIMITED <sup>(1)</sup>	Kent, UK	KLEEMANN LIFTS U.K. LTD	100,0%	0,0%
TSL INSPECTIONS LTD <sup>(7)</sup>	Kent, UK	GUIDELINE LIFT SERVICES LIMITED	100,0%	0,0%
HOISTWAY LTD <sup>(1)</sup>	Somerset, UK	KLEEMANN LIFTS U.K. LTD	75,0%	0,0%
LIFT SOURCE LIMITED <sup>(1)</sup>	Staffordshire, UK	KLEEMANN LIFTS U.K. LTD	100,0%	0,0%

During the current fiscal year 2021, the subsidiary KLEEMANN SERVICES MEPE proceeded to the cessation of its business operations.

Intra-Group balances and transactions, as well as profits and losses incurred from intra-Group transactions are eliminated during the preparation of the consolidated financial statements while unrealized profits from transactions between the Group and its affiliated companies, are eliminated by the percentage of the Group's holding in the affiliated companies.

## 4. FINANCIAL RISK MANAGEMENT

### 4.1 General

The Group is exposed to the following risks, as a result of its financial instruments:

- Credit risk
- Liquidity risk
- Market risk

This note presents information about the Group's exposure to each of the above risks, the Group's objectives, policies, and processes for measuring and managing risk, and the Group's management of capital. Further quantitative disclosures are included throughout these consolidated financial statements.

The Board of Directors has overall responsibility for the establishment and oversight of the Group's risk management framework.

The Group's risk management policies are established to identify and analyse the risks faced by the Group, to set appropriate risk limits and controls, and to monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities. The Group, through its training and management standards and procedures, aims to develop a disciplined and constructive control environment in which all employees understand their roles and obligations.

### 4.2 Credit Risk

Credit risk is the risk of financial loss to the Group if a customer or counterparty to a financial instrument fails to meet its contractual obligations and arises principally from the Group's receivables from customers and investment securities.

### ***Trade and other receivables***

The Group's exposure to credit risk is influenced mainly by the individual characteristics of each customer. There is no significant credit risk concentration for the Group. Sales are mainly realized to low-credit risk clients, credit insurance has been contracted for the overseas sales and there is a wide dispersion of balances, as there is no client of the Group with a percentage higher than 5% of total sales. In addition, there is no concentration of credit risk geographically, except for Greece where, in the current unfavorable economic reality liquidity problems are created, affecting the Group's customers' fulfilment of receivables.

The Group has an established Finance and Sales Department in order to exercise a credit policy under which each customer, both existing and new, is analyzed individually for creditworthiness before the Group's standard payment and delivery terms and conditions are offered. The Group's review includes the level of receivables and sales, as well as the investigation of bank references, when available.

In monitoring customer credit risk, customers are grouped according to their credit characteristics, geographic location, aging profile, maturity and existence of previous financial difficulties.

The Group establishes an allowance for impairment that represents its estimate of incurred losses in respect of trade and other receivables and investments. The main components of this allowance include impairment losses for specific significant risk claims, and an aggregate loss component established for groups of similar assets in respect of losses that have been incurred but not yet identified. In any case, there is a continuous control of the creditworthiness of the big customers and by this way, the exposure to risk is limited, by ensuring that there are adequate insurance limits for the big customers.

On December 31<sup>st</sup>, 2021, it is estimated that there is no substantial credit risk, which is not already covered using insurance terms as a credit guarantee or by a provision of doubtful receivables.

For risk minimization in cash and cash equivalents, the Group transacts only with established financial institutes, of a high credit level.

### ***Cash***

Potential credit risk also exists in cash and cash equivalents. In such cases, the risk may arise from the counterparty's inability to meet its obligations to the Group. To minimize this credit risk, the Group sets limits on the amount of credit exposure to each financial institution. Also, regarding deposit products, the Group only transacts with financial institutions of high credit rating.

### ***Exposure to credit risk***

The book value of the financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Financial assets at fair value through profit or loss	196.041	127.784	196.041	127.784
Receivables	32.375.783	28.244.462	28.111.621	26.066.668
Other receivables	26.892.933	21.334.760	7.836.660	6.211.383
Cash and cash equivalents	15.052.046	18.843.296	2.111.797	4.737.461
	<b>74.516.803</b>	<b>68.550.302</b>	<b>38.256.119</b>	<b>37.143.296</b>

### ***Aging of trade receivables***

The analysis of the aging of trade receivables and the movement of the provision for doubtful debtors during the current and previous reporting period are presented in Note 13.

## **4.3 Liquidity Risk**

Liquidity risk is the risk that the Group will not be able to meet its obligations as they fall due. The Group's approach to managing liquidity is to ensure, in any case, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

Prudent liquidity management is achieved by the appropriate combination of liquid assets and approved bank credit limits. The unused but approved bank credit limits of the Group are adequate to confront any potential shortage in cash equivalents.

Typically, the Group ensures that it has sufficient cash on demand to meet expected operational expenses for a period of at least 30 days, including covering its financial obligations. This policy excludes the potential impact of extreme circumstances that cannot reasonably be predicted, such as natural disasters. For the minimization of risk in cash and cash equivalents, the Group transacts only with established financial institutes, of high credit rating.

In addition, on December 31, 2021, the Group maintains approved bank credit limits up to 66,3 million Euros. The Group's target is to have approved credit limits which are significantly greater than the size of its borrowing, a condition that is currently achieved. Concerning its investment policy, the Group limits its exposure to risks, by currently investing only in directly liquidable securities.

On December 31, 2021, it is estimated that there is no substantial liquidity risk, which is not covered by the Group's cash or approved bank credit limits. The long-term borrowings of the Group and the Company are presented at their fair value, because interest and discount rates do not differ significantly. The contractual maturities of financial liabilities, including estimated interest payments and excluding the impact of netting agreements, are as follows:

**GROUP**
**2021**

	6 months or less	6-12 months	1-2 years	2-5 years	More than 5 years
Unsecured debt loans	37.327	48.230	7.287.042	14.573.697	-
Finance lease liabilities	574.035	1.001.461	1.257.231	1.330.860	586.533
Trade and other payables	83.582.704	1.492.196	-	-	-
Debt overdraft	30.488.454	3.763.899	-	-	-
Inter-Company liabilities	(30.556.966)	-	-	-	-
	<b>84.125.553</b>	<b>6.305.786</b>	<b>8.544.273</b>	<b>15.904.557</b>	<b>586.533</b>

**GROUP**
**2020**

	6 months or less	6-12 months	1-2 years	2-5 years	More than 5 years
Unsecured debt loans	57.359	58.521	13.599.230	16.773.472	-
Finance lease liabilities	391.704	587.135	811.557	467.610	16.866
Trade and other payables	55.602.233	-	-	-	-
Debt overdraft	16.701.873	2.199.830	-	-	-
Inter-Company liabilities	(21.380.604)	-	-	-	-
	<b>51.372.566</b>	<b>2.845.486</b>	<b>14.410.787</b>	<b>17.241.082</b>	<b>16.866</b>

**COMPANY**
**2021**

	6 months or less	6-12 months	1-2 years	2-5 years	More than 5 years
Unsecured debt loans	-	-	7.278.233	12.495.239	-
Finance lease liabilities	172.483	172.483	189.719	140.480	14.913
Trade and other payables	25.366.122	-	-	-	-
Debt overdraft	25.807.842	3.760.546	-	-	-
	<b>51.346.446</b>	<b>3.933.029</b>	<b>7.467.952</b>	<b>12.635.719</b>	<b>14.913</b>

**COMPANY**
**2020**

	6 months or less	6-12 months	1-2 years	2-5 years	More than 5 years
Unsecured debt loans	-	-	8.835.387	16.773.472	-
Finance lease liabilities	195.838	195.838	179.421	114.692	16.866
Trade and other payables	23.825.156	-	-	-	-
Debt overdraft	16.699.830	2.199.830	-	-	-
	<b>40.720.823</b>	<b>2.395.667</b>	<b>9.014.808</b>	<b>16.888.164</b>	<b>16.866</b>

The Management's judgment is that there is no liquidity risk, taking into account the existing good financial liquidity.

#### 4.4 Market Risk

Market risk is defined as the risk associated with changes in the rate of growth of construction activities as well as with changes in market prices of materials, foreign exchange rates, interest rates and equity prices, affecting the Group's financial results or the value of its financial assets. It also includes the price of steel, which is the main raw material (commodity). Its price is affected by the supply, the demand and the level of reserves at the global level. Among the actions taken by the Company to reduce its impact on production costs is the bulk purchase of raw materials (economies of scale) when their price is low. The objective of market risk management is to manage and control market risk exposures within acceptable limits, while optimizing the return. The exposure of economic results of the Group to the above risks is low.

##### **Foreign Exchange Risk**

###### a) Risk of diminishing gross profitability due to revaluation of foreign currencies:

The exposure of the Group to foreign exchange risks mainly derives from existing or expected cash flows in foreign currency (imports/exports), as well as investments abroad. This risk is confronted in the framework of approved policies. The Group operates mainly in Europe and, therefore, the majority of its transactions is based on Euros, while the other activities are conducted with a Euro clause, and therefore the exchange rate risk is minimized. The majority of the Group's foreign exchange differences derive from Turkey, due to the strong activity of the Group and the volatility of the Euro-Turkish Lira exchange rate.

The Group is exposed to currency risk from its activities in Turkey, Serbia, Romania, the United Kingdom, Russia, China, Australia and the United States and the changes in these currencies against the Euro, but the other activities are carried out with a Euro clause.

The Group operates mainly in Europe and, therefore, the majority of its transactions is based on Euros. In addition, the activity carried out outside the European Union is based on a Euro clause, and therefore the exchange rate risk is minimized.

The following table shows the exchange rates between the euro and the currencies of the countries in which the subsidiaries operate.

Exchange rate Euro /	Country	Exchange rate 31/12/2021	Average Exchange rate 2021
Serbian Dinar	Serbia	117,58	117,57
Turkish Lira	Turkey	15,23	10,51
Romanian Lei	Romania	4,95	4,92
UK Sterling	United Kingdom	0,84	0,86
Chinese RMB	China	7,19	7,63
Russian Ruble	Russia	85,30	87,15
Croatian Kuna	Croatia	7,52	7,53
Australian Dollar	Australia	1,56	1,57
US Dollar	United States	1,13	1,18

Approximately 92,9% of the Group's loans have been contracted in Euros and are therefore not exposed to exchange rate risk. The remaining 7,1% is contracted in British Pounds.

###### b) Risk from the conversion of financial statements denominated in a foreign currency:

The Group has invested in foreign enterprises whose functional currency is not the Euro, thus their Financial Reports are not conducted in Euros. Due to that fact, the Group is being exposed to risk from the conversion of those Financial Reports into Euros in order to be consolidated to the Financial Reports of the Group.

### Interest Rate Risk

The interest rate risk is the risk that the value of financial instruments may fluctuate due to changes in market interest rates. The Group is not exposed to a significant interest rate risk, since short term borrowings at 31/12/2021 are significantly low.

The loan liabilities of the Group are based on pre-agreed and pre-set margins of interest, which according to the market conditions, may be changed into fixed. As a result, the impact of the fluctuations on the profit and the cash flows is minimized. The Group's policy is to continuously monitor the interest rate trends, as well as the duration of the financial needs and depending on the circumstances, determine the relationship between long-term and short-term bank loans.

The Group does not maintain commodity contracts, except for those required to cover estimated usage and sales needs. These contracts are not settled out by netting.

Moreover, the Group has no exposure to bonds and treasury bills.

The Parent Company operates in a corporate environment characterized by volatility concerning the interest rates, raw materials and energy prices, the sensitivity analysis of which shows the following:

Amounts in thous. €	Earnings Before Tax	Change in Profit in thous. €	Change in Equity in thous. €
Reported Earnings	1.619		
+5 % in interest rates	(848)	(2.467)	(2.467)
-0,5 % in interest rates	1.866	247	247
5% increase in cost of raw materials	(1.431)	(3.050)	(3.050)
5% decrease in cost of raw materials	4.669	3.050	3.050
10% increase in energy prices	1.569	(50)	(50)
10% decrease in energy prices	1.669	50	50

### Fair Values

#### Fair values versus carrying amounts

The fair values of financial assets and liabilities, together with the carrying amount shown in the Statement of Financial Position, are as follows:

GROUP	31/12/2021		31/12/2020	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
<b>Financial Assets</b>				
Receivables	32.375.783	32.375.783	28.244.462	28.244.462
Other long term receivables	3.791.194	3.791.194	4.149.664	4.149.664
Cash and cash equivalents	15.052.046	15.052.046	18.843.296	18.843.296
<b>Financial Liabilities</b>				
Long term loans	21.946.296	21.946.296	30.488.583	30.488.583
Short term loans	34.252.353	34.252.353	18.901.703	18.901.703
Other long term liabilities	2.469.008	2.469.008	1.534.239	1.534.239
Suppliers and other liabilities	54.517.933	54.517.933	12.839.137	12.839.137
<b>COMPANY</b>				
<b>Financial Assets</b>				
Participations in Subsidiaries	35.107.079	35.107.079	31.595.617	31.595.617
Receivables	28.111.621	28.111.621	26.066.668	26.066.668
Other long term receivables	3.418.727	3.418.727	4.033.414	4.033.414
Cash and cash equivalents	2.111.797	2.111.797	4.737.461	4.737.461
<b>Financial Liabilities</b>				
Long term loans	19.773.472	19.773.472	25.608.859	25.608.859
Short term loans	29.568.387	29.568.387	18.899.659	18.899.659
Other long term liabilities	855.647	855.647	895.567	895.567
Suppliers and other liabilities	17.536.323	17.536.323	13.756.578	13.756.578

The Group adopted the amended IFRS 7 "Financial Instruments: Disclosures". The revised text requires additional disclosures about the fair value of financial instruments measured at fair value through a three-level hierarchy.

#### **Fair value hierarchy**

In particular, the Group classifies its financial instruments in the following three levels, depending on the quality of the data used to estimate fair value:

- Level 1: quoted prices in active markets for identical assets or liabilities
- Level 2: these are data that are directly or indirectly identifiable and relate to the items to be valued (this category excludes items of level 1)
- Level 3: data that is derived from estimates of the business itself as there are no identifiable data in the market

During the year there were no transfers between Level 1 and Level 2 and no transfers into and out of Level 3 for the measurement of fair value.

The amounts disclosed in the financial statements for cash, trade and other receivables, as well as trade and other payables and short-term borrowings, approximate their respective fair values due to their short maturity. The fair value of long-term loans is almost the same as the carrying amount, as the loans are in local currency and interest at a floating rate.

The financial instruments of the Group and of the Company that are measured at fair value are classified as follows:

<b><u>2021</u></b>	<b><u>Level 1</u></b>	<b><u>Total</u></b>
Shares	196.041	196.041
<b>Financial Assets at a Fair value through P&amp;L</b>	<b>196.041</b>	<b>196.041</b>
<b><u>2020</u></b>	<b><u>Level 1</u></b>	<b><u>Total</u></b>
Shares	127.784	127.784
<b>Financial Assets at a Fair value through P&amp;L</b>	<b>127.784</b>	<b>127.784</b>

The figures on the table above are the same for both the Parent Company and the Group.

#### **4.5 Capital management**

Regarding the Company's capital management strategy, the Management seeks to ensure its ability to continue its activities (going - concern). This is achieved by maintaining healthy capital ratios in order to support the Group's activities and maximize shareholder value.

For the purpose of capital management, the Group monitors the ratio "Net Debt to Total Equity". As net debt, the Group defines total interest-bearing borrowings minus cash and cash equivalents.

For the years 2021 and 2020, the ratio is analyzed as follows:

	<b>Group</b>		<b>Company</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
Long term debt	21.946.296	30.488.583	19.773.472	25.608.859
Short term debt	34.252.353	18.901.703	29.568.387	18.899.659
Minus:Cash and cash equivalents	15.052.046	18.843.296	2.111.797	4.737.461
<b>Net Debt</b>	<b>41.146.603</b>	<b>30.546.990</b>	<b>47.230.062</b>	<b>39.771.057</b>
Equity	<b>67.238.196</b>	<b>63.771.801</b>	<b>49.885.850</b>	<b>49.337.597</b>
<b>Net Debt/Equity</b>	<b>0,61</b>	<b>0,48</b>	<b>0,95</b>	<b>0,81</b>

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
Financial assets at fair value through profit or loss	196.041	127.784	196.041	127.784
Receivables	32.375.783	28.244.462	28.111.621	26.066.668
Other receivables	26.892.933	21.334.760	7.836.660	6.211.383
Cash and cash equivalents	15.052.046	18.843.296	2.111.797	4.737.461
	<b>74.516.803</b>	<b>68.550.302</b>	<b>38.256.119</b>	<b>37.143.296</b>



## 5. SUBSIDIARIES WITH A MATERIAL NON-CONTROLLING INTEREST

The following table summarizes the financial information of the non-wholly owned subsidiaries of the Group that have material non-controlling interests. The summarized information does not include elimination entries of Intra-group transactions.

Summarized Statement of Financial Position	KLEFER S.A.		KLEEMANN ASANSOR San. Ve Tic. A.S.		HOISTWAY LTD	DAY ACCESSIBILITY & MOBILITY SOLUTIONS INC.
	2021	2020	2021	2020	2021	2021
<i>Amounts is €</i>						
Non-Current Asstes	2.745.283	2.925.262	416.475	813.646	59.172	1.691.502
Current Assets	13.009.996	12.526.273	3.824.439	4.148.900	810.377	2.065.203
<b>Assets</b>	<b>15.755.279</b>	<b>15.451.535</b>	<b>4.240.914</b>	<b>4.962.546</b>	<b>869.549</b>	<b>3.756.705</b>
Long-term Liabilities	499.001	512.633	190.284	402.529	31.710	642.014
Short-term Liabilities	6.070.687	5.681.718	2.627.167	2.313.423	1.006.544	2.782.703
<b>Liabilities</b>	<b>6.569.688</b>	<b>6.194.351</b>	<b>2.817.452</b>	<b>2.715.952</b>	<b>1.038.253</b>	<b>3.424.717</b>
<b>Equity</b>	<b>9.185.591</b>	<b>9.257.184</b>	<b>1.423.462</b>	<b>2.246.594</b>	<b>(168.704)</b>	<b>331.988</b>
<u>Attributable to:</u>						
Equity holders of the Parent	4.592.795	4.628.592	1.195.993	1.887.589	(126.528)	265.591
Non-controlling interest	4.592.795	4.628.592	227.469	359.006	(42.176)	66.398
<b>Summarized Statement of Comprehensive Income</b>						
	2021	2020	2021	2020	2021	2021
Sales	(614)	12.779	(940.225)	(334.576)	(4.563)	-
Profit / (loss) after Tax	1.641.506	1.348.400	(823.132)	(542.029)	(3.641)	-
Other comprehensive income	(614)	12.779	(940.225)	(334.576)	(4.563)	-
<b>Total comprehensive income</b>	<b>1.641.506</b>	<b>1.348.400</b>	<b>(823.132)</b>	<b>(542.029)</b>	<b>(3.641)</b>	<b>-</b>
<u>Attributable to:</u>						
Equity holders of the Parent	820.753	674.200	(691.596)	(455.412)	(2.730)	-
Non-controlling interest	820.753	674.200	(131.537)	(86.616)	(910)	-
<b>Summarized Statement of Cash Flows</b>						
	2021	2020	2021	2020	2021	2021
Cash Flows from operating activities	2.459.498	711.403	30.539	(367.466)	5.587	40.375
Cash Flows from investing activities	(105.272)	(173.774)	(34.503)	(50.376)	193.539	912.028
Cash Flows from financing activities	(2.811.548)	(390.000)	(267.485)	617.421	-	-
<b>Net increase / (decrease) in cash and cash equivalents</b>	<b>(457.322)</b>	<b>147.629</b>	<b>(271.449)</b>	<b>199.579</b>	<b>199.126</b>	<b>952.404</b>
Cash and cash equivalents in the beginning of the fiscal year	665.778	518.149	571.318	371.739	-	-
<b>Cash and cash equivalents in the end of the fiscal year</b>	<b>208.456</b>	<b>665.778</b>	<b>299.869</b>	<b>571.318</b>	<b>199.126</b>	<b>952.404</b>

## **6. TANGIBLE ASSETS FOR OWN USE**

Land and plots of the Group were initially measured at fair value at the date of transition to IFRS (01/01/2004). The Group reassesses periodically the value of land and building plots. The latest revaluation is done on the 31st of December 2021.

The revaluation at fair value resulted in upward valuation of land and plots, amounting to 49.738,58€. Other Property, plant and equipment of the Group are measured at historical cost. Tangible assets for own use are analyzed as follows:

### **6.1 Tangible Assets for own use**



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GROUP	Land	Buildings	Mechanical Equipment	Means of transportation	Furniture and Fixtures	Fixed Assets in course of construction	Total
<b>Acquisition cost 01/01/2020</b>	<b>6.013.626</b>	<b>34.436.525</b>	<b>19.451.712</b>	<b>4.100.916</b>	<b>7.856.454</b>	<b>2.592.169</b>	<b>74.451.402</b>
Additions	3.440	1.974.399	2.858.172	247.526	509.790	(2.020.178)	<b>3.573.147</b>
Readjustments	91.791	-	-	19.347	(19.347)	-	<b>91.791</b>
Transfers	-	97.538	29.420	21.954	143.553	(292.466)	<b>(0)</b>
Sales	-	-	(34.012)	(14.954)	(75.425)	-	<b>(124.391)</b>
Disposals	-	-	(314.211)	(56.429)	(119.078)	-	<b>(489.718)</b>
Exchange Rate differences	101	(185.997)	(47.057)	(11.439)	(97.625)	(61.986)	<b>(404.002)</b>
<b>Acquisition cost 31/12/2020</b>	<b>6.108.958</b>	<b>36.322.464</b>	<b>21.944.024</b>	<b>4.306.921</b>	<b>8.198.322</b>	<b>217.540</b>	<b>77.098.229</b>
<b>Accumulated Depreciation 01/01/2020</b>	<b>-</b>	<b>8.172.788</b>	<b>14.679.884</b>	<b>2.718.282</b>	<b>5.909.918</b>	<b>74.595</b>	<b>31.555.468</b>
Depreciation of the year	-	824.302	856.536	278.877	465.518	-	<b>2.425.234</b>
Depreciation of Sales	-	-	(34.004)	(10.007)	(68.653)	-	<b>(112.664)</b>
Depreciation of Disposals	-	-	(313.113)	(27.836)	(116.495)	-	<b>(457.444)</b>
Exchange Rate differences	-	(2.419)	(23.419)	(7.893)	(65.317)	(397)	<b>(99.445)</b>
<b>Accumulated Depreciation 31/12/2020</b>	<b>-</b>	<b>8.994.672</b>	<b>15.165.885</b>	<b>2.951.423</b>	<b>6.124.971</b>	<b>74.199</b>	<b>33.311.149</b>
<b>Net book value at 31/12/2020</b>	<b>6.108.958</b>	<b>27.327.793</b>	<b>6.778.139</b>	<b>1.355.498</b>	<b>2.073.351</b>	<b>143.341</b>	<b>43.787.080</b>
<b>Acquisition cost 01/01/2021</b>	<b>6.108.958</b>	<b>36.322.464</b>	<b>21.944.024</b>	<b>4.306.921</b>	<b>8.198.322</b>	<b>217.540</b>	<b>77.098.229</b>
Additions through acquisitions	-	1.682.257	94.472	997.693	485.475	-	<b>3.259.898</b>
Additions	-	6.645	310.014	380.430	437.217	577.191	<b>1.711.497</b>
Readjustments	49.739	-	-	-	-	-	<b>49.739</b>
Transfers	-	139.341	46.827	-	32.433	(301.098)	<b>(82.497)</b>
Sales	-	-	(19.353)	(33.284)	(6.371)	-	<b>(59.008)</b>
Disposals	-	(14.593)	(15.407)	(442.083)	(23.710)	-	<b>(495.793)</b>
Exchange Rate differences	-	1.095.471	134.491	(72.694)	(50.407)	-	<b>1.106.860</b>
<b>Acquisition cost 31/12/2021</b>	<b>6.158.697</b>	<b>39.231.585</b>	<b>22.495.067</b>	<b>5.136.983</b>	<b>9.072.959</b>	<b>493.633</b>	<b>82.588.923</b>
<b>Accumulated Depreciation 01/01/2021</b>	<b>-</b>	<b>8.994.672</b>	<b>15.165.885</b>	<b>2.951.423</b>	<b>6.124.971</b>	<b>74.199</b>	<b>33.311.149</b>
Accumulated Depreciation through acquisitions	-	298.114	49.705	530.520	435.307	-	<b>1.313.646</b>
Depreciation of the year	-	922.604	851.725	337.029	529.916	-	<b>2.641.274</b>
Depreciation of Sales	-	-	(11.794)	(27.131)	(3.760)	-	<b>(42.684)</b>
Depreciation of Disposals	-	(3.202)	(15.407)	(416.571)	(21.913)	-	<b>(457.093)</b>
Exchange Rate differences	-	46.104	12.032	(28.618)	(5.682)	-	<b>23.835</b>
<b>Accumulated Depreciation 31/12/2021</b>	<b>-</b>	<b>10.258.292</b>	<b>16.052.145</b>	<b>3.346.653</b>	<b>7.058.839</b>	<b>74.199</b>	<b>36.790.127</b>
<b>Net book value at 31/12/2021</b>	<b>6.158.697</b>	<b>28.973.293</b>	<b>6.442.922</b>	<b>1.790.331</b>	<b>2.014.120</b>	<b>419.435</b>	<b>45.798.797</b>



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<b>COMPANY</b>	<b>Land</b>	<b>Buildings</b>	<b>Mechanical Equipment</b>	<b>Means of transportation</b>	<b>Furniture and Fixtures</b>	<b>Fixed Assets in course of construction</b>	<b>Total</b>
<b>Acquisition cost 01/01/2020</b>	<b>4.687.714</b>	<b>21.586.813</b>	<b>13.686.662</b>	<b>2.786.898</b>	<b>5.469.540</b>	<b>-</b>	<b>48.217.627</b>
Additions	3.440	15.925	1.802.929	4.719	235.874	140.324	2.203.211
Readjustments	91.791	-	-	-	-	-	91.791
Transfers	-	53.232	-	-	-	(53.232)	-
Sales	-	-	(30.723)	(9.732)	(67.722)	-	(108.177)
Disposals	-	-	(309.894)	-	(7.827)	-	(317.720)
Exchange Rate differences	-	-	-	-	-	-	-
<b>Acquisition cost 31/12/2020</b>	<b>4.782.945</b>	<b>21.655.971</b>	<b>15.148.975</b>	<b>2.781.885</b>	<b>5.629.865</b>	<b>87.092</b>	<b>50.086.733</b>
<b>Accumulated Depreciation 01/01/2020</b>	<b>-</b>	<b>6.869.778</b>	<b>10.712.189</b>	<b>2.031.872</b>	<b>4.458.891</b>	<b>-</b>	<b>24.072.729</b>
Depreciation of the year	-	480.404	436.059	113.007	220.202	-	1.249.672
Depreciation of Sales	-	-	(30.715)	(5.028)	(67.722)	-	(103.465)
Depreciation of Disposals	-	-	(308.796)	-	(7.071)	-	(315.867)
<b>Accumulated Depreciation 31/12/2020</b>	<b>-</b>	<b>7.350.182</b>	<b>10.808.737</b>	<b>2.139.850</b>	<b>4.604.300</b>	<b>-</b>	<b>24.903.069</b>
<b>Net book value at 31/12/2020</b>	<b>4.782.945</b>	<b>14.305.789</b>	<b>4.340.237</b>	<b>642.035</b>	<b>1.025.565</b>	<b>87.092</b>	<b>25.183.663</b>
<b>Acquisition cost 01/01/2021</b>	<b>4.782.945</b>	<b>21.655.971</b>	<b>15.148.975</b>	<b>2.781.885</b>	<b>5.629.865</b>	<b>87.092</b>	<b>50.086.733</b>
Additions	-	4.245	262.272	90.116	301.160	529.844	1.187.637
Readjustments	49.739	-	-	-	-	-	49.739
Transfers	-	135.864	34.194	-	2.866	(255.422)	(82.497)
Sales	-	-	-	-	(6.371)	-	(6.371)
Disposals	-	(14.593)	-	(353.548)	(13.925)	-	(382.066)
Exchange Rate differences	-	-	-	-	-	-	-
<b>Acquisition cost 31/12/2021</b>	<b>4.832.684</b>	<b>21.781.487</b>	<b>15.445.441</b>	<b>2.518.453</b>	<b>5.913.596</b>	<b>361.513</b>	<b>50.853.174</b>
<b>Accumulated Depreciation 01/01/2021</b>	<b>-</b>	<b>7.350.182</b>	<b>10.808.737</b>	<b>2.139.850</b>	<b>4.604.300</b>	<b>-</b>	<b>24.903.069</b>
Depreciation of the year	-	481.935	468.957	106.881	237.624	-	1.295.397
Depreciation of Sales	-	-	-	-	(3.760)	-	(3.760)
Depreciation of Disposals	-	(3.202)	-	(348.302)	(13.925)	-	(365.428)
<b>Accumulated Depreciation 31/12/2021</b>	<b>-</b>	<b>7.828.916</b>	<b>11.277.694</b>	<b>1.898.429</b>	<b>4.824.240</b>	<b>-</b>	<b>25.829.279</b>
<b>Net book value at 31/12/2021</b>	<b>4.832.684</b>	<b>13.952.571</b>	<b>4.167.747</b>	<b>620.024</b>	<b>1.089.356</b>	<b>361.513</b>	<b>25.023.895</b>

There are no mortgages or encumbrances over land and buildings on 31.12.2021, both for the Group and the Company.

## 6.2 Right of Use Assets

The Group and the Company adopted IFRS 16 from January 1, 2019. IFRS 16 introduces a single model for lessee accounting in the Financial Statements. The Right of Use Assets of the Group and the Company are presented in the following tables:

<b>GROUP</b>	<b>Rental of premises</b>	<b>IT Equipment</b>	<b>Company Cars</b>	<b>Total</b>
<b>Acquisition cost 01/01/2020</b>	<b>849.123</b>	<b>119.358</b>	<b>919.492</b>	<b>1.887.974</b>
Additions/Remeasurements	1.430.305	8.372	261.869	<b>1.700.545</b>
Reductions/Remeasurements	-	-	(7.847)	<b>(7.847)</b>
Exchange Rate differences	(114.251)	-	79.037	<b>(35.213)</b>
<b>Acquisition cost 31/12/2020</b>	<b>2.165.177</b>	<b>127.730</b>	<b>1.252.552</b>	<b>3.545.459</b>
<b>Accumulated Depreciation 01/01/2020</b>	<b>(240.088)</b>	<b>(30.902)</b>	<b>(266.493)</b>	<b>(537.482)</b>
Depreciation of the year	(430.440)	(46.627)	(375.041)	<b>(852.108)</b>
Reductions	-	-	7.847	<b>7.847</b>
Exchange Rate differences	33.466	-	(21.760)	<b>11.706</b>
<b>Accumulated Depreciation 31/12/2020</b>	<b>(637.062)</b>	<b>(77.529)</b>	<b>(655.447)</b>	<b>(1.370.037)</b>
<b>Net book value at 31/12/2020</b>	<b>1.528.116</b>	<b>50.202</b>	<b>597.104</b>	<b>2.175.422</b>
<b>GROUP</b>	<b>Rental of premises</b>	<b>IT Equipment</b>	<b>Company Cars</b>	<b>Total</b>
<b>Acquisition cost 01/01/2021</b>	<b>2.165.177</b>	<b>127.730</b>	<b>1.252.552</b>	<b>3.545.459</b>
Additions/Remeasurements	2.621.533	70.725	1.314.000	<b>4.006.257</b>
Reductions/Remeasurements	-	-	(46.723)	<b>(46.723)</b>
Exchange Rate differences	(102.784)	-	(90.465)	<b>(193.249)</b>
<b>Acquisition cost 31/12/2021</b>	<b>4.683.925</b>	<b>198.455</b>	<b>2.429.363</b>	<b>7.311.744</b>
<b>Accumulated Depreciation 01/01/2021</b>	<b>(637.062)</b>	<b>(77.529)</b>	<b>(655.447)</b>	<b>(1.370.037)</b>
Depreciation of the year	(859.382)	(57.449)	(527.772)	<b>(1.444.603)</b>
Reductions	-	-	35.131	<b>35.131</b>
Exchange Rate differences	(74.679)	-	126.055	<b>51.376</b>
<b>Accumulated Depreciation 31/12/2021</b>	<b>(1.571.122)</b>	<b>(134.978)</b>	<b>(1.022.034)</b>	<b>(2.728.134)</b>
<b>Net book value at 31/12/2021</b>	<b>3.112.803</b>	<b>63.477</b>	<b>1.407.330</b>	<b>4.583.610</b>
<b>COMPANY</b>	<b>Rental of premises</b>	<b>IT Equipment</b>	<b>Company Cars</b>	<b>Total</b>
<b>Acquisition cost 01/01/2020</b>	<b>366.940</b>	<b>86.026</b>	<b>680.634</b>	<b>1.133.600</b>
Additions/Remeasurements	81.996	8.372	81.722	<b>172.090</b>
<b>Acquisition cost 31/12/2020</b>	<b>448.936</b>	<b>94.398</b>	<b>762.356</b>	<b>1.305.690</b>
<b>Accumulated Depreciation 01/01/2020</b>	<b>(94.412)</b>	<b>(29.347)</b>	<b>(179.563)</b>	<b>(303.322)</b>
Depreciation of the year	(109.504)	(29.356)	(189.826)	<b>(328.686)</b>
<b>Accumulated Depreciation 31/12/2020</b>	<b>(203.916)</b>	<b>(58.703)</b>	<b>(369.389)</b>	<b>(632.008)</b>
<b>Net book value at 31/12/2020</b>	<b>245.021</b>	<b>35.695</b>	<b>392.966</b>	<b>673.682</b>
<b>COMPANY</b>	<b>Rental of premises</b>	<b>IT Equipment</b>	<b>Company Cars</b>	<b>Total</b>
<b>Acquisition cost 01/01/2021</b>	<b>448.936</b>	<b>94.398</b>	<b>762.356</b>	<b>1.305.690</b>
Additions/Remeasurements	68.875	-	286.459	<b>355.334</b>
<b>Acquisition cost 31/12/2021</b>	<b>517.811</b>	<b>94.398</b>	<b>1.048.815</b>	<b>1.661.024</b>
<b>Accumulated Depreciation 01/01/2021</b>	<b>(203.916)</b>	<b>(58.703)</b>	<b>(369.389)</b>	<b>(632.008)</b>
Depreciation of the year	(121.090)	(33.051)	(192.285)	<b>(346.426)</b>
<b>Accumulated Depreciation 31/12/2021</b>	<b>(325.006)</b>	<b>(91.754)</b>	<b>(561.675)</b>	<b>(978.435)</b>
<b>Net book value at 31/12/2021</b>	<b>192.806</b>	<b>2.644</b>	<b>487.140</b>	<b>682.589</b>

## 7. INVESTMENT PROPERTY

The Company's and Group's investment property is analyzed as follows:

	GROUP	COMPANY
<b>Acquisition cost 01/01/2020</b>	<b>1.620.727</b>	<b>1.620.727</b>
<b>Acquisition cost 31/12/2020</b>	<b>1.620.727</b>	<b>1.620.727</b>
<b>Accumulated Depreciation 01/01/2020</b>	<b>362.517</b>	<b>362.517</b>
Depreciation of the year	55.567	55.567
<b>Accumulated Depreciation 31/12/2020</b>	<b>418.084</b>	<b>418.084</b>
<b>Net Book Value at 31/12/2020</b>	<b>1.202.643</b>	<b>1.202.643</b>
<b>Acquisition cost 01/01/2021</b>	<b>1.620.727</b>	<b>1.620.727</b>
Additions	332.403	273.311
<b>Acquisition cost 31/12/2021</b>	<b>1.953.129</b>	<b>1.894.038</b>
<b>Accumulated Depreciation 01/01/2021</b>	<b>418.084</b>	<b>418.084</b>
Depreciation of the year	59.115	56.121
<b>Accumulated Depreciation 31/12/2021</b>	<b>477.199</b>	<b>474.205</b>
<b>Net Book Value at 31/12/2021</b>	<b>1.475.930</b>	<b>1.419.833</b>

The Group applies the cost model for the measurement of the investment property. Investment property, owned by the Group, is not used in the ordinary course of business, but is leased to third parties instead. Rental income from investment property for the period amounts to Euro 63.590 (2020: Euro 60.902). There are no encumbrances over the investment property. Additionally, there were no other costs attributable to investment property during the period or other liabilities arising from rental contracts.

The carrying amount of investment property of the Company is not significantly different from its respective fair value on 31/12/2021. The determination of the fair value was held by an independent external qualified valuer, member of the association of qualified valuers, certified by TEGoVA (The European Group of Valuers' Associations).

Depreciation on investment property is calculated using the straight-line method over the estimated useful lives of these assets, which is estimated between 20 to 50 years.

## 8. INTANGIBLE ASSETS

Intangible assets primary include software licenses and costs related to internally developed software.

	GROUP	COMPANY
<b>Balance at 01/01/2020</b>	<b>8.661.443</b>	<b>6.892.505</b>
Additions	66.620	35.347
Exchange Rate differences	(315.358)	-
<b>Acquisition cost 31/12/2020</b>	<b>8.412.705</b>	<b>6.927.851</b>
<b>Accumulated Depreciation 01/01/2020</b>	<b>2.930.796</b>	<b>2.293.996</b>
Depreciation of the year	452.558	410.541
Exchange Rate differences	(285.475)	-
<b>Accumulated Depreciation 31/12/2020</b>	<b>3.097.879</b>	<b>2.704.537</b>
<b>Net book value at 31/12/2020</b>	<b>5.314.826</b>	<b>4.223.314</b>
<b>Acquisition cost 01/01/2021</b>	<b>8.412.705</b>	<b>6.927.851</b>
Additions through acquisitions	19.599	-
Additions	150.783	86.245
Transfers	80.351	80.351
Exchange Rate differences	136.081	-
<b>Acquisition cost 31/12/2021</b>	<b>8.799.518</b>	<b>7.094.447</b>
<b>Accumulated Depreciation 01/01/2021</b>	<b>3.097.879</b>	<b>2.704.537</b>
Accumulated Depreciation through acquisitions	19.599	-
Depreciation of the year	475.525	415.514
Exchange Rate differences	16.267	-
<b>Accumulated Depreciation 31/12/2021</b>	<b>3.609.270</b>	<b>3.120.051</b>
<b>Net book value at 31/12/2021</b>	<b>5.190.248</b>	<b>3.974.396</b>

The internally created assets of the table above are related to the development of "DIAS" software of the Company. The details of this intangible asset are shown in the following table:

	<b>COMPANY</b>
<b>Balance at 01/01/2020</b>	<b>410.789</b>
<b>Balance at 31/12/2020</b>	<b>410.789</b>
<b>Accumulated Depreciation 01/01/2020</b>	<b>294.009</b>
Depreciation of the year	27.086
<b>Accumulated Depreciation 31/12/2020</b>	<b>321.096</b>
<b>Net book value at 31/12/2020</b>	<b>89.693</b>
<b>Balance at 01/01/2021</b>	<b>410.789</b>
<b>Balance at 31/12/2021</b>	<b>410.789</b>
<b>Accumulated Depreciation 01/01/2021</b>	<b>321.096</b>
Depreciation of the year	27.086
<b>Accumulated Depreciation 31/12/2021</b>	<b>348.182</b>
<b>Net book value at 31/12/2021</b>	<b>62.607</b>

## 9. PARTICIPATIONS IN SUBSIDIARIES

The Parent company records Participations in subsidiaries at their acquisition cost less any potential impairment of their value in its separate Financial Statements. Participations during the current and previous reporting period are analyzed as follows:

Corporate Name	Country	Value at 1/1/2020	Additions	Value at 31/12/2020	Direct Holding %
KLEFER A.E	GREECE	1.173.881	-	1.173.881	50,0%
KLEEMANN ASANSOR San. Ve Tic As	TURKEY	232.206	997.991	1.230.198	84,0%
KLEEMANN LIFTS U.K. LTD	UK	21.691.538	7.500.000	29.191.538	100,0%
		<b>23.097.626</b>	<b>8.497.991</b>	<b>31.595.617</b>	

Corporate Name	Country	Value at 1/1/2021	Additions	Value at 31/12/2021	Direct Holding %
KLEFER A.E	GREECE	1.173.881	-	1.173.881	50,0%
KLEEMANN ASANSOR San. Ve Tic As	TURKEY	1.230.198	-	1.230.198	84,0%
KLEEMANN LIFTS U.K. LTD	UK	29.191.538	(29.191.538)	-	100,0%
KLEEMANN AUFZUGE	GERMANY	-	1.610.000	1.610.000	100,0%
KLEEMANN LIFT RO S.R.L.	ROMANIA	-	1.030.000	1.030.000	100,0%
KLEEMANN SERVICES LTD	CYPRUS	-	29.678.000	29.678.000	100,0%
KLEEMANN ASCENSEURS SARL	FRANCE	-	385.000	385.000	100,0%
		<b>31.595.617</b>	<b>3.511.462</b>	<b>35.107.079</b>	

KLEEMANN SERVICES LTD records Participations in subsidiaries at their acquisition cost less any potential impairment of their value in its separate Financial Statements. Participations during the current and previous reporting period are analyzed as follows:

Corporate Name	Country	Value at 1/1/2020	Additions	Value at 31/12/2020	Direct Holding %
KLEEMANN SERVICES MENIE	GREECE	100.000	-	100.000	100,0%
		<b>100.000</b>	<b>-</b>	<b>100.000</b>	

Corporate Name	Country	Value at 1/1/2021	Additions	Value at 31/12/2021	Direct Holding %
KLEEMANN SERVICES MENIE	GREECE	100.000	(100.000)	-	100,0%
KLEEMANN LIFTS U.K. LTD	UK	-	29.118.000	29.118.000	100,0%
		<b>100.000</b>	<b>29.018.000</b>	<b>29.118.000</b>	



HONG KONG ELEVATOR SYSTEMS LIMITED records Participations in subsidiaries at their acquisition cost less any potential impairment of their value in its separate Financial Statements. Participations during the current and previous reporting period are analyzed as follows:

Corporate Name	Country	Value at 1/1/2020	Additions	Value at 31/12/2020	Direct Holding %
KLEEMANN LIFTS (CHINA) CO. LTD	China	15.861.251	-	15.861.251	100,0%
KLEEMANN LIFTS TRADING CO., LTD	China	90.670	-	90.670	100,0%
		<b>15.951.921</b>	<b>-</b>	<b>15.951.921</b>	

Corporate Name	Country	Value at 1/1/2021	Additions	Value at 31/12/2021	Direct Holding %
KLEEMANN LIFTS (CHINA) CO. LTD	China	15.861.251	-	15.861.251	100,0%
KLEEMANN LIFTS TRADING CO., LTD	China	90.670	-	90.670	100,0%
		<b>15.951.921</b>	<b>-</b>	<b>15.951.921</b>	

KLEEMANN LIFTS UK records Participations in subsidiaries at their acquisition cost less any potential impairment of their value in its separate Financial Statements. Participations during the current and previous reporting period are analyzed as follows:

Corporate Name	Country	Value at 1/1/2020	Additions	Value at 31/12/2020	Direct Holding %
KLEEMANN LIFTS RUS	Russia	242.780	-	242.780	99,5%
KLEEMANN ELEVATORS AUSTRALIA PTY	Australia	3.081.619	-	3.081.619	100,0%
KLEEMANN AUFZUGE	Germany	500.000	-	500.000	100,0%
KLEEMANN LIFTOVI D.O.O	Serbia	3.776.162	-	3.776.162	100,0%
KLEEMANN LIFT RO S.R.L.	Romania	300.004	-	300.004	100,0%
HONG KONG ELEVATOR SYSTEMS LIMITED	Hong Kong	16.795.377	-	16.795.377	100,0%
KLEEMANN SERVICES LTD	Cyprus	279.843	-	279.843	100,0%
KLEEMANN DIZALA	Croatia	-	-	-	100,0%
KLEEMANN ASCENSEURS SARL	France	100.000	-	100.000	100,0%
FOCUS LIFTS LIMITED	UK	1.776.112	-	1.776.112	100,0%
		<b>26.851.896</b>	<b>-</b>	<b>26.851.896</b>	

Corporate Name	Country	Value at 1/1/2021	Additions	Value at 31/12/2021	Direct Holding %
KLEEMANN LIFTS RUS	Russia	242.780	-	242.780	99,5%
KLEEMANN ELEVATORS AUSTRALIA PTY	Australia	3.081.619	-	3.081.619	100,0%
KLEEMANN AUFZUGE	Germany	500.000	(500.000)	-	100,0%
KLEEMANN LIFTOVI D.O.O	Serbia	3.776.162	-	3.776.162	100,0%
KLEEMANN LIFT RO S.R.L.	Romania	300.004	(300.004)	-	100,0%
HONG KONG ELEVATOR SYSTEMS LIMITED	Hong Kong	16.795.377	(3.611.490)	13.183.886	100,0%
KLEEMANN SERVICES LTD	Cyprus	279.843	(279.843)	-	100,0%
KLEEMANN DIZALA	Croatia	-	-	-	100,0%
KLEEMANN ASCENSEURS SARL	France	100.000	(100.000)	-	100,0%
FOCUS LIFTS LIMITED	UK	1.776.112	-	1.776.112	100,0%
THREE POINT, INC.	USA	-	1.460.638	1.460.638	100,0%
GUIDELINE LIFT SERVICES LIMITED	UK	-	14.357.253	14.357.253	100,0%
HOISTWAY LTD	UK	-	645.819	645.819	75,0%
LIFT SOURCE LIMITED	UK	-	741.368	741.368	100,0%
		<b>26.851.896</b>	<b>12.413.740</b>	<b>39.265.636</b>	

KLEEMANN ELEVATORS AUSTRALIA PTY records Participations in subsidiaries at their acquisition cost less any potential impairment of their value in its separate Financial Statements. Participations during the current and previous reporting period are analyzed as follows:

Corporate Name	Country	Value at 1/1/2021	Additions	Value at 31/12/2021	Direct Holding %
ELEVATOR SERVICES GROUP PTY LTD	Australia	-	1	1	100,0%
		<b>-</b>	<b>1</b>	<b>1</b>	

THREE POINC INC records Participations in subsidiaries at their acquisition cost less any potential impairment of their value in its separate Financial Statements. Participations during the current and previous reporting period are analyzed as follows:

Corporate Name	Country	Value at 1/1/2021	Additions	Value at 31/12/2021	Direct Holding %
DAY ACCESSIBILITY & MOBILITY SOLUTIONS,IN USA		-	3.803.654	3.803.654	80,0%
		-	<b>3.803.654</b>	<b>3.803.654</b>	

GUIDELINE LIFT SERVICES LIMITED records Participations in subsidiaries at their acquisition cost less any potential impairment of their value in its separate Financial Statements. Participations during the current and previous reporting period are analyzed as follows:

Corporate Name	Country	Value at 1/1/2021	Additions	Value at 31/12/2021	Direct Holding %
TSL INSPECTIONS LTD	UK	-	119	119	100,0%
		-	<b>119</b>	<b>119</b>	

The Company's Management considers that there are no indications of impairment of investments in subsidiaries.

There are no significant restrictions on the ability of these companies to transfer capital to the Company in the form of cash dividends or repayments of loans or in advance payments. In addition, the Group has no participation in non-consolidated entities.

#### Changes in the composition of the Group

During 2021, KLEEMANN LIFTS U.K. LTD. acquired 100% of Guideline Lift Services Ltd and its subsidiary TSL Inspections Ltd. in the United Kingdom, in exchange for 14,35 million Euros. The main activity of Guideline Lift Services Ltd. is the trading, installation, and maintenance of integrated elevator systems. The main activity of TSL Inspections Ltd. is the safety and quality control of elevator systems and the preparation of related studies. During 2021, KLEEMANN LIFTS U.K. LTD. proceeded with the acquisition of 75% of Hoistway Ltd. in the United Kingdom, in exchange for 0,65 million Euros. The main activity of Hoistway Ltd. is the trading, installation, and maintenance of integrated elevator systems.

During 2021, the Cyprus-based Kleemann Services Ltd. proceeded to the dissolution of the Greece-based subsidiary Kleemann Services ΜΕΠΕ, which remained inactive since the date of its foundation.

During 2021, KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. proceeded with the acquisition from KLEEMANN LIFTS U.K. LTD. of its 4 subsidiaries, including KLEEMANN LIFT RO S.R.L. in Romania, KLEEMANN AUFGUGE GmbH in Germany, KLEEMANN ASCENSEURS SARL in France and KLEEMANN SERVICES LTD. in Cyprus, in exchange for 3,6 million Euros.

During 2021, the Annual General Meeting of the Shareholders of KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A, decided to proceed to a share capital increase, amounting to 29.118.000 Euros in the subsidiary KLEEMANN SERVICES LTD in Cyprus. The share capital increase is settled with the transfer of all shares of KLEEMANN LIFTS UK LTD to KLEEMANN SERVICES LTD.

During 2021, KLEEMANN LIFTS U.K. LTD. proceeded with the acquisition from THREE POINT INVESTMENTS LTD. of its 3 subsidiaries, namely LIFT SOURCE LTD. in the United Kingdom for 0,7 million Euros, THREE POINT, INC. and its subsidiary DAY ACCESSIBILITY & MOBILITY SOLUTIONS,INC. in the United States for 1,5 million Euros.

During 2021, KLEEMANN ELEVATORS AUSTRALIA PTY proceeded with the acquisition from THREE POINT INVESTMENTS LTD. of its subsidiary ELEVATOR SERVICES GROUP PTY LTD. in Australia, in exchange for 0,61 Euros.

#### **Goodwill**

The change in Goodwill is presented in the table below:

	<b>GROUP</b>
<b>Net book value 01/01/2020</b>	<b>3.347.041</b>
<b>Net book value 31/12/2020</b>	<b>3.347.041</b>
Additions through acquisitions	15.549.236
Additions from transfers of subsidiaries under common control	341.366
<b>Net book value 31/12/2021</b>	<b>19.237.643</b>

The analysis of Goodwill per Group Subsidiary is presented as follows:

	<b>31/12/2021</b>
KLEEMANN ELEVATORS AUSTRALIA PTY	2.166.743
FOCUS LIFTS LIMITED	1.180.299
LIFT SOURCE LIMITED	341.366
DAY ACCESSIBILITY & MOBILITY SOLUTIONS, INC.	4.754.567
GUIDELINE LIFT SERVICES LIMITED	9.768.395
HOISTWAY LTD	1.026.275
	<b>19.237.643</b>

### Goodwill impairment testing in the consolidated financial statements

On December 31, 2021, impairment testing of goodwill was performed, in accordance with the requirements of IAS 36. The assessment raised no indicators of impairment on December 31, 2021.

The recoverable amount was approached by means of use value (value in use). The use-value is measured as the present value of expected future cash flows of the companies discounted at a rate reflecting the time value of money and the risk related to the companies. These calculations use cash flow projections approved by management covering a four-year period with reduction in perpetuity. The calculation of the value of use is based on the following key assumptions.

For the calculation of discounted cash flows, the Management uses assumptions that are deemed reasonable and are based on the best information available and valid on the reporting date of the financial statements.

### Impairment testing in the company financial statements

Impairment testing was also performed in the company financial statements for the acquisition value of subsidiaries. The assessment raised no indicators of impairment.

### Assumptions used to determine value in use

The recoverable value of each CGU (Cash Generating Unit) is determined based on the calculation of value in use. Value in use is determined based on the present value of the estimated future cash flows (method of discounted cash flows), which are expected to be generated by each subsidiary as an independent CGU. The process of calculating value in use is affected by (is sensitive to) the following main assumptions, as adopted by the Management for determining future cash flows:

- Formulation of 5-year business plans per CGU:
  - ✓ Maximum period of 5 years. Cash flows beyond 5 years are extracted based on conclusions, using estimates of the growth rates mentioned below,
  - ✓ Based on recently prepared budgets and estimates.
  - ✓ Budgetary operating profit & EBITDA margins and future estimates using reasonable assumptions.

The calculations for determining the recoverable value of CGUs were based on 5-year business plans approved by the Management. Business plans included the necessary revisions for depicting the current economic environment and reflect former experience, provisions, sector studies and other available information from external sources.

- Growth rate in perpetuity:
 

Cash flows beyond 5 years have been extracted based on conclusions, using the estimates of growth rates in perpetuity, which were taken from external sources (up to 2%, depending on the country in which the CGU operates).

### Weighted Average Capital Cost (WACC)

The WACC method reflects the discounted interest rate of future cash flows for each CGU, according to which the cost of equity, and the cost of long-term borrowings and any grants, are weighted for the calculation of the cost of the company's total capital. For the fiscal years 2020 and beyond, the WACC has been recalculated (WACC in perpetuity) due to the expected financial improvement. The main parameters for determining the WACC include:

- Risk-free return:

The return of the Germany 10-year Bond was used as the risk-free return, given that all business plan cash flows were determined with the use of the Euro currency.

- Country risk premium:

Estimates from independent sources were considered for calculating the country risk premium. The risk associated with operations in each market (China, Australia, etc. ), as arising from the aforementioned country risk premium, was included in the Cost of Equity for each company.

- Equity risk premium:

Estimates from independent sources were taken into account for calculating the equity risk premium. The beta sensitivity indexes are evaluated annually based on published market data. Apart from the aforementioned estimates regarding the determination of the value in use of CGUs, the Management is not aware of any changes in the conditions which may possibly affect its other assumptions.

The discount rates used in perpetuity were measured from 5% to 15% depending on the country and geographical area (Europe, Asia, Australia) activity of each CGU.

### **Sensitivity analysis of recoverable amounts**

Currently, the Management is not aware of any other event or condition that would reasonably cause any changes to any of the main assumptions used to determine the recoverable amount of CGUs. Nevertheless, on 31/12/2021 the Group analyzed the sensitivity of the recoverable amounts per CGU in relation to a change in some of the main assumptions presented above. An indicative example of these changes is presented as follows:

- (i) one percentage point in the EBITDA until 2022 and half a percentage point in the EBITDA in Perpetuity,
- (ii) one percentage point in the discounted interest rate until 2022 and half a percentage point in the discounted interest rate in perpetuity, or
- (iii) half a percentage point in the growth rate in perpetuity.

The relevant sensitivity analysis does not indicate the need for impairment for the valued assets.

**KLEEMANN LIFTS UK GROUP**

The following tables summarize the financial information of the KLEEMANN LIFTS UK Group, which consists of the subsidiaries of Kleemann Lifts UK Ltd, which is 100% owned by KLEEMANN Hellas SA:

<b>Statement of Income for the Period 01/01 to 31/12</b>		
(amounts in euros, rounded in units, unless it is otherwise stated)		
	<b>KLEEMANN LIFTS UK GROUP</b>	
	<b>From 01/01 to</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>
<b>Sales</b>	<b>95.009.394</b>	<b>78.423.858</b>
Cost of Sales	(78.610.902)	(63.157.817)
<b>Gross Margin</b>	<b>16.398.492</b>	<b>15.266.040</b>
Other Income / (Expenses)	1.177.625	322.715
Selling Expenses	(5.986.993)	(5.510.849)
Administrative Expenses	(8.879.418)	(5.903.663)
Research and Development Expenses	-	-
<b>Operating Income / (Loss)</b>	<b>2.709.706</b>	<b>4.174.244</b>
Financial Income	228.506	107.392
Financial Expenses	(638.686)	(340.051)
Income from Dividends	81.039	-
Increase (decrease) of investments value in participations and securities	-	-
<b>Profit (Loss) before Tax</b>	<b>2.380.565</b>	<b>3.941.585</b>
Income Tax	(838.161)	(737.222)
<b>Profit (Loss) after Tax</b>	<b>1.542.405</b>	<b>3.204.363</b>
Attributable to:		
-Equity holders of the Parent	1.544.432	3.201.601
-Non-controlling interest	(2.027)	2.762
	<b>1.542.405</b>	<b>3.204.363</b>
<b>Earnings before Interest, Taxes, Depreciation and Amortization</b>	<b>4.115.077</b>	<b>5.451.595</b>

<b>Statement of Financial Position 31/12</b>		
(amounts in euros, rounded in units, unless it is otherwise stated)		
	<b>KLEEMANN LIFTS UK GROUP</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>
<b>ASSETS</b>		
<b>Non-current Assets</b>		
Tangible Assets for own use	17.943.679	15.709.760
Right of use Assets	2.970.252	970.979
Investment Property	56.097	-
Intangible Assets	1.195.512	1.073.398
Participations in Subsidiaries	(0)	-
Other long-term receivables	272.847	108.664
Deferred tax receivables	933.049	239.655
Goodwill	19.237.643	3.347.041
	<b>42.609.078</b>	<b>21.449.498</b>
<b>Current Assets</b>		
Inventory	10.276.474	7.506.018
Trade Receivables	15.055.056	13.303.702
Other receivables	17.644.181	13.186.948
Short-term investments and securities	-	-
Cash and cash equivalents	10.976.195	12.868.739
	<b>53.951.906</b>	<b>46.865.407</b>
<b>Total Assets</b>	<b>96.560.984</b>	<b>68.314.905</b>
<b>EQUITY AND LIABILITIES</b>		
<b>Equity</b>		
Share Capital	29.191.539	29.191.539
Retained Earnings	10.171.589	6.425.360
<b>Equity attributable to Company Shareholders</b>	<b>39.363.128</b>	<b>35.616.898</b>
Non-controlling interest	32.519	9.889
<b>Total Equity</b>	<b>39.395.647</b>	<b>35.626.788</b>
<b>Long-term Liabilities</b>		
Long-term bank liabilities	2.172.824	4.879.724
Long term Lease Liabilities	2.325.542	697.936
Liabilities from employees' termination benefits	90.897	118.999
Provisions	-	-
Other long-term liabilities	-	217.916
Deferred tax liabilities	175.949	104.568
	<b>4.765.213</b>	<b>6.019.144</b>
<b>Short-term Liabilities</b>		
Suppliers	20.104.364	11.967.585
Current tax liabilities	2.041.746	1.790.526
Other liabilities	23.853.784	11.122.448
Short term Bank Liabilities	4.683.436	909
Short term Lease Liabilities	752.413	303.904
Provisions	964.383	1.483.602
Liabilities concerning Non-current Assets held-for-sale	-	-
	<b>52.400.125</b>	<b>26.668.973</b>
<b>Total Liabilities</b>	<b>57.165.338</b>	<b>32.688.117</b>
<b>Total Equity And Liabilities</b>	<b>96.560.984</b>	<b>68.314.905</b>

<b>Cash Flow Statement for the Period 01/01 to 31/12</b>		
(amounts in euros, rounded in units, unless it is otherwise stated)		
	<b>KLEEMANN LIFTS UK GROUP</b>	
	<b>From 01/01 to</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>
<b>Cash Flows from operating activities</b>		
Cash flows from operating activities	6.167.591	505.253
Interests paid	(295.992)	(191.335)
Income tax paid	(1.294.404)	(641.573)
<b>Net cash flows from operating activities</b>	<b>4.577.195</b>	<b>(327.654)</b>
<b>Cash Flows from investing activities</b>		
Acquisition of subsidiaries, related companies, joint ventures and other investments	(7.019.452)	-
Purchases of Tangible and Intangible Assets	(397.415)	(1.302.923)
Cash of acquired/disposed companies	1.626.934	-
Sales of Tangible and Intangible Assets	31.495	16.651
Interests received	116.349	196.309
Dividends received	(0)	186.900
Other	-	-
	<b>(5.642.090)</b>	<b>(903.064)</b>
<b>Cash Flows from financing activities</b>		
Share Capital increase	132	3.576.003
Increase of Bank Loans	-	(0)
Repayment of lease liabilities	(455.998)	(30.347)
Repayment of Bank Loans	-	-
Settlement (payment) of financial leasing liabilities	(371.783)	(46.789)
Dividends paid and rewards of B.o.D.	-	(41.625)
	<b>(827.649)</b>	<b>3.457.242</b>
<b>Net increase / (decrease) in cash and cash equivalents</b>	<b>(1.892.544)</b>	<b>2.226.524</b>
Cash and cash equivalents in the beginning of the fiscal year	12.868.738	10.642.214
<b>Cash and cash equivalents in the end of the of the fiscal year</b>	<b>10.976.194</b>	<b>12.868.738</b>

The subsidiaries of Kleemann Lifts UK Ltd are: KLEEMANN LIFTS RUS, KLEEMANN ELEVATORS AUSTRALIA PTY, KLEEMANN LIFTOVI D.O.O, HONG KONG ELEVATOR SYSTEMS LIMITED, KLEEMANN LIFTS (CHINA) CO. LTD, KLEEMANN LIFTS TRADING CO. LTD, KLEEMANN DIZALA, FOCUS LIFTS LIMITED, GUIDELINE LIFT SERVICES LIMITED, TSL INSPECTIONS LTD, HOISTWAY LTD, LIFT SOURCE LIMITED, ELEVATOR SERVICES GROUP PTY LTD, THREE POINT INC., DAY ACCESSIBILITY & MOBILITY SOLUTIONS, INC.

## 10. OTHER LONG-TERM RECEIVABLES

Other long-term receivables of the Group and the Company are analyzed below:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Notes Receivables of long-term expiry	2.976.570	3.255.400	2.713.067	3.255.400
Checks receivables of long-term expiry	7.249	149.424	7.249	149.424
Other long-term receivables	807.375	744.839	698.410	628.589
	<b>3.791.194</b>	<b>4.149.664</b>	<b>3.418.727</b>	<b>4.033.414</b>

The Company has entered into agreements with specific domestic customers, based on which their balances are settled in interest-bearing or interest-free monthly installments. These long-term receivables are presented in the Financial Statements at amortized cost. The discount rate applied is the company's average borrowing rate. This interest rate amounts to approximately 2,30% for 2021 and 2,25% for 2020.

## 11. DEFERRED TAX RECEIVABLES AND LIABILITIES

Deferred income taxes are calculated on temporary differences, according to the liability method, using the tax rates applicable in the countries where the Group's companies operate.

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 calculation of the Group's deferred taxes is reviewed in each reporting year, so that the balance presented in the Statement of Financial Position reflects the applicable tax rates.

Deferred tax is calculated using the rate that is expected to be in force at the time of reversal of temporary tax differences. The Company's deferred tax is calculated using the tax rate that will be in force on the date of realization of the relative values.

The deferred tax of the Parent Company and the subsidiaries operating in Greece has been calculated using the tax rate that is expected to apply when the related temporary differences are settled. The tax rate for 2021 and onwards is 22%.

According to Law 4799/2021, as published in the Government Gazette A '78 / 18-05-2021, there has been a change in the tax rate from 24% to 22% from 2021 and onwards.



The movement in the deferred tax assets and liabilities of the Group for 2021 and 2020 are as follows:

<b>GROUP</b>	<b>Balance 01/01/2020</b>	<b>Change in Results</b>	<b>Change in Tax Rate</b>	<b>Change in Equity</b>	<b>Balance 31/12/2020</b>
Tangible Fixed Assets	(2.099.333)	(114.262)	-	(5.508)	(2.219.102)
Intangible Fixed Assets	(22.107)	(35.176)	-	60	(57.223)
Provisions for devaluated inventories	594.829	34.992	-	-	629.820
Receivables clients	2.154.946	(11.717)	-	(519.125)	1.624.104
Provisions for employees' termination benefits	873.221	43.276	-	(80.310)	836.187
Other provisions	139.677	153.053	-	68.871	361.602
Other	535.650	17.008	-	358.645	911.303
<b>Total deferred tax</b>	<b>2.176.882</b>	<b>87.175</b>	<b>-</b>	<b>(177.366)</b>	<b>2.086.692</b>

#### **Statement of Financial Position**

Deferred tax receivables	2.364.764	2.271.967
Deferred tax liabilities	187.881	185.275
<b>Total</b>	<b>2.176.882</b>	<b>2.086.691</b>

	<b>Balance 01/01/2021</b>	<b>Change in Results</b>	<b>Change in Tax Rate</b>	<b>Change in Equity</b>	<b>Balance 31/12/2021</b>
Tangible Fixed Assets	(2.219.102)	(177.263)	181.316	(85.766)	(2.300.815)
Intangible Fixed Assets	(57.223)	(27.576)	4.671	352.353	272.225
Provisions for devaluated inventories	629.820	(100.896)	(50.815)	15.442	493.551
Receivables clients	1.624.104	474.463	(169.239)	(119.128)	1.810.200
Provisions for employees' termination benefits	836.187	(437.053)	(58.710)	(23.644)	316.780
Other provisions	361.602	(222)	(12.774)	32.702	381.309
Other	911.303	(439.399)	(23.246)	202.902	651.560
<b>Total deferred tax</b>	<b>2.086.692</b>	<b>(707.946)</b>	<b>(128.797)</b>	<b>374.861</b>	<b>1.624.810</b>

#### **Statement of Financial Position**

Deferred tax receivables	2.271.967	1.909.911
Deferred tax liabilities	185.275	285.102
<b>Total</b>	<b>2.086.691</b>	<b>1.624.810</b>

The respective amounts for the Company are presented in the following table:

<b>COMPANY</b>	<b>Balance 01/01/2020</b>	<b>Change in Results</b>	<b>Change in Tax Rate</b>	<b>Change in Equity</b>	<b>Balance 31/12/2020</b>
Tangible Fixed Assets	(1.853.957)	(108.607)	-	(5.573)	(1.968.137)
Intangible Fixed Assets	(21.587)	(33.654)	-	-	(55.241)
Provisions for devaluated inventories	587.727	-	-	-	587.727
Receivables clients	2.142.699	(125.139)	-	-	2.017.560
Provisions for employees' termination benefits	756.751	33.821	-	(60.246)	730.325
Other provisions	25.269	123.925	-	4.094	153.288
Other	230.178	47.821	-	-	277.999
<b>Total deferred tax</b>	<b>1.867.078</b>	<b>(61.833)</b>	<b>-</b>	<b>(61.725)</b>	<b>1.743.521</b>

#### **Statement of Financial Position**

Deferred tax receivables	3.742.623	1.743.521
Deferred tax liabilities	1.875.544	-
<b>Total</b>	<b>1.867.078</b>	<b>1.743.521</b>

	<b>Balance 01/01/2021</b>	<b>Change in Results</b>	<b>Change in Tax Rate</b>	<b>Change in Equity</b>	<b>Balance 31/12/2021</b>
Tangible Fixed Assets	(1.968.137)	(132.042)	164.011	33.791	(1.902.377)
Intangible Fixed Assets	(55.241)	(26.930)	4.603	-	(77.567)
Provisions for devaluated inventories	587.727	(34.876)	(48.977)	-	503.874
Receivables clients	2.017.560	(261.375)	(168.131)	-	1.588.054
Provisions for employees' termination benefits	730.325	(398.750)	(59.046)	(4.196)	268.333
Other provisions	153.288	(50.694)	(12.774)	(8.164)	81.655
Other	277.999	(15.450)	(23.165)	-	239.384
<b>Total deferred tax</b>	<b>1.743.521</b>	<b>(920.116)</b>	<b>(143.479)</b>	<b>21.431</b>	<b>701.356</b>

#### **Statement of Financial Position**

Deferred tax receivables	1.743.521	701.356
Deferred tax liabilities	-	-
<b>Total</b>	<b>1.743.521</b>	<b>701.356</b>

## 12. INVENTORIES

The Inventories are as follows:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Finished and semi-finished products	8.165.593	5.629.818	3.843.758	3.124.096
Raw material and other production materials	27.850.247	23.249.554	18.882.386	16.212.222
Commodities	3.902.381	3.580.260	56.846	381.219
Minus: Intercompany Inventories	(826.488)	(1.100.745)	-	-
Minus: Provision for Inventory Impairment	(2.584.889)	(2.729.275)	(2.290.335)	(2.448.862)
<b>Inventory</b>	<b>36.506.843</b>	<b>28.629.612</b>	<b>20.492.656</b>	<b>17.268.675</b>

There are no encumbrances over the Group's total Inventories.

## 13. TRADE RECEIVABLES

Trade Receivables include the following:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Clients	66.651.853	55.445.506	36.263.027	34.535.976
Post-dated Checks Receivables	4.114.199	3.915.030	4.069.334	3.875.701
Notes Receivables	9.300.657	9.820.832	8.500.513	8.676.244
Minus: provision for doubtful debts	(22.584.382)	(22.429.810)	(20.721.253)	(21.021.253)
Inter-Company Receivables	(25.106.545)	(18.507.096)	-	-
<b>Total</b>	<b>32.375.783</b>	<b>28.244.462</b>	<b>28.111.621</b>	<b>26.066.668</b>

The Group's Management evaluates the adequacy of the provision for doubtful debts regularly in line with the credit policy and using the appropriate information obtained from the Group's Legal Department. This information mainly involves the processing of historical data and any progress in the pending legal proceedings.

The provision for doubtful debts concerns specific accounts receivables, which have exceeded the Group's credit policy. The Group has proceeded to judicial actions for most of these cases.

There are no encumbrances over the trade receivables of the Company.

The ageing of trade receivables is calculated considering the days covering the period from the invoice date to the reporting date and are presented as follows:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
0 days	1.988.228	363.887	-	-
1-45 days	8.596.063	10.893.731	4.598.969	6.973.517
45-90 days	7.154.822	6.379.931	7.265.050	6.843.003
91-150 days	6.095.545	2.372.436	7.388.610	3.716.052
150+ days	8.541.124	8.234.478	8.858.992	8.534.096
<b>Total</b>	<b>32.375.783</b>	<b>28.244.462</b>	<b>28.111.621</b>	<b>26.066.668</b>

The movement of the provision for doubtful debts was:

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
At 01/01 of the year	22.409.557	22.313.630	21.021.253	21.371.253
Minus: Reversal of Provisions	(668.678)	(651.594)	(600.000)	(650.000)
Plus: Provision of the year	843.503	767.774	300.000	300.000
At 31/12 of the year	<b>22.584.382</b>	<b>22.429.810</b>	<b>20.721.253</b>	<b>21.021.253</b>

#### **14. OTHER RECEIVABLES**

Other Receivables are analyzed as follows:

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
Various Debtors	15.754.999	13.527.537	5.630.397	4.403.726
Advances to suppliers	2.718.704	722.601	725.840	588.310
Accounts for management of prepayments & credits	3.109	2.878	2.469	2.878
Prepaid Expenses	926.329	218.714	324.998	193.941
Purchases under delivery	1.597.593	1.419.652	1.115.297	935.548
Short-term receivables & other	12.306.828	9.274.360	37.659	86.980
Intercompany eliminations	(6.414.629)	(3.830.982)	-	-
<b>Total</b>	<b>26.892.933</b>	<b>21.334.760</b>	<b>7.836.660</b>	<b>6.211.383</b>

The item "Other Debtors" primarily includes VAT receivables (Euros 3,3 mil.), previous year's income tax receivables (Euros 0,18 mil.) and dividend receivables (Euros 1,9 mil.). The corresponding item of the Group contains frozen deposits (Euros 5,5 mil.) in relation to bank guarantees issues, intra-group loans by Kleemann Lifts UK (Euros 1 mil.) as well as loans to affiliated companies (Euros 0,2 mil.).

#### **15. SHORT-TERM INVESTMENTS AND SECURITIES**

Short-term investments and securities are as follows:

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
Financial Assets at fair value through the Profit and Loss Statement	196.041	127.784	196.041	127.784
	<b>196.041,37</b>	<b>127.784,03</b>	<b>196.041,37</b>	<b>127.784,03</b>

Short-term investments and securities of the Company are classified as "Financial assets at fair value through profit or loss".

The changes from the measurement to the fair value of the financial assets are included in the item "Increase / (decrease) in the value of investments in participations and securities" of the Statement of Comprehensive Income.

The movement of short-term investments for the Group and the Company is as follows:

	<b>Total Listed Shares</b>	<b>Total Non-Listed Shares</b>	<b>Total</b>
<b>2021</b>			
Balance at the start of the year	127.784	-	127.784
Profit / (Loss) from sale or valuation	68.257	-	68.257
<b>Closing Balance</b>	<b>196.041</b>	<b>-</b>	<b>196.041</b>

	<b>Total Listed Shares</b>	<b>Total Non-Listed Shares</b>	<b>Total</b>
<b>2020</b>			
Balance at the start of the year	199.640	6.006	205.646
Purchases	3.436	-	3.436
Transfers		(6.006)	(6.006)
Profit / (Loss) from sale or valuation	(75.292)	-	(75.292)
<b>Closing Balance</b>	<b>127.784</b>	<b>-</b>	<b>127.784</b>

## 16. CASH AND CASH EQUIVALENTS

Cash and cash equivalents are as follows:

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
Cash Balance	95.153	2.284.394	75.473	130.787
Bank Deposits	14.956.893	16.558.902	2.036.324	4.606.674
<b>Cash and cash equivalents</b>	<b>15.052.046</b>	<b>18.843.296</b>	<b>2.111.797</b>	<b>4.737.461</b>

Cash and cash equivalents include cash and demand deposits. On the above dates there were no bank overdrafts.

## 17. EQUITY

The share Capital of the Company amounts to Euros 18.209.499 and consists of 23.648.700 ordinary registered shares with a nominal value of Euros 0,77 each. There are no shares of the parent company owned either by itself or by its subsidiaries and affiliated companies, in the current fiscal year.

Reserves were formed as below:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
<b>Other reserves</b>				
Regular Reserve	3.597.324	3.650.016	2.853.118	2.851.144
Specially taxed Reserves	10.922.203	10.112.906	9.523.337	8.671.219
Reserve of actuarial profits	25.797	58.331	32.000	51.941
Contingency Reserve	65.856	65.856	65.856	65.856
Differences from readjustment in the value of other assets	1.737.184	1.611.606	1.634.187	1.574.612
Tax-free Reserves of development Laws	16.825.980	16.816.785	16.672.720	16.672.720
Hedging valuation of derivatives SME € / TRL	-	(25.854)	-	(25.854)
Reserves from specially taxed revenues	69.374	69.374	68.250	68.250
Translation Reserve	(6.671.463)	(7.616.448)	-	-
<b>Total</b>	<b>26.572.257</b>	<b>24.742.572</b>	<b>30.849.468</b>	<b>29.929.887</b>

### Regular Reserve

According to the regulations of Greek Business Legislation, at least 5% of net profits is withheld, annually, for the creation of regular reserve, which is exclusively used for equalization of possible debit balance of profit and loss account, before dividend distribution and it is only distributed at the dissolution of the Company. This withholding ceases to be compulsory, when the Regular Reserve balance reaches 1/3 of share capital.

### Specially taxed Reserves

Specially taxed Reserves refer to undistributed earnings of which an amount concerns cover of owned participation in a subsidized investment plan as per 3299/04 Law, an amount concerns cover of owned participation in a subsidized investing plan of Metro 6.5, an amount concerns the proportion of undistributed earnings coming from dividend's withholding taxes of the subsidiary KLEFER SA, concerns taxed reserve for distribution under the Law 4172/2013 and from the remaining amount in the fiscal years 2007, 2008 and 2009 concern an optional special Reserve for investment purposes.

### Reserves from Actuarial Gains

It concerns a Reserve of actuarial differences, which has arisen after the amendment of IAS 19.

### Contingency Reserve

Contingency Reserve concerns undistributed, untaxed earnings and it was formed according to the provisions of the Law 1892/90, for the purpose of covering owned participation in subsidized investing plans, which are included in the provisions of this Law. In the case of distribution, this amount will be taxed at the rate prevailing at the time of distribution.

### Differences from readjustment in the value of other assets

It concerns a Reserve which has arisen from the revaluation of Real Estate (Land) at fair value, according to IAS 16 and the revaluation difference from the absorption of the subsidiary Moda Lift ABEE.

### Tax-free Reserves of development Laws

Tax-free Reserves concern undistributed earnings, which, according to development laws, are free of taxation, for investments which have taken place, based on the provisions of the Laws 1828/89, 1892/90, 2601/98 and 3299/04 (on the condition that there are adequate earnings, for the creation of these Reserves, remaining from the earnings balance, after the dividend distribution and their proportionate taxes). In the case of distribution, this amount will be taxed at the rate prevailing at the time of distribution.

### Reserves free of income taxation

Reserves that are free of income taxation concern revenues from bank interests. In the case of distribution, this amount will be taxed at the rate prevailing at the time of distribution.

### Reserves from specially taxed Revenues

Reserves from specially taxed Revenues concern revenues from interests and tax withholding has been applied in source. Beyond the prepaid taxes, these Reserves are liable to taxation, according to current tax rate, in case of their distribution.

## Hedging

Hedging reserves include the amount resulting from the valuation of Futures contracts, which were acquired by the Group in order to hedge the risk of exchange rate fluctuations. The Company and the Group hold no open contracts at the end of the reporting period 2021 and the corresponding reserves amount to zero.

## Foreign exchange reserve

Foreign exchange reserves include the accumulated translation differences of the financial statements of the subsidiaries with a functional currency other than the euro.

The retained earnings were formed as follows:

	<b>GROUP</b>	<b>COMPANY</b>
	<b>Change in Retained Earnings</b>	
<b>1/1/2021</b>	<b>15.944.167</b>	<b>1.198.210</b>
Reserves created from Retained Earnings	(850.630)	(854.092)
New subsidiaries/Change in participation	(502.400)	-
Net profits of the period	2.428.325	482.765
Other Comprehensive Income	(484.871)	(0)
<b>31/12/2021</b>	<b>16.534.591</b>	<b>826.883</b>

## 18. DEBT LIABILITIES

The Group's debt liabilities are based on pre-agreed and predetermined interest margins which, depending on market conditions, can be converted to fixed rates. As a result, the effects of interest rate fluctuations on the Income Statement and Cash Flows from operating activities are immaterial. Floating interest rates are calculated based on Euribor plus spread.

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
<b>Long-term</b>				
Long-term Liabilities	21.946.296	30.488.583	19.773.472	25.608.859
<b>Short-term</b>				
Short-term Liabilities	34.252.353	18.901.703	29.568.387	18.899.659
<b>Total</b>	<b>56.198.649</b>	<b>49.390.285</b>	<b>49.341.859</b>	<b>44.508.518</b>

Bank liabilities are expressed in Euros and British Pounds. The maturity of bond loans and short-term bank liabilities is presented in Note 4.4.

The real interest rates are as follows:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Long-term Liabilities	2,3%	2,2%	2,2%	2,4%
Short-term Liabilities	2,9%	3,3%	3,2%	3,3%

The Group has approved credit limits up to Euros 66,3 mil. On 31/12/2021, the Parent company has long-term debt liabilities amounting to Euros 28,6 mil. and short-term debt liabilities amounting to Euros 20,9 mil. The subsidiaries have debt liabilities of Euros 8,7 mil.

The fair value of debt liabilities approximates their carrying amount at the reporting date, as the impact of discounting is immaterial. The fair value has been calculated based on cash flows that have been discounted using an interest rate consistent with the latest applicable floating interest rates at the end of the period.

The amounts of Interests recognized in the Income Statement are as follows:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Long-term Interest on Debt Liabilities	896.147	852.400	739.379	723.670
Short-term Interest on Debt Liabilities	489.313	208.554	410.332	183.756
<b>Total</b>	<b>1.385.460</b>	<b>1.060.954</b>	<b>1.149.711</b>	<b>907.426</b>



## 19. LIABILITIES FROM EMPLOYEES' TERMINATION BENEFITS

According to the labor law, employees are entitled to compensation for dismissal or retirement, the amount of which varies according to salary, years of service and the manner of termination (dismissal or retirement). Employees who resign or are dismissed with cause are not entitled to compensation. In Greece, employees who retire are entitled to 40% of such compensation in accordance with L.2112/1920 and 4093/2012. These programs are not funded and are classified as defined benefit plans according to IAS 19. Estimates of the Group's defined benefit obligations according to IAS 19 were calculated by independent actuaries companies.

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

This explanatory information differentiates the way in which the basic principles and regulations of IAS 19 have been applied in Greece in the previous years, and therefore, according to what is defined in the "IASB Due Process Handbook (par 8.6)", entities that prepare their financial statements in accordance with IFRS are required to amend their Accounting Policy accordingly.

Until the issuance of the IFRIC Decision, the Group and the Company applied IAS 19 distributing the benefits defined by the Article 8 of L.3198/1955, L.2112/1920, and its amendment L.4093/2012 in the period from the recruitment to the date of retirement of employees.

The application of this final agenda decision in the accompanying financial statements has led to attributing benefits in the last 16 years until the completion of 16 years of employment following the scale recorded in Law 4093/2012.

The effect of the change in the accounting policy on the Financial Statements of the Group and the Company is presented in Note 38.

Liabilities that arise from employees' termination benefits are the following:

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
Present value of non-financed liabilities	1.539.736	1.318.032	1.219.694	1.068.146
Non-registered actuarial losses	-	56.004	-	-
<b>Liability in Statement of Financial Position</b>	<b>1.539.736</b>	<b>1.374.036</b>	<b>1.219.694</b>	<b>1.068.146</b>
<b>Alterations in net liability recognized in Statement of Financial Position</b>				
Net liability in the beginning of the year	1.375.886	1.307.007	1.068.146	1.068.790
Benefits paid	(722.233)	(629.409)	(164.751)	(333.063)
Total expense recognized in Results	857.360	776.563	288.981	400.763
Total actuarial (gain)/loss in other comprehensive income	28.724	(80.125)	27.318	(68.344)
<b>Present value of liability in the end of the period</b>	<b>1.539.736</b>	<b>1.374.036</b>	<b>1.219.694</b>	<b>1.068.146</b>
Cost of current employment	214.739	171.937	119.455	121.924
Interest in liability	8.492	14.768	5.062	10.636
Expenses & depreciation of actuarial loss	1.322	1.725	-	-
Loss of settlement/curtailment/cease	164.465	275.398	164.464	268.203
<b>Total expense recognized in Results</b>	<b>389.019</b>	<b>463.827</b>	<b>288.981</b>	<b>400.763</b>

The principle actuarial assumptions for the calculation of the respective provision are as follows:

	GROUP		COMPANY	
	31.12.2021	31.12.2020	31.12.2021	31.12.2020
Discount Rate	0,60%	0,60%	0,60%	0,60%
Future Salary Increase	1,50%	1,50%	1,50%	1,50%
Average Future Term of Service	17,34	17,34	17,34	17,34

## 20. OTHER LONG-TERM LIABILITIES

Other long-term liabilities are as follows:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Long-term Notes Payables	32.021	21.143	-	-
Subsidies related to Assets	1.066.394	1.117.759	855.647	895.567
Other	1.370.593	395.336	-	-
<b>Total</b>	<b>2.469.008</b>	<b>1.534.239</b>	<b>855.647</b>	<b>895.567</b>

## 21. LEASE LIABILITIES

Lease Liabilities of the Group and the Company are analyzed as follows:

	GROUP	COMPANY
	Lease Liabilities	Lease Liabilities
<b>Balance 01/01/2021</b>	<b>2.274.873</b>	<b>702.655</b>
Additions / Adjustments of lease liabilities	4.089.425	338.554
Interest expense on lease liabilities	245.871	28.892
Payment of leases interests	(200.600)	(28.892)
Payment of leases principal	(1.494.234)	(351.131)
Exchange Rate Differences	(165.215)	-
<b>Balance 31/12/2021</b>	<b>4.750.119</b>	<b>690.078</b>

	GROUP	COMPANY
	Lease Liabilities	Lease Liabilities
<b>Balance 01/01/2020</b>	<b>1.367.848</b>	<b>852.965</b>
Additions / Adjustments of lease liabilities	1.600.140	170.933
Interest expense on lease liabilities	149.652	41.348
Payment of leases interests	(82.165)	(41.348)
Payment of leases principal	(912.428)	(321.243)
Exchange Rate Differences	151.826	-
<b>Balance 31/12/2020</b>	<b>2.274.873</b>	<b>702.655</b>

The maturity of Lease Liabilities of the Group and the Company, included in the above tables, are analyzed as follows:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
<b>Maturity Analysis</b>				
Year 1	1.615.134	845.819	344.966	391.676
Year 2	1.216.905	712.670	189.719	179.421
Year 3	1.045.451	453.977	81.864	52.855
Year 4	441.856	259.802	31.729	36.223
Year 5	159.648	25.613	26.886	25.613
Onwards	612.550	16.866	14.913	16.866
<b>Total</b>	<b>5.091.546</b>	<b>2.314.747</b>	<b>690.078</b>	<b>702.655</b>
Less: unearned interest	(341.426)	(39.875)	-	-
<b>Total</b>	<b>4.750.120</b>	<b>2.274.873</b>	<b>690.078</b>	<b>702.655</b>

The present value of lease liabilities is analyzed below:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Between one and five years	4.478.995	2.297.881	675.165	685.789
Onwards	612.550	16.866	14.913	16.866
	<b>5.091.546</b>	<b>2.314.747</b>	<b>690.078</b>	<b>702.655</b>

Lease Liabilities of the Company and the Group have been classified as Short-term for the part of the liability that is expected to be settled within the next reporting year and Long-term for the part of the liability that is expected to be settled after the next reporting year, as follows:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Long-term Lease Liabilities	3.353.589	1.407.651	345.112	310.979
Short-term Lease Liabilities	1.396.530	867.222	344.966	391.676
<b>Total</b>	<b>4.750.119</b>	<b>2.274.873</b>	<b>690.078</b>	<b>702.655</b>

The amounts recognized in the Income Statement of the Company and the Group, as a result of the adoption of IFRS 16, are presented in the following table:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
<b>Amounts recognized in profit and loss</b>				
Depreciation expense on right-of-use assets	1.409.472	842.259	346.426	328.686
Interest expense on lease liabilities	245.687	148.394	28.892	41.348
Expense relation to short-term leases	58.176	29.703	48.744	20.739
Expense relation leases of low value assets	8.655	6.950	8.655	6.950
<b>Total</b>	<b>1.721.989</b>	<b>1.027.306</b>	<b>432.718</b>	<b>397.724</b>
<b>Breakdown of lease payments</b>				
Fixed payments	1.818.016	1.208.638	445.068	395.794
Variable payments	(615)	(3.482)	-	-
<b>Total payments</b>	<b>1.817.401</b>	<b>1.205.156</b>	<b>445.068</b>	<b>395.794</b>

## 22. SUPPLIERS

The payables to suppliers are as follows:

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
Suppliers	44.345.932	27.502.823	14.099.381	10.789.234
Checks payables	4.501.129	3.786.412	3.436.942	2.967.344
Notes payables	144.138	56.998	-	-
Inter-Company liabilities	(24.142.338)	(18.507.096)	-	-
<b>Total</b>	<b>24.848.862</b>	<b>12.839.137</b>	<b>17.536.323</b>	<b>13.756.578</b>

Trade liabilities are free from interest and are settled according to the normal payment terms.

### **23. OTHER SHORT-TERM LIABILITIES**

Other short-term liabilities are analyzed below:

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
Various Creditors	1.667.955	2.287.101	842.860	728.031
Prepayments of customers	12.964.635	8.512.485	4.947.773	2.678.803
Dividends	2.281.778	8.285.858	-	5.006.785
Insurance Organizations	1.538.689	1.245.711	970.698	1.026.973
Others	14.487.365	2.874.466	-	-
Intercompany short-term liabilities	(6.414.629)	(2.873.508)	(621.403)	-
Accrued expenses	3.143.279	1.050.380	1.068.468	627.987
<b>Other Short-term Liabilities</b>	<b>29.669.072</b>	<b>21.382.492</b>	<b>7.208.396</b>	<b>10.068.578</b>

### **24. PROVISIONS**

Short-term and long-term provisions are analyzed as follows:

		<b>Short-term Provisions</b>	
		<b>GROUP</b>	<b>COMPANY</b>
	<b>1/1/2020</b>	<b>2.069.197</b>	<b>337.308</b>
Additional Provisions of the Year		2.542.545	1.722.329
Transfer of Provisions from Long-term to Short-term		283.696	-
Reversed Non Used Provisions		(350.000)	(350.000)
Used Provisions of the year		(1.039.955)	(135.256)
	<b>31/12/2020</b>	<b>3.505.484</b>	<b>1.574.381</b>
Additions from acquisitions		250.808	-
Additional Provisions of the Year		1.272.279	565.212
Transfer of Provisions from Long-term to Short-term		-	-
Reversed Non Used Provisions		-	-
Used Provisions of the year		(2.320.873)	(1.009.593)
	<b>31/12/2021</b>	<b>2.707.697</b>	<b>1.130.000</b>

There are no long-term provisions for the Company and the Group.

## 25. SALES

The analysis of sales for the current and previous reporting period for the Group and the Company, excluding the intra-group transactions, is as follows:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Finished and semi-finished products	99.081.920	88.069.385	83.823.651	76.564.987
Commodities	44.797.840	41.047.775	7.688.545	3.585.716
Raw materials	4.905.884	4.021.215	5.308.394	4.098.156
Services	14.736.821	7.070.813	163.922	130.966
<b>Sales</b>	<b>163.522.465</b>	<b>140.209.187</b>	<b>96.984.512</b>	<b>84.379.826</b>

## 26. EXPENSES

The expenses included in the Income Statement are as follows:

<b>GROUP 2020</b>	<b>Cost of Sales</b>	<b>Selling Expenses</b>	<b>Administrative Expenses</b>	<b>Research &amp; Development Expenses</b>	<b>Total</b>
Employees' Benefits	(18.682.727)	(8.528.020)	(8.435.809)	(1.558.925)	<b>(37.205.481)</b>
Cost of consumption of inventories	(116.471.681)	(62)	(8.924)	-	<b>(116.480.666)</b>
Depreciation	(1.705.006)	(547.743)	(1.306.989)	(112.425)	<b>(3.672.163)</b>
Other Expenses	(13.254.142)	(9.215.484)	(9.247.218)	(161.780)	<b>(31.878.624)</b>
Unrealized Profit on Inventory - Write off	(121.015)	-	-	-	<b>(121.015)</b>
Other consolidation eliminations	51.845.978	2.118.916	-	-	<b>53.964.894</b>
<b>Total</b>	<b>(98.388.595)</b>	<b>(16.172.392)</b>	<b>(18.998.939)</b>	<b>(1.833.130)</b>	<b>(135.393.056)</b>
<b>GROUP 2021</b>					
Employees' Benefits	(21.164.495)	(8.981.674)	(9.845.413)	(1.663.307)	<b>(41.654.889)</b>
Cost of consumption of inventories	(145.620.288)	-	-	-	<b>(145.620.288)</b>
Depreciation	(1.623.215)	(567.855)	(1.510.899)	(118.158)	<b>(3.820.127)</b>
Other Expenses	(12.848.913)	(10.078.022)	(10.350.923)	(279.524)	<b>(33.557.382)</b>
Unrealized Profit on Inventory - Write off	274.257	-	-	-	<b>274.257</b>
Other consolidation eliminations	64.175.860	-	691.049	-	<b>64.866.910</b>
<b>Total</b>	<b>(116.806.794)</b>	<b>(19.627.551)</b>	<b>(21.016.185)</b>	<b>(2.060.990)</b>	<b>(159.511.520)</b>
<b>COMPANY 2020</b>					
Employees' Benefits	(10.738.546)	(5.094.055)	(4.954.827)	(1.456.663)	<b>(22.244.090)</b>
Cost of consumption of inventories	(49.532.966)	-	-	-	<b>(49.532.966)</b>
Depreciation	(767.184)	(362.160)	(804.678)	(110.445)	<b>(2.044.467)</b>
Other Expenses	(1.661.342)	(6.229.010)	(5.396.293)	(140.857)	<b>(13.427.502)</b>
<b>Total</b>	<b>(62.700.037)</b>	<b>(11.685.225)</b>	<b>(11.155.798)</b>	<b>(1.707.965)</b>	<b>(87.249.025)</b>
<b>COMPANY 2021</b>					
Employees' Benefits	(10.803.616)	(4.892.151)	(5.455.024)	(1.561.414)	<b>(22.712.206)</b>
Cost of consumption of inventories	(61.181.049)	-	-	-	<b>(61.181.049)</b>
Depreciation	(794.184)	(391.828)	(811.269)	(116.178)	<b>(2.113.458)</b>
Other Expenses	(2.270.717)	(7.077.887)	(4.801.595)	(256.619)	<b>(14.406.818)</b>
<b>Total</b>	<b>(75.049.566)</b>	<b>(12.361.866)</b>	<b>(11.067.889)</b>	<b>(1.934.211)</b>	<b>(100.413.531)</b>

## 27. EMPLOYEES' BENEFITS

Employees' Benefits included in the Financial Statements is analyzed as follows:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Wages and salaries	(33.906.307)	(29.960.748)	(16.896.475)	(16.492.003)
Employers' contributions	(5.509.195)	(5.368.161)	(3.890.895)	(4.190.463)
Other benefits granted to employees	(2.070.727)	(1.668.425)	(1.760.084)	(1.361.561)
Compensations due to dismissal	(168.660)	(208.147)	(164.751)	(200.063)
<b>Payroll</b>	<b>(41.654.889)</b>	<b>(37.205.481)</b>	<b>(22.712.206)</b>	<b>(22.244.090)</b>
Provision for employees' termination benefits	(163.850)	(67.029)	(151.548)	644
<b>Personnel Expenses</b>	<b>(41.818.739)</b>	<b>(37.272.510)</b>	<b>(22.863.754)</b>	<b>(22.243.446)</b>

## 28. OTHER INCOME/(EXPENSES)

Other income / (expenses) are analyzed below :

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Subsidies & Revenues from various sales	1.147.960	341.695	528.867	157.222
Revenues from subsequent activities	5.572.609	4.110.188	4.536.887	3.372.973
Revenues from provisions of previous years	712.267	492.733	472.047	363.457
Exchange Rate differences	3.923.311	1.743.027	479.430	1.021.359
Insurance compensations	-	-	-	-
Other Revenues	983.164	1.355.892	243.265	222.173
Revenues & Expenses of previous years	9.965	27.522	7.783	26.850
<b>Other Operating Income</b>	<b>12.349.277</b>	<b>8.071.057</b>	<b>6.268.279</b>	<b>5.164.035</b>
Other Expenses	(1.246.570)	(1.472.382)	(190.847)	(187.973)
Exchange Rate differences	(4.541.572)	(2.228.042)	(522.025)	(856.352)
Intra-Group eliminations	(2.743.106)	(2.118.916)	-	-
<b>Other Expenses</b>	<b>(8.531.247)</b>	<b>(5.819.340)</b>	<b>(712.872)</b>	<b>(1.044.325)</b>
<b>Total of other operating income and expenses</b>	<b>3.818.030</b>	<b>2.251.717</b>	<b>5.555.407</b>	<b>4.119.710</b>

## 29. FINANCE INCOME (EXPENSES)

Finance income / (expenses) were as follows:

	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Income from interests	280.418	173.882	9.229	24.966
Income From Dividends (*)	-	0	852.118	2.354.310
Increase (decrease) in value of investments and securities	64.731	3.436	(5.281)	3.436
Other financial income	(34.439)	(34.592)	-	-
Other financial expenses	(507.790)	(524.226)	(184.212)	(406.383)
Interest expenses	(1.582.394)	(1.293.245)	(1.178.797)	(948.814)
<b>Total</b>	<b>(1.779.474)</b>	<b>(1.674.744)</b>	<b>(506.944)</b>	<b>1.027.514</b>

\*Income from dividends of the Parent Company in the current period are derived from the subsidiary Klefer S.A., while the corresponding item in the comparative period was derived by Klefer S.A. and Kleemann UK.

## 30. INCOME TAX

### 30.1 Greek entities

According to the tax Law L.4799/2021 (OGG A' 78/18-05-2021) the tax rate for legal entities operating in Greece decreased from 24%, as it would apply according to L. 4646/2019, to 22% for the tax year 2021 and onwards. The Company calculated the income and deferred tax for the fiscal year 2021 using the tax rate 22%. For profits that will be distributed from 01/01/2020 and onwards, the tax amounts to 5%.

According to the Greek tax legislation, companies pay income tax every year in advance. During the settlement of the income tax in the following year, any excess advance tax payment is returned to the Company after a tax audit.

According to the ministerial circular 1006/2016 of Ministry of Finance, which accepts the Statement with Number 256/2015 of the Legal State Council, the companies for which a Tax Compliance Report is issued without indications of violations of tax legislation are not excluded from the Tax Audit for the imposition of additional taxes and penalties (five years from the end of the fiscal year that the tax return has been submitted). For the fiscal years beginning from 01.01.2014 onwards according to the Law 4174/2013, the 5-year period from the end of the year in which the deadline for submitting a declaration expires, is defined as the general limitation period.

For the years 2011, 2012, 2013 and 2014, the Parent Company and the subsidiary KLEFER SA have been tax audited by Chartered Accountants or Audit Firm in accordance with L.1159/26/7/2011 and received the Tax Compliance Report with the Consent Opinion without any substantial differences to arise. For the years 2015-2020 SA have been tax audited according to the Law 4174/2013 Article 65A, paragraph 1. and received the Tax Compliance Report with the Consent Opinion without any substantial differences to arise. It is noted that from fiscal year 2016 onwards, according to a relevant amendment, the tax audit and the issue of a Tax Compliance Report are optional. The Parent Company and the subsidiary KLEFER SA have chosen to continue receiving the Annual Tax Compliance Report.

The Parent Company and the subsidiary KLEFER SA have not been tax audited by the Ministry of Finance for the years 2010-2013 and 2010-2014 respectively. According to the 1738/2017 decision of the Council of State, the expiration of the limitation period must be determined specifically in the law, in reference to a specific point in time, and must not depend on the actions of the public authorities (issuance or notification of a mandatory audit or the obligation amount determined by the Administration). The aforementioned decision was adopted according to the ministerial circular 1192/2017 of Ministry of Finance, and therefore the State's right to conduct a tax audit is considered statute-barred until 2016.

For the year 2021, in accordance with the Law 4174/2013 Article 65A, paragraph 1. 2011, the tax audit for the issue of the "Tax Compliance Report" for the subsidiary KLEFER SA has been completed with the granting of a Tax Certificate with the Consent Opinion. The respective tax audit for the Parent Company is still in progress, and no significant differences are expected.



The Parent Company has been audited by the Ministry of Finance (AADE) up to and including 2017, while the respective audit for the years 2018-2019 is ongoing. The Group Management considers that any amounts arising upon completion of the audit will not have material impact on the equity, the profits, and the cash flows of the Group and the Company. The subsidiary KLEFER SA was tax audited during the current reporting period by the Ministry of Finance (AADE) for the years 2015-2017. The company accepted part of the findings, while it has initiated legal proceedings for the rest of them. The relevant case has not been adjudicated by the competent judicial authority up to the date of the financial statements.

### 30.2 Foreign Subsidiaries

The current corporate tax rates on profits and tax rates on distributed of the foreign subsidiaries are as follows:

Company	Corporate Tax	Tax on distributed
KLEEMANN ASANSOR San. Ve Tic. A.S.	25%	15%
KLEEMANN LIFTOVI D.O.O	15%	5%
KLEEMANN LIFT RO S.R.L.	16%	0%
HONG KONG ELEVATOR SYSTEMS LIMITED	0%	0%
KLEEMANN LIFTS U.K. LTD	19%	0%
KLEEMANN SERVICES LTD	13%	0%
KLEEMANN LIFTS (CHINA) CO. LTD	25%	10%
KUNSHAN KLEEMANN LIFTS TRADING CO., LTD	25%	10%
KLEEMANN LIFTS RUS	20%	15%
KLEEMANN DIZALA D.o.o.	18%	5%
KLEEMANN ELEVATORS AUSTRALIA PTY	30%	0%
KLEEMANN AUFZUGE GmbH	33%	0%
KLEEMANN ASCENSEURS SARL	27%	0%
FOCUS LIFTS LIMITED	19%	0%
ELEVATOR SERVICES GROUP PTY LTD	30%	0%
THREE POINT, INC.	1,95%-7%	5%
DAY ACCESSIBILITY & MOBILITY SOLUTIONS, INC.	1,95%-7%	5%
GUIDELINE LIFT SERVICES LIMITED	19%	0%
TSL INSPECTIONS LTD	19%	0%
HOISTWAY LTD	19%	0%
LIFT SOURCE LIMITED	19%	0%

It is noted that the foreign subsidiaries are not subject to regular audit by the local tax authorities. However, there is a right to audit the Financial Statements of each company for a specific reporting period, in the case it is reasonable to do so or on a sample basis. Therefore, the term "unaudited year" is not essentially applicable. Based on the above, KLEEMANN ASANSOR SAN. VE TIC. A.S. which is based in Turkey, has been audited for the year 2005 on a sample basis. For the years 2012 to 2015, the company has been included in Law 6736 of the Turkish Government's Tax settlement by paying approximately € 122 thousand.

Exceptions to the aforementioned cases include the subsidiary KLEEMANN LIFT RO S.R.L. based in Romania, the subsidiary KLEEMANN LIFTOVI D.o.o. based in Serbia and KLEEMANN AUFZUGE GmbH based in Germany, for which there is a possibility of regular audit by the tax authorities for the last five years. Consequently, the unaudited years cover a period from 2017 to 2021. However, no respective provision has been recorded, because no differences are expected to arise in this event.

### 30.3 Income tax

The income tax included in the Statement of Profit and Loss is analyzed as follows:

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>01/01 until</b>		<b>01/01 until</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
Current income Tax	1.676.020	1.648.072	100.673	300.402
Tax on previous years	275.371	(137.743)	(39.161)	(142.862)
Deferred Tax	848.504	(33.086)	1.075.168	61.833
<b>Provision of Income Tax</b>	<b>2.799.894</b>	<b>1.477.244</b>	<b>1.136.679</b>	<b>219.373</b>

The tax base has been increased by the non-deductible expenses and the presumable accounting differences of tax audit, while it has been decreased by non-taxable income. Tax on the Group's and Company's profits differs from the notional amount that would arise using the weighted average tax rate on profits. Additionally, the actual tax rate for the Group results from the different tax rates applied in the countries where the Group operates.

### 30.4 Current Tax Liabilities

Current tax liabilities are analyzed as follows:

	<b>GROUP</b>		<b>COMPANY</b>	
	<b>01/01 until</b>		<b>01/01 until</b>	
	<b>31/12/2021</b>	<b>31/12/2020</b>	<b>31/12/2021</b>	<b>31/12/2020</b>
Income tax	1.453.944	1.322.853	201.509	326.652
Prepayment of Income tax	(697.502)	(764.105)	-	-
V.A.T	1.589.278	1.092.564	-	-
Tax on personnel wages	911.172	648.759	358.473	293.632
Other taxes	47.647	870.863	27.419	535.520
<b>Total</b>	<b>3.304.539</b>	<b>3.170.934</b>	<b>587.400</b>	<b>1.155.803</b>

The item "Other taxes" of the Company in the comparative period includes an amount of 5% tax debt from reserve capitalization (Euros 0,52 mil.).

### 31. CASH FLOWS FROM OPERATING ACTIVITIES

Cash flows from operating activities, included in the Statement of Cash Flows, are analyzed in the following table:

	GROUP		COMPANY	
	From 01/01 until		From 01/01 until	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
<b>Profit/ (loss) of the year</b>	<b>6.049.501</b>	<b>5.393.104</b>	<b>1.619.444</b>	<b>2.278.025</b>
<b>Adjustments for:</b>				
Depreciation	4.130.458	3.649.769	2.113.458	2.044.467
Impairment of tangible and intangible non-current assets	(23.954)	(63.417)	(23.954)	(91.791)
Provisions	(1.081.697)	1.991.354	(882.409)	856.715
Increase in the liability for employees' termination benefits	253.666	116.682	178.866	67.700
Exchange rate differences	913.069	(392.499)	-	-
Tax audit differences	-	(11.831)	-	-
Profits / Losses from sale of Fixed Assets	1.229	2.102	1.246	371
(Profits) / losses from sale of Participation & Securities	(227.397)	71.856	(68.257)	71.856
Interest Expenses	1.672.353	1.244.162	1.164.714	824.337
Income from Dividends and interest	2.818	(2.132.996)	(861.347)	(2.379.276)
Subsidies for Fixed Assets of the period	(11.445)	(11.445)	-	-
	<b>11.678.601</b>	<b>9.856.840</b>	<b>3.241.762</b>	<b>3.672.405</b>
<b>Changes in operating items</b>				
(Increase) / Decrease of Inventories	(6.830.202)	(1.050.625)	(3.065.454)	(1.126.153)
(Increase) / Decrease of Receivables	(4.690.696)	(14.208.439)	(7.080.559)	(2.538.562)
Increase / (decrease) of Liabilities	8.440.332	6.876.863	6.030.474	(349.327)
	<b>(3.080.565)</b>	<b>(8.382.201)</b>	<b>(4.115.539)</b>	<b>(4.014.042)</b>
<b>Cash flows from Operating Activities</b>	<b>8.598.036</b>	<b>1.474.639</b>	<b>(873.778)</b>	<b>(341.637)</b>

### 32. DIVIDENDS

According to the Greek Legislation, companies are required to distribute to their shareholders as a dividend a percentage of 35% of the profits that arise from the published financial statements, after deducting the income tax and the regular reserve, or they may not distribute any dividend with the approval of the shareholders.

A dividend, which is lower than the 35% of the earnings after taxes and the regular reserve can be declared and paid with the approval of the 70% of the shareholders. According to the Articles of the Association of the Company, the Board of Directors is responsible to decide whether or not to propose the dividends distribution to the General Meeting of the Shareholders.

The Board of Directors at the Annual Ordinary General Meeting of Shareholders does not intend to propose the dividend distribution.

### 33. EARNINGS PER SHARE

Basic earnings per share are estimated by dividing the net earnings, attributable to the ordinary shareholders by the weighted average number of ordinary shares outstanding during the period, excluding any treasury shares acquired by the company.

The profits after tax per share, presented in absolute amounts in Euros, are analyzed as follows:

	GROUP		COMPANY	
	31.12.2021	31.12.2020	31.12.2021	31.12.2020
Profits of equity holders of the Parent	<b>2.428.325,20</b>	<b>3.302.524,10</b>	<b>482.765,20</b>	<b>2.058.652,91</b>
Weighted Average No of Shares	23.648.700	23.648.700	23.648.700	23.648.700
<b>Basic earnings per share</b>	<b>0,1027</b>	<b>0,1396</b>	<b>0,0204</b>	<b>0,0871</b>

The total comprehensive income per share, presented in absolute amounts in Euros, are analyzed as follows:

	GROUP		COMPANY	
	31.12.2021	31.12.2020	31.12.2021	31.12.2020
Total Comprehensive Income of equity holders of the Parent	<b>2.945.511,14</b>	<b>2.495.527,01</b>	<b>548.253,44</b>	<b>2.115.275,28</b>
Weighted Average No of Shares	23.648.700	23.648.700	23.648.700	23.648.700
<b>Basic earnings per share</b>	<b>0,1246</b>	<b>0,1055</b>	<b>0,0232</b>	<b>0,0894</b>

### 34. COMMITMENTS, CONTINGENT ASSETS AND LIABILITIES

#### 34.1 Contingent Assets and Liabilities

The Group has contingent liabilities in relation to banks, other guarantees, and other issues that arise in the ordinary course of business. No substantial charges from the contingent liabilities or additional payments are expected after the date of these Financial Statements.

No collaterals have been pledged against the bank loans which have been granted by the financial institutions to the Company. The Company provides financial guarantees to its subsidiaries for bank loans and occasionally for asset purchases, which on December 31, 2021, include loan guarantees amounting to 1,8 million Euros to the subsidiary KLEEMANN LIFTOVI and 4 million Euros guarantees to the affiliated ELEVATE SINGLE MEMBER S.A.

The letters of guarantee given by the Group on December 31, 2021 and December 31, 2020 were as follows:

Letters of guarantee	GROUP		COMPANY	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
to subsidiaries	1.818.000	800.000	1.818.000	800.000
to suppliers	45.050	124.606	40.316	40.316
to government	42.115	34.788	34.788	34.788
to clients	1.506.104	1.579.662	504.519	1.071.005
to affiliates	4.001.082	-	4.001.082	-
<b>Total</b>	<b>7.412.350</b>	<b>2.539.056</b>	<b>6.398.704</b>	<b>1.946.109</b>

There are no pending judicial cases or contingent assets, which may have a significant impact on the financial position of the Group and the Company.

Also, there are no mortgages or encumbrances on the fixed assets over borrowing.

### 35. TRANSACTIONS WITH RELATED PARTIES

Group's related parties include the Company, its subsidiaries, the associates, the Management, and the highest Officials with their first-degree relatives. Related parties correspond to companies with common ownership status and/or Management, with the Company and its associates.

The Company purchases goods (mainly elevator doors) and services from related parties, and additionally provides and sells services and goods (mainly commodities and products) to them. The above transactions are done on a cost plus profit basis. Transactions with related parties are presented as follows:

	Expenses/Purchases		Revenues/Sales	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
<b>COMPANY</b>				
Group companies	19.083.373	14.242.670	36.821.165	31.436.156
B.o.D. members	38.733	20.400	-	993
Highest officials	706.831	484.847	527	31
Affiliated companies	548.635	87.768	2.184.209	1.050.925
<b>Total</b>	<b>20.377.572</b>	<b>14.835.685</b>	<b>39.005.901</b>	<b>32.488.105</b>
<b>GROUP</b>				
B.o.D. members	38.733	61.091	-	993
Highest officials	1.299.992	1.494.937	527	31
Affiliated companies	4.120.143	3.529.263	4.944.009	1.186.045
<b>Total</b>	<b>5.458.868</b>	<b>5.085.291</b>	<b>4.944.536</b>	<b>1.187.069</b>

COMPANY	Liabilities		Receivables	
	31/12/2021	31/12/2020	31/12/2021	31/12/2020
Group Companies				
KLEFER A.E.	5.416.954	3.875.110	313.127	858.462
KLEEMANN ASANSOR S.A.	70.864	302.365	887.673	992.087
KLEEMANN LIFTOVI D.o.o.	303.737	58.744	620.871	907.029
KLEEMANN LIFT RO SRL	131.460	-	933.004	594.091
KLEEMANN ASCENSEURS SARL	25.392	-	269.427	489.763
KLEEMANN LIFTS (CHINA) CO. LTD	1.153.165	827.082	98.669	69.548
KLEEMANN LIFTS U.K. LTD	10.518	4.518	8.000.775	5.229.458
KLEEMANN SERVICES LTD	5.150	4.350	283.944	634.942
KLEEMANN LIFTS RUS	-	99.785	562.281	367.435
HONG KONG ELEVATOR SYSTEMS	-	-	-	-
KLEEMANN DIZALA	-	-	-	-
KLEEMANN ELEVATORS AUSTRALIA PTY	-	-	2.511.360	2.259.864
KLEEMANN AUZUGE	623.679	29.149	-	800.502
KLEEMANN LIFTS TRADING CO., LTD	654.113	92.594	16.136	17.536
KLEEMANN SERVICES MEPE	-	-	-	-
FOCUS LIFTS LIMITED	-	-	3.634	-
B.o.D. members	2.000.889	-	-	900
Highest officials	500.222	-	6.603	374
Affiliated companies	38.878	5.032.304	1.283.676	244.888
<b>Total</b>	<b>10.943.992</b>	<b>10.326.002</b>	<b>15.792.623</b>	<b>13.466.879</b>
<b>GROUP</b>				
B.o.D. members	2.000.889	-	-	900
Highest officials	500.222	9.781	6.603	374
Affiliated companies	3.352.200	6.570.371	1.575.346	888.516
<b>Total</b>	<b>5.853.311</b>	<b>6.580.151</b>	<b>1.581.949</b>	<b>889.790</b>

The Board of Directors of the Company is consisted of the following members:

1. Nikolaos K. Koukountzos, Chairman
2. Menelaos K. Koukountzos, Vice President
3. Konstantinos N. Koukountzos, Chief Executive Officer
4. Nikolaos N. Koukountzos, Chief Executive Officer
5. Aikaterini N. Koukountzou, Member
6. Ioannis K. Sanidiotis, Member
7. Maria D. Karadedolgou, Member

By decision of the Extraordinary General Meeting on June 22, 2021, the members of the Board of Directors were reelected, and their tenure expires on June 21, 2023. The duration of the term is automatically extended until the expiry of the period within which the next Ordinary General Meeting must take place and until the relevant decision is made, according to Article 15 par 2 of our current Articles of Association.

According to the records of the Board of Directors of October 3, 2022, Mr. Georgalis Stergios (Father's Name: Nikolaos) and Mr. Vassilios Ziogas (Father's Name: Thomas) were resigned as members. Aikaterini Koukountzou (Father's Name: Nikolaos) and Ioannis Sanidiotis (Father's Name: Konstantinos) were elected as new members of the Board of Directors.

**36. BORROWING COST**

The Group and the Company have adopted the Amendment of IAS 23, according to which the capitalization of the borrowing cost directly attributable to the acquisition, construction or production of a qualifying asset is mandatory.

**37. CURRENT ENCUMBRANCES**

There are no liens or other encumbrances on the Group's fixed assets.

**38. CHANGE IN ACCOUNTING POLICY ON THE ALLOCATION OF DEFINED EMPLOYEE BENEFITS TO PERIODS OF SERVICE IN ACCORDANCE WITH IAS 19 "EMPLOYEE BENEFITS"**

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

This explanatory information differentiates the way in which the basic principles and regulations of IAS 19 have been applied in Greece in the previous years, and therefore, according to what is defined in the "IASB Due Process Handbook (par 8.6)", entities that prepare their financial statements in accordance with IFRS are required to amend their Accounting Policy accordingly.

Until the issuance of the IFRIC Decision, the Group and the Company applied IAS 19 distributing the benefits defined by the Article 8 of L.3198/1955, L.2112/1920, and its amendment L.4093/2012 in the period from the recruitment to the date of retirement of employees.

The application of this final agenda decision in the accompanying financial statements has led to attributing benefits in the last 16 years until the completion of employment following the scale recorded in Law 4093/2012.

Based on the above, the aforementioned final decision was implemented as a Change in Accounting Policy, by applying the change retrospectively from the earliest comparative period, based on the paragraphs 19-22 of IAS 8.

The restated line items in the Statement of Financial Position as at 31.12.2020 and 31.12.2019 and the restated Statement of Comprehensive Income for the comparative period 1.1-31.12.2020 are presented as follows:



**i. In the Statement of Financial Position 01.01.2020 and 31.12.2020:**

	31/12/20 As Published	GROUP Effect of change in accounting policy under IAS 19	1/1/21 Restated
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Deferred Tax Receivables	2.250.197	21.770	2.271.967
	<b>62.226.872</b>	<b>21.770</b>	<b>62.248.642</b>
<b>Total Assets</b>	<b>159.406.786</b>	<b>21.770</b>	<b>159.428.556</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equities</b>			
Other Reserves	32.424.584	(65.564)	32.359.020
Profit carried forward	13.844.230	2.099.937	15.944.167
<b>Equity attributable to Company Shareholders</b>	<b>56.861.865</b>	<b>2.034.373</b>	<b>58.896.238</b>
Non-controlling interest	4.747.129	128.434	4.875.563
<b>Total Equity</b>	<b>61.608.994</b>	<b>2.162.807</b>	<b>63.771.801</b>
<b>Long-term Liabilities</b>			
Liabilities for employees' termination benefits	3.517.204	(2.143.168)	1.374.036
Deferred Tax Liabilities	183.145	2.130	185.275
	<b>37.130.821</b>	<b>(2.141.038)</b>	<b>34.989.784</b>
<b>Total Liabilities</b>	<b>97.797.793</b>	<b>(2.141.038)</b>	<b>95.656.755</b>
<b>Total Equity and Liabilities</b>	<b>159.406.786</b>	<b>21.770</b>	<b>159.428.556</b>
	31/12/20 As Published	COMPANY Effect of change in accounting policy under IAS 19	1/1/21 Restated
<b>ASSETS</b>			
<b>Non-Current Assets</b>			
Deferred Tax Receivables	1.721.751	21.770	1.743.521
	<b>68.634.084</b>	<b>21.770</b>	<b>68.655.853</b>
<b>Total Assets</b>	<b>123.046.054</b>	<b>21.770</b>	<b>123.067.824</b>
<b>EQUITY AND LIABILITIES</b>			
<b>Equities</b>			
Other Reserves	29.998.824	(68.937)	29.929.887
Profit carried forward	(776.665)	1.974.875	1.198.210
<b>Equity attributable to Company Shareholders</b>	<b>47.431.658</b>	<b>1.905.939</b>	<b>49.337.597</b>
Non-controlling interest	-	-	-
<b>Total Equity</b>	<b>47.431.658</b>	<b>1.905.939</b>	<b>49.337.597</b>
<b>Long-term Liabilities</b>			
Liabilities for employees' termination benefits	2.952.315	(1.884.169)	1.068.146
Deferred Tax Liabilities	-	-	-
	<b>29.767.721</b>	<b>(1.884.169)</b>	<b>27.883.552</b>
<b>Total Liabilities</b>	<b>75.614.396</b>	<b>(1.884.169)</b>	<b>73.730.227</b>
<b>Total Equity and Liabilities</b>	<b>123.046.054</b>	<b>21.770</b>	<b>123.067.824</b>

**ii. In the Statement of Comprehensive Income 01.01.2020-31.12.2020:**

	01/01/20-31/12/20 As Published	GROUP Effect of change in accounting policy under IAS 19	Restated
<b>Sales</b>	<b>140.209.187</b>	-	<b>140.209.187</b>
Cost of Sales	(98.425.764)	37.170	(98.388.595)
<b>Gross Profit</b>	<b>41.783.423</b>	<b>37.170</b>	<b>41.820.592</b>
Selling Expenses	(16.180.154)	7.761	(16.172.392)
Administrative Expenses	(19.017.802)	18.863	(18.998.940)
Research and Development Expenses	(1.855.473)	22.344	(1.833.130)
<b>Operating Income / (expenses)</b>	<b>6.981.711</b>	<b>86.137</b>	<b>7.067.848</b>
<b>Profit / (loss) before Tax</b>	<b>5.306.967</b>	<b>86.137</b>	<b>5.393.104</b>
<b>Profit / (loss) after Tax</b>	<b>3.829.723</b>	<b>86.137</b>	<b>3.915.860</b>
Attributable to:			
Equity holders of the Parent	3.222.846	79.678	3.302.524
Non-controlling interest	606.877	6.458	613.336
	<b>3.829.723</b>	<b>86.137</b>	<b>3.915.860</b>
<b>Basic and residual net profit / (loss) after tax per share of the Company (in absolute amounts)</b>	0,1363	0,0034	0,1396
<b>Profits before tax, financial, investment results and depreciation</b>	<b>10.653.874</b>	<b>86.137</b>	<b>10.740.011</b>
<b>Net profit / (loss)</b>	<b>3.829.723</b>	<b>86.137</b>	<b>3.915.860</b>
<b>Items that will not be classified in the income statement later</b>			
Actuarial gain / (losses)	307.308	(248.332)	58.977
<b>Total of their incomes</b>	<b>(608.278)</b>	<b>(248.332)</b>	<b>(856.609)</b>
<b>Other comprehensive income after tax</b>	<b>3.221.445</b>	<b>(162.195)</b>	<b>3.059.251</b>
<b>Total revenue after tax</b>	<b>3.221.445</b>	<b>(162.195)</b>	<b>3.059.251</b>
Attributable to:			
Equity holders of the Parent	2.643.902	(148.375)	2.495.527
Non-controlling interest	577.543	(13.819)	563.724
	<b>3.221.445</b>	<b>(162.195)</b>	<b>3.059.251</b>

	01/01/20-31/12/20 As Published	COMPANY Effect of change in accounting policy under IAS 19	Restated
<b>Sales</b>	<b>84.379.826</b>	-	<b>84.379.826</b>
Cost of Sales	(62.728.530)	28.492	(62.700.037)
<b>Gross Profit</b>	<b>21.651.296</b>	<b>28.492</b>	<b>21.679.789</b>
Selling Expenses	(11.691.281)	6.057	(11.685.225)
Administrative Expenses	(11.173.077)	17.279	(11.155.798)
Research and Development Expenses	(1.729.357)	21.392	(1.707.965)
<b>Operating Income / (expenses)</b>	<b>1.177.291</b>	<b>73.220</b>	<b>1.250.511</b>
<b>Profit / (loss) before Tax</b>	<b>2.204.805</b>	<b>73.220</b>	<b>2.278.025</b>
<b>Profit / (loss) after Tax</b>	<b>1.985.433</b>	<b>73.220</b>	<b>2.058.653</b>
Attributable to:			
Equity holders of the Parent	1.985.433	73.220	2.058.653
Non-controlling interest	-	-	-
	<b>1.985.433</b>	<b>73.220</b>	<b>2.058.653</b>
<b>Basic and residual net profit / (loss) after tax per share of the Company (in absolute amounts)</b>	0,0840	0,0031	0,0871
<b>Profits before tax, financial, investment results and depreciation</b>	<b>3.221.758</b>	<b>73.220</b>	<b>3.294.978</b>
<b>Net profit / (loss)</b>	<b>1.985.433</b>	<b>73.220</b>	<b>2.058.653</b>
<b>Items that will not be classified in the income statement later</b>			
Actuarial gain / (losses)	259.717	(207.776)	51.941
<b>Total of their incomes</b>	<b>264.398</b>	<b>(207.776)</b>	<b>56.622</b>
<b>Other comprehensive income after tax</b>	<b>2.249.831</b>	<b>(134.556)</b>	<b>2.115.275</b>
<b>Total revenue after tax</b>	<b>2.249.831</b>	<b>(134.556)</b>	<b>2.115.275</b>
Attributable to:			
Equity holders of the Parent	2.249.831	(134.556)	2.115.275
Non-controlling interest	-	-	-
	<b>2.249.831</b>	<b>(134.556)</b>	<b>2.115.275</b>

### iii. In the Statement of Cash Flows 01.01.2020-31.12.2020:

	01/01/20-31/12/20 As Published	GROUP Effect of change in accounting policy under IAS 19	Restated
<b>Profit/ (loss) of the year</b>	<b>5.306.967</b>	<b>86.137</b>	<b>5.393.104</b>
Increase in the liability for employees' termination benefits	202.819	(86.137)	116.682
	<b>9.856.840</b>	<b>(0)</b>	<b>9.856.840</b>
<b>Cash flows from Operating Activities</b>	<b>1.474.639</b>	<b>(0)</b>	<b>1.474.639</b>
	01/01/20-31/12/20 As Published	COMPANY Effect of change in accounting policy under IAS 19	Restated
<b>Profit/ (loss) of the year</b>	<b>2.204.805</b>	<b>73.220</b>	<b>2.278.025</b>
Increase in the liability for employees' termination benefits	140.920	(73.220)	67.700
	<b>3.672.405</b>	-	<b>3.672.405</b>
<b>Cash flows from Operating Activities</b>	<b>(341.637)</b>	-	<b>(341.637)</b>

**39. EVENTS AFTER 31.12.2021*****ISSUE OF JOINT BOND LOANS BY KLEEMANN HELLAS***

KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. after a General Meeting of Shareholders, which was held on 24/06/22, decided the issue of Joint Bond Loan up to the amount of twenty million Euros (€20.000.000).

***BUSINESS DISSOLUTION IN CROATIA***

In July 2022 KLEEMANN LIFTS U.K. LTD. proceeded to the dissolution of the Croatia-based subsidiary Kleemann Dizala D.o.o., which remained inactive in the last three years.

***COMPANY ESTABLISHMENT IN BELGIUM***

In July 2022, KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. proceeded to the establishment of the subsidiary Kleemann Belgium SA/NV, based in Belgium, by acquiring 75% of the Share Capital, amounting to 230k. Euros.

***HSBC LOAN RENEWAL***

KLEEMANN LIFTS U.K. LTD. proceeded to the renewal of its cooperation with HSBC on 13/07/2022 with the approval of a new credit limit for E/E of 5,5 million GBP and the renewal of the RCF (Revolving Credit Facility) with a new credit limit of 3 million GBP.

***PARTICIPATION IN SHARE CAPITAL INCREASE IN COMPANY IN GREECE***

In August 2022 KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. proceeded to participate in the share capital increase of the company ELEVATE S.A. in Greece, amounting to 1.500.000 Euros, by acquiring the 40,98% of the total.

***SHARE CAPITAL INCREASE IN COMPANY IN U.S.A.***

In August 2022 KLEEMANN LIFTS U.K. LTD. proceeded to a share capital increase amounting to 2,5 million Euros in the subsidiary 3 Point Inc.

***CHANGE IN COMPOSITION OF BOARD OF DIRECTORS***

In October 2022, the composition of the Board of Directors of KLEEMANN HELLAS MECHANICAL CONSTRUCTIONS SOCIETE ANONYME INDUSTRIAL TRADING COMPANY S.A. was changed, as the members Georgalis Stergios (Father's Name: Nikolaos) (Member) and Zogas Vassilios (Father's Name: Thomas) (Member) resigned. Koukountzou Aikaterini (Father's Name: Nikolaos) (Member) and Sanidiotis Ioannis Father's Name: Konstantinos) (Member) were elected as new members.

***GEOPOLITICAL CONFLICT IN UKRAINE***

The geopolitical situation in Eastern Europe peaked on February 24, 2022 with the start of the conflict between Russia and Ukraine. At the date of approval of these financial statements the dispute is evolving as military activity continues. In addition to the impact of the events on entities that have operations in Russia, Ukraine, or Belarus or that have business relationships with companies in those countries, the dispute is increasingly affecting economies and financial markets worldwide, exacerbating ongoing financial challenges.

The United Nations, the European Union as well as the United States of America, Switzerland, the United Kingdom, and other countries have imposed a number of restrictive measures (sanctions) against the Russian and Belarusian governments, various companies and specific individuals. Sanctions imposed include freezing assets and prohibiting the allocation of funds to the specific individuals and entities. In addition, travel restrictions on sanctioned individuals prevent them from entering or transiting the relevant areas. The Republic of Cyprus has implemented the restrictive measures of the United Nations and the European Union. The rapid escalation of the

conflict in Ukraine may lead to the possibility of further sanctions in the future. Growing uncertainty in global commodity supply due to the conflict between Russia and Ukraine may disrupt the global supply chain and lead to significant pressure on rising commodity prices and input costs as seen in early March 2022. Challenges for companies may include the availability of capital to secure access to raw materials, the ability to finance additional payments and the increased risk of contractual defaults.

The effects on the Group depend to a large extent on the nature and duration of uncertain and unpredictable events, such as further military action, additional restrictive measures, and the reaction of global financial markets to ongoing developments.

The financial impact of the current crisis on the global economy and overall business activities cannot be estimated with reasonable certainty at this stage due to the rate of expansion of the dispute and the high level of uncertainty arising from the inability to reliably predict the outcome.

The event did not exist during the reporting period and is therefore not reflected in the recognition and measurement of assets and liabilities in the Financial Statements for the year ended 31 December 2021 as the event is considered as a non-adjusting event.

The Group has exposure to Ukraine, the Russian Federation and Belarus as follows:

- Subsidiary in Russia
- Bank accounts of the Russian Subsidiary in Russia
- Customers in all three aforementioned countries
- Supply chain
- Other financial interests at fair value, etc.

Activities in Russia, Belarus and Ukraine involve some risk of political instability, possibly including changes in government, adverse policy changes and civil disorder. The financial and economic sanctions imposed by the global community on certain sectors of the Russian economy as well as on businesses and individuals in Russia in the first quarter of 2022, and the corresponding measures imposed by Russia on the United States of America, the United Kingdom and the European Union may endanger the Group's activities. These factors are likely to have a negative impact on the Group's supply of goods and capital flows as well as its ability to secure external financing.

The Group monitors political developments on a continuous basis. However, the macroeconomic situation in Ukraine, Russia and Belarus is beyond the control of the Directorate. The scope and impact of any new sanctions (and corresponding measures by Russia) is unknown, but they may further affect major Russian financial institutions as well as companies operating in the Russian Federation and Belarus. The effects on the ongoing activity and description of the effect on the Group's Financial Statements at this stage are immaterial. Fluctuations in exchange rates may also affect the Group's operations. Since the start of military operations in Ukraine and the imposition of sanctions, the Russian Ruble (RUB) initially depreciated significantly against the US Dollar and the Euro. The Russian central bank raised the key interest rate from 9.5% to 20% as a precautionary measure against the devaluation of the ruble. Then the ruble gradually regained its value and at the date of signing, it is stronger against the Euro than at the date of the financial statements.

Management has examined the particular conditions that could have a significant impact on the business activities and the risks to which the Group is exposed and has concluded that the main effects on the profitability / liquidity of the Company/Group may arise from:

- interruption or cessation of production in the affected areas and neighboring countries
- damage or loss of goods or other assets e.g. of buildings in conflict zones in

Ukraine

- closure of roads and facilities in the affected areas
- turmoil in banking systems and capital markets
- disruption of productivity and travel in Eastern Europe
- forfeiture of assets by government authorities
- unavailability of staff

- decrease in sales and profitability of businesses in the affected areas
- increase in costs and expenses
- limitation on cash balances
- impairments of financial and non-financial assets
- delays in planned business expansions
- increased volatility of the value of financial instruments

Management is in the process of reassessing its operational activity and related cash flows, using revised assumptions and incorporating negative scenarios in the assessment of actual and potential financing needs, taking into account the main impacts identified above.

From the analysis carried out, no additional liquidity needs/impacts on financial contractual terms were identified. The management is already negotiating with the financial institutions the reinstatement of the contractual terms / derogations and has already evaluated / is evaluating future measures and alternative sources of financing such as:

- financial support from the Group
- additional credit drawdown facilities
- subsequent payment to suppliers
- factoring of accounts receivable
- additional funding
- cost reduction measures
- sale of investments

The Directorate will continue to closely monitor the situation and assess/seek additional measures/committed facilities as a back-up plan in case the crisis is prolonged.

There are no other significant events that took place after the end of the fiscal year 2021 until today, which require special reporting according to the requirements of IFRS.

**Kilkis, 14 October 2022**

President of the Board of Directors	Vice President of the Board of Directors	Chief Executive Officer	Chief Executive Officer	Group Chief Financial Officer	Parent Company Chief Financial Officer
Nikolaos K. Koukountzos I.D.No: AB 454713	Menelaos K. Koukountzos I.D.No: AB 454710	Konstantinos N. Koukountzos I.D.No: AM 902279	Nikolaos N. Koukountzos I.D.No: AM899437	Aristides N. Zervas I.D.No: AM662784	Christos N. Petrides I.D.No: AE870483