Annual Report and Financial Statements of the Company and the Group for the year ended 31 December 2013

Board of Directors and Professional Advisors

BOARD OF DIRECTORS

Demetrakis Stavrou-Tseriotis	(Non-executive Chairman)
Lefteris Christoforou	(Non-executive Vice-chairman)
Dr. Nearchos Ioannou	(Non-executive Vice-chairman)
Kriton Georgiades	(Non-executive Director)
Maria Ioannou Theodorou	(Non-executive Director)
Fotis Demetriades	(Non-executive Director – Resigned on 4 September 2013)
Evangelos Georgiou	(Non-executive Director – Resigned on 4 September 2013)
Varnavas Irinarchos	(Non-executive Director – Appointed on 4 September 2013)
Dr. Nicos Michaelas	(Managing Director – Appointed on 4 September 2013)

COMPANY SECRETARY

Dr. Nicos Michaelas

REGISTERED OFFICE

13 Lemesou Avenue, 5th Floor
2112, Aglantzia, Nicosia
Cyprus

INVESTMENTS MANAGERS

Co-operative Central Bank Ltd

LAWYERS

Georgiades & Pelides LLC

BANKERS

Co-operative Central Bank Ltd
Co-operative Credit Companies and Savings Companies
Alpha Bank
EFG Eurobank Ergasias A.E.
Bank Of Cyprus Public Company Ltd
Piraeus Bank
The Cyprus Development Bank Public Co Ltd
National Bank of Greece (Cyprus) Ltd

AUDITORS

Deloitte Limited
24 Spyrou Kyprianou,
1075 Nicosia,
Cyprus

Report of the Board of Directors

The Board of Directors of Demetra Investment Public Limited (the "Company") presents its report together with the audited consolidated financial statements of the Company and its subsidiaries ("the Group") and the individual financial statements of the Company for the year ended 31 December 2013.

Principal activities

The principal activities of the Group comprise of the management of the investment portfolio which includes investments in bonds, securities, venture capital and strategic investments, including inter alia, dividend and interest bearing securities, deposits and financial instruments such as forward contracts, as well as investments in the sector of development of land and immovable property.

Review of developments, current position and performance of the Group's business

The Group's results have been significantly affected by the recent developments in Cyprus and by the Eurogroup's decisions regarding the banking system and the Cyprus economy in general. However, during the year, the Group made a profit after tax which amounted to €8,3 million (4,16 cent per share), compared to the loss after tax which amounted to €3,4 million (1,71 cent per share) in 2012. The Company's net asset value per share has increased from 72,27 cents on 31 December 2012 to 76,44 cents on 31 December 2013, an increase of 5,77%.

The Group's dividend income, which amounted to €154 thousand, decreased by 76% compared to 2012. The decrease was due to the dividend policy of the public companies. Interest receivable amounted to €3,7 million, representing a decrease of 27%. This decrease was mainly due to the decrease of the interest receivable from deposits as a result of the decrease in interest rates.

The Group's financial assets showed a profit of €14,4 million compared to a loss of €1,7 million in 2012. The profit resulted primarily due to the increase of the Company's portfolio value which is invested in the Cyprus Stock Exchange. The above amount resulted after the deduction of the expected losses of approximately €760 thousand, from the shares held by the Group in Laiki Bank and Bank of Cyprus. On 26 March 2013, the Group held 8.581.249 shares in Laiki Bank and 1.961.160 shares in Bank of Cyprus.

The Group's investment portfolio in the real estate and immovable property development sector showed a loss of €4,8 million resulting from the revaluation of the Group's property.

Administrative expenses of €1,5 million have shown a small increase. On the other hand, the financial expenses have shown a significant decrease and amounted to €38 thousand.

Provisions amounting to €3,9 million were recognized in the Group's results. These losses mainly relate to the expected losses from the Group's impaired deposits in Laiki Bank, amounting to €1,8 million and also to provisions for receivables balances, amounting to €2 million. On 26 March 2013, the Group held €1.876.483 as deposits in Laiki Bank.

The activities of the group, for management purposes, fall within two main sectors: a) Securities Portfolio Management and b) Land and immovable Property Development. On 31 December 2013, the Group's assets were made up of investments of 67,1% in Securities Portfolio Management Investments, 29,1% in Land and Immovable Property Development and 3,8% in other assets.

The ongoing global economic crisis has significantly affected the stock markets, the land and immovable property development sector, and also all other sectors of the economy. The recent developments in Cyprus, with the uncertainties prevailing in the banking system and the economy in general, are expected to affect the future financial results and financial position of the Group, in an extent that cannot be determined. The depth and timing of this economic crisis cannot be predicted. Therefore, the Board of Directors under these specific conditions is not in a position to make an accurate estimate of the Group's results for the financial year 2014, which will depend on the performance of the stock market indices in Cyprus and abroad, as well as on the state of the real estate markets, in the countries in which the Group has invested in the property market.

Results

The Company's and the Group's results for the year are presented on pages 13 and 9 respectively.

Main risks and uncertainties

The main risks which both the Company and the Group face are market price risk, interest rate risk, credit risk, liquidity risk, currency risk, operating risk, compliance risk, share ownership risk and capital management risk. Additionally, the uncertain current economic situation in Cyprus, the limited availability of liquidity for lending, added with the negative growth rate of the economy, could adversely affect the results of the Company and the Group. These risks and the risk management policy adopted by the Company and the Group are explained in notes 34 and 35 of the financial statements.

Future development of the Group

The Board of Directors does not anticipate any significant changes in the activities of the Company and the Group in the foreseeable future.

Events after the balance sheet date

Any significant events that occurred after the balance sheet date are described in note 41 of the financial statements.

Existence of branches

The Company and the Group do not maintain any branches.

Corporate Governance Statement

The Company gives special attention to the application of sound corporate governance policies, practices and procedures. Corporate governance is the set of procedures followed for the correct management and administration of an entity. Corporate Governance rules the relationship between the shareholders, the board of directors and the management team of a company. Additional information is provided in the Report on Corporate Governance, included in the Annual Report.

The Company being listed in the Cyprus Stock Exchange (CSE) adopts the principles of the Code of Corporate Governance introduced by the CSE and fully applies the provisions of the Code.

Dividends

The Board of Directors of the Company does not suggest any dividend payment (2012: € NIL).

Share capital

During the year, there were no changes in the share capital of the Company.

On 4 September 2013, the Shareholders' General Meeting approved the extension of the Buyback Program, which allows the repurchase of shares by the Company, up to the maximum number of shares allowed by the Law, for an additional year.

Changes in the Group's structure

There were no changes in the Group's structure during the year ended 31 December 2013.

Board of directors

The members of the Board of Directors as at 31 December 2013 and on the date of this report are shown on page 1. On 4 September 2013, Mr. Evangelos Georgiou and Mr. Fotis Demetriades resigned from the Board of Directors and Mr. Varnavas Irinarchos and Dr. Nicos Michaelas were appointed in their place. During the forthcoming Annual General Meeting one third of the directors will resign from office, but they will reserve the right to put themselves forward for re-election.

There were no significant changes in the assignment of responsibilities of the members of the Board of Directors. The remuneration of the Board Members for the current year remained at €3.500 per annum, according to the resolution of the Annual General Meeting dated 4 September 2013.

Board of Directors Remuneration

During the year, the Board Members received the amount of €49.883 (2012: €50.450) as remuneration for their services as Members of the Board of Directors of the Company. Additionally, during 2013 an amount of €73.846 (2012: €73.846) was paid to the Chairman and to the two vice-chairmen of the Board for entertainment expenses. Also, Dr. Nicos Michaelas' gross salary earnings and benefits, as executive director, for the period starting from the date he was appointed on the Board of Directors until the end of 2013, amounted to €49.370. Detailed analysis of the remuneration of each Director is given in note 33 of the financial statements.

Additionally, during 2013 an amount of €28.592 (2012: €27.855) was paid for other expenses of the members of the Board of Directors.

Directors' interests in the Company's capital

The percentage shareholding in the Company's share capital, as at 31 December 2013 and 23 April 2014 by the members of the Board of Directors, directly or indirectly, are as follows:

	31 December 2013	23 April 2014
	%	%
Demetrakis Stavrou-Tseriotis	0,008	0,008
Dr. Nearchos Ioannou	0,000	0,000
Lefteris Christoforou	0,001	0,001
Kriton Georgiades	0,003	0,003
Varnavas Irinarchos (Note)	0,226	0,226
Dr. Nicos Michaelas	0,000	0,000
Maria Ioannou Theodorou	0,000	0,000

Note: Mr. Varnavas Irinarchos is a related party with Logicom Services Limited which owns 6,56% as at 31 December 2013 (23 April 2014: 6,57%), of the issued share capital of the Company.

Major shareholders

On 31 December 2013 and 23 April 2014, the shareholders listed below owned more than 5% of the issued share capital of the Company with the following shareholding percentages:

	31 December 2013	23 April 2014
	%	%
Limassol Co-operative Limited	7,49	7,49
Strovolos Co-operative Limited	6,61	6,61
Logicom Services Limited	6,56	6,57

Auditors

Deloitte Limited, expressed their willingness to continue in office. A resolution authorising the Board of Directors to determine their remuneration will be submitted at the forthcoming Annual General Meeting.

By Order of the Board of Directors,

Demetrakis Stavrou-Tseriotis
Chairman

Nicosia, 28 April 2014

Demetra Investment Public Limited

Declaration of the Members of the Board of Directors and other officers of the Company for the preparation of the Financial Statements

In accordance with Article 9, subparagraph (3)(c) and (7) on Transparency Requirements (in relation to an issuer whose securities are listed for trading on a regulated market) of Law 2007, we the Members of the Board of Directors and all other persons responsible for the financial statements of Demetra Investment Public Limited for the year ended 31 December 2013, confirm that to the best of our knowledge:

(a) the annual financial statements that are presented on pages 9 to 67

(i) were prepared according to the International Financial Reporting Standards as adopted by the European Union and according to Article (4), and

(ii) give a true and fair view of the assets and liabilities, the financial position and the profit or loss of Demetra Investment Public Limited and the undertakings included in the consolidated financial statements, as a whole and

(b) The Report of the Board of Directors includes a fair review of the developments and performance of the business as well as the position of Demetra Investment Public Limited and the undertakings included in the consolidated financial statements, as a whole together with the description of the principal risks and uncertainties that they face.

Members of the Board of Directors

……………………………. Demetrakis Stavrou-Tseriotis, Non-executive Chairman

…………………………….. Lefteris Christoforou, Non-executive Vice-chairman

……………………………. Dr. Nearchos Ioannou, Non-executive Vice-chairman

……………………………. Kriton Georgiades, Non-executive Director

…………………………….. Varnavas Irinarchos, Non-executive Director

…………………………….. Maria Ioannou Theodorou, Non-executive Director

…………………………….. Dr. Nicos Michaelas, Managing Director

Financial Controller

…………………………….. Costas Paphitis

Nicosia, 28 April 2014

Independent Auditors’ Report

To the Members of Demetra Investment Public Limited

Report on the consolidated and individual financial statements of the Company

We have audited the consolidated financial statements of ***Demetra Investment Public Limited*** (the "Company") and its subsidiaries ("the Group") and the individual financial statements of the Company on pages 9 to 67, which comprise the consolidated and Company statement of financial position as at 31 December 2013 and the consolidated and Company statement of profit or loss and other comprehensive income, the statement of changes in equity and statement of cash flows for the year then ended, and a summary of significant accounting policies and other explanatory information.

Board of Directors’ responsibility for the consolidated financial statements

The Board of Directors is responsible for the preparation of consolidated and individual financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113, and for such internal control as the Board of Directors determines is necessary to enable the preparation of the consolidated and individual financial statements that are free from material misstatement, whether due to fraud or error.

Auditors’ responsibility

Our responsibility is to express an opinion on these consolidated and individual financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor’s judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the consolidated and individual financial statements that give a true and fair view 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors as well as evaluating the overall presentation of the consolidated and individual financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independent Auditors' Report

To the Members of Demetra Investment Public Limited (continued)

Opinion

In our opinion, the consolidated and individual financial statements give a true and fair view of the financial position of the Group and the Company as at 31 December 2013 and of the financial performance and cash flows of the Group and the Company for the year then ended in accordance with International Financial Reporting Standards as adopted by the EU and the requirements of the Cyprus Companies Law, Cap. 113.

Report on other legal and regulatory requirements

Pursuant to the additional requirements of the Auditors and Statutory Audits of Annual and Consolidated Accounts Laws of 2009 and 2013, we report the following:

- We have obtained all the information and explanations we considered necessary for the purposes of our audit.
- In our opinion, proper books of account have been kept by the Company , so far as appears from our examination of these books.
- The consolidated and individual financial statements of the Company are in agreement with the books of account.
- In our opinion and to the best of our information and according to the explanations given to us, the consolidated financial statements give the information required by the Companies Law, Cap. 113, in the manner so required.
- In our opinion, the information given in the report of the Board of Directors is consistent with the consolidated financial statements.

Pursuant to the requirements of the Directive DI190-2007-04 of the Cyprus Securities and Exchange Commission, we report that a statement of corporate governance has been performed for the information that relate to paragraphs (a), (b), (c), (f) and (g) of article 5 of Directive DI190-2007-04, which is a special section of the Report of the Board of Directors.

Other matter

This report, including the opinion, has been prepared for and only for the Company's members as a body in accordance with Section 34 of the Auditors and Statutory Audits of Annual and Consolidated Accounts Laws of 2009 and 2013 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whose knowledge this report may come to.

Andreas Andreou
Chartered Accountants and Registered Auditors
for and on behalf of

Deloitte Limited
Chartered Accountants and Registered Auditors

Nicosia, 28 April 2014

Demetra Investment Public Limited

Consolidated Statement of Profit or Loss and Other Comprehensive Income
for the year ended 31 December 2013

	Note	2013 €	2012 €
Revenue			
Dividends receivable	6	**154.239**	638.024
Interest receivable and other financial income	6	**3.673.790**	5.051.451
Loss from disposal, revaluation and development of land and immovable property	10	**(4.755.041)**	(5.007.673)
Profit / (Loss) from financial assets and liabilities	5	**14.411.928**	(1.687.962)
		13.484.916	(1.006.160)
Administrative expenses	9	**(1.517.806)**	(1.339.880)
Increase in provisions for doubtful debts	22	**(2.066.560)**	(750.000)
Provision for impairment of deposits	11	**(1.795.066)**	-
Financial expenses	12	**(37.994)**	(321.089)
Share of (loss) / profit from associated companies	19	**(96.263)**	19.240
Profit / (Loss) before taxation		**7.971.227**	(3.397.889)
Taxation	13	**347.963**	(25.447)
Net profit / (net loss) for the year		**8.319.190**	(3.423.336)
Other comprehensive income / (expense) *Items that may be reclassified subsequently to profit or loss:*			
Exchange gain / (loss) arising on the translation of balances with foreign subsidiaries		**125**	(4.002)
Gain on revaluation of financial assets available-for-sale	20	**28.975**	-
Total comprehensive income/ (expense) for the year		**8.348.290**	(3.427.338)
Net profit / (net loss) attributable to:			
Company Shareholders		**8.319.190**	(3.423.336)
Profit / (Loss) per share – cents	14	**4,16**	(1,71)

The notes on pages 17 to 67 form an integral part of these financial statements.

Demetra Investment Public Limited

Consolidated Statement of Financial Position
as at 31 December 2013

	Note	2013	2012
		€	€
ASSETS			
Non-current assets			
Property, plant and equipment	16	**1.395.230**	1.417.773
Investment property	17	**32.486.987**	37.592.658
Financial assets available-for-sale	20	**179.700**	150.725
Loans and other receivables	22	**410.064**	1.410.064
Bank deposits	26	**1.010.338**	-
Deferred taxation	28	**1.575.536**	859.452
Total non-current assets		**37.057.855**	41.430.672
Current Assets			
Inventory	21	**9.351.072**	10.106.000
Loans and other receivables	22	**1.399.747**	4.322.413
Receivables from associated companies	23	**5.012.012**	4.147.704
Financial assets at fair value through profit and loss	25	**49.146.690**	12.495.011
Bank deposits	26	**16.708.941**	70.415.113
Cash and cash equivalents	26	**35.419.875**	7.631.111
Total current assets		**117.038.337**	109.117.352
Total assets		**154.096.192**	150.548.024
EQUITY AND LIABILITIES			
Share capital and reserves			
Share capital	27	**170.000.000**	170.000.000
Reserves		**(17.111.017)**	(25.459.307)
Total equity		**152.888.983**	144.540.693
Non-current liabilities			
Deferred taxation	28	**27.728**	104.045
Loans – non-current portion	29	-	3.869.215
Total non-current liabilities		**27.728**	3.973.260
Current liabilities			
Loans – current portion	29	**-**	918.031
Provision for losses of associated companies	19	**187.194**	36.931
Trade and other payables	31	**532.681**	655.176
Current tax liabilities	32	**459.606**	423.933
Total current liabilities		**1.179.481**	2.034.071
Total equity and liabilities		**154.096.192**	150.548.024
Net assets per share - cents	14	**76,44**	72,27

On 28 April 2014 the Board of Directors of Demetra Investment Public Limited authorised these consolidated financial statements for issue.

Demetrakis Stavrou-Tseriotis	Dr. Nearchos Ioannou	Dr. Nicos Michaelas
Chairman	Vice-chairman	Executive Director

The notes on pages 17 to 67 form an integral part of these financial statements.

Demetra Investment Public Limited

Consolidated Statement of Changes in Equity
for the year ended 31 December 2013

	Share capital €	Accumulated losses €	Land and Buildings revaluation reserve €	Own shares reserve €	Share Capital Conversion Reserve €	Exchange difference reserve €	Revaluation reserve for financial assets available-for-sale €	Total equity €
Balance 1 January 2012	170.000.000	(23.065.473)	-	(2.492)	860.144	323.644	(149.275)	147.966.548
Net loss for the year after tax	-	(3.423.336)			-	-	-	(3.423.336)
Other comprehensive loss for the year after tax	-	-	-	-	-	(4.002)	-	(4.002)
Sale of own shares	-	(1.009)	-	2.492	-	-	-	1.483
Balance 31 December 2012 / 1 January 2013	170.000.000	(26.489.818)	-	-	860.144	319.642	(149.275)	144.540.693
Net profit for the year after tax	-	8.319.190	-	-	-	-	-	8.319.190
Other comprehensive income for the year after tax	-	-	-	-	-	125	28.975	29.100
Balance 31 December 2013	**170.000.000**	**(18.170.628)**	**-**	**-**	**860.144**	**319.767**	**(120.300)**	**152.888.983**

Companies which do not distribute at least 70% of their profits after tax as defined by the Special Defence Contribution for the Cyprus Republic Law, during the two years after the end of the year of assessment to which the profits refer, will be deemed to have distributed this amount as dividend. Special defence contribution at 20% for the years 2012 and 2013 and 17% for 2014 onwards is payable on such deemed dividend distribution to the extent that the shareholders of the Company (individuals and companies) at the end of the period of two years from the end of the year of assessment to which the profits refer are tax residents of Cyprus. The amount of deemed dividend distribution is reduced by any actual dividends paid out of the profits of the relevant year. The Special Defence Contribution is paid by the Company on behalf of the shareholders.

The notes on pages 17 to 67 form an integral part of these financial statements.

Demetra Investment Public Limited

Consolidated Statement of Cash Flows
for the year ended 31 December 2013

	Note	**2013** **€**	2012 €
Cash flow from operating activities			
Profit / (loss) for the year before taxation		**7.971.227**	(3.397.889)
Adjustments for:			
Depreciation of property, plant and equipment	16	**71.497**	79.899
(Profit) / loss on disposal and revaluation of property, plant and equipment	10	**(18.113)**	237.541
(Profit) / loss on disposal and revaluation of financial assets and liabilities held at fair value through profit and loss	5	**(14.411.928)**	1.681.558
Loss on disposal of subsidiary companies	5	**-**	6.404
Loss on revaluation and disposal of investment property	10	**5.137.379**	4.518.357
Interest on loans payable		**27.213**	272.280
Share of loss / (profit) from associated companies	19	**96.263**	(19.240)
Exchange difference arising on the re-translation of balances in foreign currency		**125**	(4.002)
Net cash flow before working capital changes		**(1.126.337)**	3.374.908
Decrease in inventories		**754.928**	1.440.761
Decrease in trade and other receivables		**3.922.666**	295.545
Increase in receivables from associated companies		**(810.308)**	(714.811)
Net (purchases)/sales of financial assets and liabilities at fair value through profit and loss		**(22.239.751)**	1.027.090
Decrease in trade and other payables		**(122.495)**	(148.026)
Decrease / (increase) in bank deposits		**52.695.834**	(9.923.483)
Cash flow from / (to) operations		**33.074.537**	(4.648.016)
Taxation paid		**(408.765)**	(446.124)
Net cash flow from / (to) operations		**32.665.772**	(5.094.140)
Cash flow from investing activities			
Purchase of property, plant and equipment	16	**(30.841)**	(19.565)
Proceeds from sale of property, plant and equipment		**-**	75
Purchase of investment property	17	**(31.708)**	(68.793)
Net cash flow used in investing activities		**(62.549)**	(88.283)
Cash flow from financing activities			
Proceeds from sale of own shares		**-**	1.483
Repayment of loans		**(4.814.459)**	(1.143.600)
Net cash flow used in financing activities		**(4.814.459)**	(1.142.117)
Net increase / (decrease) in cash and cash equivalents		**27.788.764**	(6.324.540)
Cash and cash equivalents at the beginning of the year		**7.631.111**	13.955.651
Cash and cash equivalents at the end of the year	26	**35.419.875**	7.631.111

The notes on pages 17 to 67 form an integral part of these financial statements.

Demetra Investment Public Limited

Holding Company Statement of Profit or Loss and Other Comprehensive Income
for the year ended 31 December 2013

	Note	**2013** **€**	2012 €
Revenue			
Dividends receivable	6	**476.239**	703.024
Interest receivable and other financial income	6	**3.899.940**	5.423.015
Loss from disposal, revaluation and development of land and immovable property	10	**(453.000)**	(446.868)
Profit / (loss) from financial assets and liabilities	5	**14.411.500**	(1.681.558)
		18.334.679	3.997.613
Administrative expenses	9	**(1.260.737)**	(1.168.656)
Impairment of investments in subsidiaries	18	**(4.250.000)**	(2.300.000)
(Increase) / decrease in provisions	22,24	**(2.066.560)**	1.450.000
Provision for impairment of deposits	11	**(1.795.066)**	-
Financial expenses	12	**(31.481)**	(303.798)
Profit before taxation		**8.930.835**	1.675.159
Taxation	13	**(293.589)**	(359.971)
Net profit for the year		**8.637.246**	1.315.188
Other comprehensive income			
Items that may be reclassified subsequently to profit or loss:			
Gain on revaluation of financial assets available-for-sale	20	**28.975**	-
Total comprehensive income for the year		**8.666.221**	1.315.188
Net profit attributable to:			
Company shareholders		**8.637.246**	1.315.188
Profit per share – cent	14	**4,32**	0,66

The notes on pages 17 to 67 form an integral part of these financial statements.

Demetra Investment Public Limited

Holding Company Statement of Financial Position
as at 31 December 2013

	Note	**2013 €**	2012 €
ASSETS			
Non-current assets			
Property, plant and equipment	16	**103.214**	120.253
Investment property	17	**2.721.000**	3.174.000
Investments in subsidiaries	18	**13.421.872**	17.671.872
Investments in associates	19	**400**	828
Financial assets available for sale	20	**179.700**	150.725
Loans and other receivables	22	**410.064**	1.410.064
Bank deposits	26	**1.010.338**	-
Deferred taxation	28	**108.073**	54.959
Total non-current assets		**17.954.661**	22.582.701
Current assets			
Loans and other receivables	22	**1.199.118**	4.118.238
Receivables from subsidiaries and associated companies	24	**41.499.393**	40.774.498
Financial assets at fair value through profit and loss	25	**49.146.690**	12.495.011
Bank deposits	26	**16.411.834**	70.198.911
Cash and cash equivalents	26	**34.885.864**	7.093.838
Total current assets		**143.142.899**	134.680.496
Total assets		**161.097.560**	157.263.197
EQUITY AND LIABILITIES			
Share capital and reserves			
Share capital	27	**170.000.000**	170.000.000
Reserves		**(9.685.482)**	(18.351.703)
Total equity		**160.314.518**	151.648.297
Non-current liabilities			
Deferred taxation	28	**3.970**	16.976
Loans – non-current portion	29	**-**	3.869.215
Total non-current liabilities		**3.970**	3.886.191
Current liabilities			
Loans – current portion	29	**-**	918.031
Trade and other payables	31	**346.914**	399.965
Current tax liabilities	32	**432.158**	410.713
Total current liabilities		**779.072**	1.728.709
Total equity and liabilities		**161.097.560**	157.263.197
Net assets per share (cents)	14	**80,16**	75,82

On 28 April 2014 the Board of Directors of Demetra Investment Public Limited authorised these financial statements for issue.

Demetrakis Stavrou-Tseriotis Chairman	Dr. Nearchos Ioannou Vice-chairman	Dr. Nicos Michaelas Executive Director

The notes on pages 17 to 67 form an integral part of these financial statements.

Demetra Investment Public Limited

Holding Company Statement of Changes in Equity
for the year ended 31 December 2013

	Share Capital €	Accumulated losses €	Own shares reserve €	Share Capital Conversion Reserve €	Revaluation reserve for financial assets available-for-sale €	Total equity €
Balance 1 January 2012	170.000.000	(20.376.751)	(2.492)	860.144	(149.275)	150.331.626
Net profit for the year after tax	-	1.315.188	-	-	-	1.315.188
Sale of own shares	-	(1.009)	2.492	-	-	1.483
Balance 31 December 2012 / 1 January 2013	170.000.000	(19.062.572)	-	860.144	(149.275)	151.648.297
Net profit for the year after tax	-	8.637.246	-	-	-	8.637.246
Other comprehensive income for the year after tax	-	-	-	-	28.975	28.975
Balance 31 December 2013	**170.000.000**	**(10.425.326)**	-	**860.144**	**(120.300)**	**160.314.518**

Companies which do not distribute at least 70% of their profits after tax as defined by the Special Defence Contribution for the Cyprus Republic Law, during the two years after the end of the year of assessment to which the profits refer, will be deemed to have distributed this amount as dividend. Special defence contribution at 20% for the years 2012 and 2013 and 17% for 2014 onwards is payable on such deemed dividend distribution to the extent that the shareholders of the Company (individuals and companies) at the end of the period of two years from the end of the year of assessment to which the profits refer are tax residents of Cyprus. The amount of deemed dividend distribution is reduced by any actual dividends paid out of the profits of the relevant year. The Special Defence Contribution is paid by the Company on behalf of the shareholders.

The notes on pages 17 to 67 form an integral part of these financial statements.

Demetra Investment Public Limited

Holding Company Statement of Cash Flows
for the year ended 31 December 2013

	Note	**2013 €**	2012 €
Cash flow from operating activities			
Profit for the year before taxation		**8.930.835**	1.675.159
Adjustments for:			
Depreciation of property, plant and equipment	16	**32.312**	37.726
Loss from sale of property, plant and equipment	9	**-**	26
(Profit) / Loss on disposal and revaluation of financial assets and liabilities held at fair value through profit and loss	5	**(14.411.928)**	1.681.558
Loss on disposal of subsidiary companies	19	**428**	-
Impairment of investments in subsidiaries	18	**4.250.000**	2.300.000
Loss on revaluation and sale of investment properties	10	**453.000**	452.864
Interest on loans payable		**27.213**	272.280
Net cash flow before working capital changes		**(718.140)**	6.419.613
Decrease in trade and other receivables		**3.919.120**	128.683
Increase in amounts receivable from subsidiary and associated companies		**(724.895)**	(1.968.383)
Net (purchases)/sales of financial assets and liabilities at fair value through profit and loss		**(22.239.751)**	1.027.090
Decrease in trade and other payables		**(53.051)**	(80.668)
Decrease / (increase) in bank deposits		**52.776.739**	(9.707.281)
Cash flow from / (to) operations		**32.960.022**	(4.180.946)
Taxation paid		**(338.264)**	(370.123)
Net Cash flow from / (to) operations		**32.621.758**	(4.551.069)
Cash flow from investing activities			
Purchase of property, plant and equipment	16	**(15.273)**	(16.846)
Proceeds from sale of property, plant and equipment		**-**	75
Purchase of investment property	17	**-**	(11.864)
Net cash flow used in investing activities		**(15.273)**	(28.635)
Cash flow from financing activities			
Receipts from sale of own shares		**-**	1.483
Repayment of loans		**(4.814.459)**	(1.143.600)
Net cash flow used in financing activities		**(4.814.459)**	(1.142.117)
Net increase / (decrease) in cash and cash equivalents		**27.792.026**	(5.721.821)
Cash and cash equivalents at the beginning of the year		**7.093.838**	12.815.659
Cash and cash equivalents at the end of the year	26	**34.885.864**	7.093.838

The notes on pages 17 to 67 form an integral part of these financial statements.

1. General Information

Incorporation
Demetra Investment Public Limited (the "Company") was incorporated in Cyprus as a public limited liability company in accordance with the provisions of the Companies Law, Cap. 113 on 30 December 1999. The shares and warrants of the Company were listed on the Cyprus Stock Exchange on 27 April 2000. The registered office of the Company is at 13 Lemesos Avenue, 5th floor, 2112, Nicosia, Cyprus.

Principal Activities
On 7 March 2005, the Board of the Cyprus Stock Exchange with the agreement of the Securities and Exchange Commission approved the Prospectus of the Company dated 4 March 2005 regarding the expansion of its activities and its release from any investment limitations.

The principal activities of the Group comprise the management of the investment portfolio which includes investments in securities, venture capital and strategic investments, including inter alia, dividend earning and interest earning securities, deposits and financial instruments such as derivatives and forward contracts, as well as investments in the sector of development of land and immovable property.

Investment management
On 25 February 2013, the agreement with the Central Cooperative Bank Limited governing the management of the Company's funds which are invested in the Cyprus Stock Exchange with the Central Cooperative Bank Limited was renewed for a period of one additional year. The Company reserves the right to terminate the agreement at any given time by giving at least one month's notice. For the services provided by the Investment Manager to the Company, based on the terms of the Management Agreement, the Company has agreed to pay him a Management Fee of 0,33% per year which will be calculated quarterly based on the Portfolio value plus VAT. The commission payable by the Company for its stock market transactions amounts to 0,25% on the total value of these transactions, excluding the Stock Exchange's fees and the transactions costs. On 28 February 2014, the above agreement with the Central Cooperative Bank Limited was renewed for a period of an additional year and the Management Fee of 0,30% per year has been agreed.

2. Adoption of new and revised IFRSs

In the current year, the Company and the Group have adopted all of the new and revised International Financial Reporting Standards (IFRS) that are relevant to their operations and are effective for accounting periods beginning on or after 1 January 2013. Except as mentioned below the adoption of these Standards did not have a material effect on the accounting policies of the Company and the Group.

- **IAS 1 "Presentation of Financial Statements" on the Presentation of items of Other Comprehensive Income (Amendment):**

In the current year, the Company and the Group have applied for the first time the amendments to IAS 1 that introduce new terminology for the Statement of Comprehensive Income. Under the amendments to IAS 1, the Statement of Comprehensive Income is renamed to Statement of Profit or Loss and Other Comprehensive Income. The amendments to IAS 1 retain the option to present the Profit or Loss and Other Comprehensive Income in either a single statement or in two separate but consecutive statements. The amendments to IAS 1 also require items of other comprehensive income to be grouped, along with the corresponding income tax, into two categories: (a) items that will not be reclassified subsequently to the Income Statement and (b) items that may be reclassified subsequently to the Income Statement when specific conditions are met.

The adoption of these amendments, which have been applied retrospectively, did not have any effect on the profit or loss of the Company, but has changed the presentation of the Income Statement and Other Comprehensive Income.

2. Adoption of new and revised IFRSs (continued)

- **IFRS 13 "Fair Value Measurement":**

In the current year, the Company and the Group have applied IFRS 13 for the first time. This standard establishes a single source of guidance for fair value measurements that are required or permitted by other standards both for financial and non-financial instrument items, and analyses the disclosures that need to be made in the financial statements about fair value measurements.

IFRS 13 defines fair value as the price that an entity would receive to sell an asset or pay to transfer a liability in an orderly transaction in the principal (or most advantageous) market at the measurement date under current market conditions (i.e. exit price) regardless of whether that price is directly observable or estimated using another valuation technique.

IFRS 13 is applied from 1 January 2013 onwards but the disclosures do not need to be applied for the comparative information provided for periods before the initial application of the standard. The adoption of IFRS 13 did not have any effect on the profit or loss of the Company and the Group but has led to significant additional disclosures in the financial statements of the Company and the Group.

Up to the date of approval of these consolidated financial statements, the following standards and interpretations were issued by the International Accounting Standards Board but were not yet effective:

i) Standards and Interpretations adopted by the EU

Standard / Interpretation	**Effective for annual periods beginning on or after:**
IFRS 10 "Consolidated Financial Statements”	1 January 2014
IFRS 11 "Joint Arrangements”	1 January 2014
IFRS 12 "Disclosure of Interests in Other Entities"	1 January 2014
IAS 27 (Revised): "Consolidated and Separate Financial Statements”	1 January 2014
IAS 28 (Revised): "Investments in Associates"	1 January 2014
Transition Guidance for IFRS 10, 11 & 12	1 January 2014
Investment Entities (Amendments to IFRS 10, IFRS 12, and IAS 27)	1 January 2014
Amendment to IAS32 "Offsetting Financial Assets and Financial Liabilities"	1 January 2014
Amendment to IAS 36 "Recoverable Amount - Disclosures for Non-Financial Assets"	1 January 2014
Amendment to IAS 39 "Novation of derivatives and continuation of Hedge Accounting”	1 January 2014

2. Adoption of new and revised IFRSs (continued)

ii) Not yet adopted by the European Union

Standard / Interpretation	**Effective for annual periods beginning on or after:**
IFRS 9 "Financial Instruments" and subsequent amendments (amendments to IFRS 9 and IFRS 7)	Not yet finalised
Amendment to IFRS 7 "Financial Instruments: Disclosures" Disclosures in the transition to IFRS 9	Not yet finalised
IFRS 14 "Regulatory Deferral Accounts"	1 January 2016
Amendments to IAS 19 "Defined Benefit Plans: Employee Contributions"	1 July 2014
Annual Improvements to IFRSs 2010–2012	1 July 2014
Annual Improvements to IFRSs 2011–2013	1 July 2014
IFRIC 21 "Levies"	1 January 2014

The Company and the Group are in the process of evaluating the effect that the adoption of the above standards will have on the financial statements of the Company and the Group, but they have no intention to proceed with early adoption of any of these accounting standards, before their effective date.

3. Summary of significant accounting policies

The principal accounting policies applied throughout the year for the preparation of the consolidated and individual financial statements are set out below. These policies have been applied consistently for all the periods presented in these financial statements, except where it is stated otherwise.

Basis of preparation
The consolidated financial statements have been prepared in accordance with the going concern concept. They are presented in Euro and are prepared under the historical cost convention, modified to include the revaluation of investment property, financial assets and liabilities at fair value through profit or loss, available for sale financial assets and tangible non-current assets.

The historical cost is generally based on the fair value of the consideration given in exchange for goods and services.

The fair value is described as the price that an entity would receive upon the sale of an asset or the transfer of a liability in a normal transaction to principal (or most advantageous) market at the measurement date under current market conditions (i.e., exit value) regardless of whether that price is directly observable or estimated using another valuation technique.

Fair value measurement relates to a specific asset or a liability. Therefore, when measuring the fair value, an entity should take into account the characteristics of the asset or the liability, if market participants would take into account those characteristics in pricing the asset or the liability at the measurement date. These features include, for example, the status and location of the asset and restrictions, if any, on the sale or use of the asset.

To increase consistency and comparability in fair value measurements and related disclosures, IFRS 13 establishes a fair value hierarchy that categorizes into three levels the inputs to valuation techniques used to measure fair value:

The 1st level inputs are the official quotations (without adjustment) in the markets for identical assets or liabilities to which the entity has access at the measurement date.

The 2nd level inputs are inputs other than formal quoted prices included in Level 1 that are observable for the asset or liability either directly or indirectly.

The 3rd level inputs are unobservable inputs for the asset or liability.

Going Concern
The Company’s management has made an assessment of the Company’s and the Group's ability to continue as a going concern, and despite changes in the operating environment of Cyprus as described in the notes of the financial statements, is satisfied that the Company and the Group have the financial resources to continue their business activities in the foreseeable future. In addition, the management is not aware of any other relevant uncertainties related to events or conditions that may cast significant doubt on the Company’s and Group's ability to continue as a going concern. Accordingly, the financial statements continue to be prepared on the going concern basis.

Functional and presentation currency
Items included in the Company’s and Group’s consolidated financial statements are measured using the currency of the primary economic environment in which the entity operates ("the functional currency") which is the Euro.

3. Summary of significant accounting policies (continued)

Compliance Statement
The financial statements of the Company and Group have been prepared in accordance with International Financial Reporting Standards (IFRSs) as adopted by the European Union (EU) and the requirements of the Cyprus Companies Law, Cap.113, as well as the provisions of the Cyprus Stock Exchange Laws and Regulations.

The preparation of these financial statements in conformity with IFRS, requires the use of certain critical accounting estimates and the exercise of judgement from management during the process of applying the Company's and the Group's accounting policies. It also requires the use of estimates and assumptions which affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the balance sheet date and the reported amounts of revenues and expenses during the year. Despite the fact that these estimates are based on management's best possible knowledge with reference to current circumstances and conditions, actual results may differ from these estimates.

The financial statements of the Company and Group can be obtained from the Company's registered office which is located at 13 Lemesos Avenue, 5th floor, 2112, Nicosia, Cyprus.

Basis of consolidation
The consolidated financial statements of the Group for the year ended 31 December 2013, include the financial statements of the holding company (the "Company") and its subsidiaries all of which together are referred to as the "Group". The financial statements of the subsidiary companies are prepared on the same date as the Company's report, using identical accounting policies.

The subsidiary companies included in Note 18, are the companies in which the direct or indirect involvement of the Group's voting share capital of the company exceeds 50%. The share capital of minority shareholders in profit or loss, is shown separately in the consolidated statement of financial position (as part of equity) and the consolidated statement of profit and loss and other comprehensive income, respectively.

The consolidated financial statements do not include transactions and balances between Group companies, nor the unrealised gains and losses or gains on transactions between Group companies.

The consolidated financial statements do not include Cooper Security Services Public Limited. Cooper Security Services Public Limited was incorporated in Cyprus as a private limited liability company in accordance with the provisions of the Companies Law, Cap. 113, on 17 November 1993. The Company holds 50,72% of the shares in Cooper Security Services Public Limited. The net assets of Cooper Security Services Public Limited on 31 December 2013 and the net profit of the company for the year ended based on the unaudited financial statements of the company are not considered material for consolidation purposes. Operations of the company were terminated during the year 2008 and the Board of Directors has already commenced the procedures for its liquidation.

Business combinations
All business combinations are accounted for using the acquisition method. The results of subsidiaries acquired or disposed of during the year are included in the consolidated income statement from the effective date of acquisition or up to the effective date of disposal, as appropriate.

3. Summary of significant accounting policies (continued)

Business combinations (continued)
The cost of the acquisition is measured at the aggregate of the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the Group in exchange for control of the acquiree, plus any directly attributable costs. Other costs which are associated with the acquisition of subsidiaries are recognised in the income statement over the period which the Group has undertaken the costs and the services have been provided. The identifiable assets, liabilities and contingent liabilities of the subsidiary that meet the criteria for recognition under IFRS 3 are recognised at fair value at the acquisition date, except for the following:

- Deferred tax assets or liabilities and assets relating to employee benefits arrangements are recognised and measured in accordance with IAS 12 'Income Taxes' and IAS19 'Employee Benefits', respectively,
- Liabilities or equity instruments related to share-based payment arrangements of the acquiree or share-based payment arrangements of the Group entered into to replace share-based payment arrangements of the acquiree are measured in accordance with IFRS 2 at the acquisition date and
- Assets (or disposal group) which are classified as held for sale at the acquisition date, in accordance with IFRS 5 'Non-current Assets Held for Sale and Discontinued Operations', and are recognised and measured in accordance with that standard.

The goodwill arising on acquisition is recognised as an asset and is initially measured at cost, which is the difference between the amount of consideration offered, the amount of minority interests in the acquired entity and the fair value of interest previously held by the Company in the acquired entity (if any), in relation to the proportion of the Group's net fair value of identifiable assets, liabilities and contingent liabilities recognised of the acquired entity. If, after reassessment, the Group's participation in the net fair value of identifiable assets, liabilities and contingent liabilities of the subsidiary exceeds the sum of the consideration offered, the amount of any minority interest and the fair value of any equity interests held by the Group prior to the acquired entity, is recognised immediately in the income statement.

Minority interests represent the share of profit or loss and net assets not held, directly or indirectly by the Group. The losses of the subsidiary are distributed to the minority interests even if this would lead to a negative balance. Minority interests are presented separately in the consolidated income statement and included within equity, separately from equity attributable to owners of the Company.

The change in shareholding in subsidiaries (without loss of control) is accounted for as a transaction between owners on equity. Consequently, no share premium or profit / (loss) arises in the income statement from these transactions but any dispute arising from the adjustment, minority rights and the fair value of consideration received or paid is recognised in equity and paid to shareholders. Such exchange differences on the share to the proportion of minority interests sold, are removed from the translation reserve and transferred to minority interests. Minority interests are measured at fair value or the proportion of minority interest in net fair value of net assets of actual economic unit. The choice of measurement is determined in each case per transaction. Other types of non-controlling interests are measured at fair value, as appropriate, based on the provisions of IFRS.

When a business combination is achieved in stages, the Group's previously held equity interest in the acquiree is remeasured to its acquisition-date fair value and the resulting gain or loss, if any, is recognised in profit or loss. Amounts arising from interests in the acquiree prior to the acquisition date that have previously been recognised in other comprehensive income are reclassified to profit or loss where such treatment would be appropriate if that interest were disposed of.

3. Summary of significant accounting policies (continued)

Business combinations (continued)
If the consideration offered by the Group in a business combination includes assets or liabilities arising from setting contingent consideration, contingent consideration is recognised at fair value at the acquisition date and included as part of the consideration offered for the combination. Changes in the fair value of contingent consideration which meet the conditions of the adjustments during the measurement period are adjusted retroactively, causing a corresponding adjustment to goodwill. Adjustments during the measurement period are adjustments arising from the acquisition of additional information during the 'measurement period' (which may not exceed one year from the date of acquisition) on the facts and circumstances that existed at the acquisition date.

The accounting for changes in fair value of contingent consideration that do not qualify for adjustment during the measurement period depends on how you classify contingent consideration. Contingent consideration classified as equity is not remeasured and the subsequent settlement is recognised in equity. Contingent consideration classified as an asset or liability is measured again in accordance with IAS 39 or IAS 37 'Provisions, Contingent Liabilities and Contingent Assets', as appropriate, and any gain or loss is recognised in the results.

If the initial accounting for a business combination is completed by the end of the period during which an acquisition occurs, the Group recognises in its financial statements provisional sums for items on which the accounting is not complete. These provisional figures retroactively are adjusted during the measurement period, or additional assets or liabilities are recognised to reflect new information obtained about facts and circumstances that existed at the acquisition date and, if known, would have affected the measurement of amounts recognised as of that date.

The business combinations whose acquisition date was before 1 January 2010 were accounted for under the previous version of IFRS 3.

Where the Group no longer has control or significant influence, profit or loss from the sale is calculated as the difference between (i) the total fair value of consideration received and fair value and (ii) the previous carrying value of assets (including goodwill) and liabilities of the subsidiaries and any minority interest. When the assets of the subsidiary company have been revalued or accounted for at fair value and the gain or loss has been recognised in the income statement and included in equity, amounts previously recognised in the income statement and included in equity are accounted for in the same manner as if the Company has sold them (e.g. reclassification in the income statement or transfer to reserve results). The fair value of an investment that remains in the former subsidiary at the date the Group ceases to have control is recognised at fair value under the provisions of IAS 39 "Financial Instruments: recognition and measurement".

Investments in associated companies
Associated companies are entities in which the Group owns between 20% and 50% of the voting rights or over and which the Group exerts significant influence but does not control them. Investments in associated companies are initially recognised at cost and subsequently accounted for according to the method of the net position. The investment of the Group in associated companies includes the goodwill (after the deductions of any accumulated impairment losses) which arises on their acquisition. If the acquisition cost is less than the fair value of the clearly identifiable net assets of the associated company that has been acquired, the difference is recognised in the consolidated income statement as negative goodwill.

3. Summary of significant accounting policies (continued)

Investments in associated companies (continued)
The share of the Group in the profit or loss of the associated companies is recognised after their acquisition in the consolidated statement of profit or loss and comprehensive income and the share of the Group in the reserves movement is recognised after the acquisition in the reserves. The accumulated movements, after the acquisition, are adjusted against the accounting value of the investment. When the share of the Group of the loss of the associated company equals or exceeds the interest in the associated company including other unsecured receivables, the Group does not recognise any further losses, except if it has undertaken any liabilities or has made payments on behalf of the associated company.

Any unrealised profits arising from transactions between the Group and its associated companies are set-off up to the extent of the interest of the Group in these associated companies. Any unrealised losses are also set-off except if the transaction creates an impairment in the value of the asset carried forward. Where necessary, the accounting policies of the associated companies are adjusted in order to conform with the accounting policies adopted by the Group.

The financial statements of the associated companies are prepared on the same date as the Company's report, using identical accounting policies.

Investments in subsidiaries and associated companies
In the Holding Company financial statements, the investments in subsidiaries and associated companies are stated at cost less provision for permanent diminution in value, which is recognised as an expense in the period in which the impairment is recognised.

Revenue recognition
The revenue of the Group and Company is recognised as follows:

Dividend income is recognised when the right of the Company and the Group to receive a payment is established. Dividends from investments in shares of public companies are considered payable on the date of recording in the Register of the Shareholders for the purpose of dividend payment or the "ex-dividend" date of shares traded.

Interest from securities, bonds and deposits are recognised on the accrued income basis and included in the statement of profit or loss and other comprehensive income.

Profit or loss from the sale of financial assets or liabilities at fair value through the profit and loss is calculated as the difference between the average cost price and the net selling proceeds, which includes the stock exchange selling costs. The profit or loss is recognised in the statement of profit or loss and other comprehensive income.

The difference between the fair value of financial instruments at fair value through profit and loss at 31 December 2013 and the average cost price represents unrealised gain or loss and is recognised in the statement of profit or loss and other comprehensive income as deficit / surplus from revaluation of investments.

Income from real estate development is recognised upon delivery and transfer of risks to the buyer.

Rental income is recognised under the accrual basis depending on the substance of the agreements.

3. Summary of significant accounting policies (continued)

Employees' benefits
The Company and its employees contribute to the Governmental Social Insurance Fund based on the salaries of the employees. Furthermore, the Company contributes to a Medical Scheme as well as to the Approved Provident Fund of the Company. The contributions of the Company are recognised in the year to which they relate and are included in the staff costs.

Receivables and provisions for bad debts
Bad debts are written off to the income statement and a specific provision is made, where it is considered necessary. No general provision for bad debts is made. Trade receivables are stated after deducting the specific provision for bad and doubtful debts, if any.

Foreign currencies
For the purpose of preparing the separate financial statements of the holding Company and its subsidiaries, the accounting records of the Group's companies are kept in Euro ("the functional currency") with the exception of foreign subsidiaries. Transactions in foreign currency are recorded based on the exchange rates prevailing on the date of the transaction.

Monetary items denominated in foreign currencies are retranslated to Euro at the rates prevailing on the balance sheet date. Non-monetary items carried at fair value that are denominated in foreign currencies are retranslated to Euro at the rates prevailing on the date when the fair value was determined. Non-monetary items that are measured in terms of historical cost and are denominated in a foreign currency are not retranslated to Euro.

Exchange differences arising on the settlements of monetary items and on the retranslation of monetary items, are included in the income statement of the period. Exchange differences arising on the retranslation of non-monetary items carried at fair value are included in the income statement of the period except for differences arising on the retranslation of non-monetary items in respect of which gains and losses are recognised directly in the exchange difference reserve. For such non-monetary items, any exchange component of that gain or loss is also recognised directly in the exchange difference reserve.

For the purpose of presenting the consolidated financial statements, the financial statements of the Group's foreign subsidiaries are retranslated to Euro using exchange rates prevailing on the balance sheet date. Income and expense items (including comparatives) are translated at the average exchange rates for the period, unless the exchange rates fluctuate significantly during that period, in which case the exchange rates at the dates of the transactions are used. Exchange differences arising from the retranslation are transferred to reserves. Such translation differences are recognised in the income statement, in the period in which the foreign operation is disposed of.

Taxation
Current tax liabilities and assets for the current and prior periods are measured at the amount expected to be paid to or recovered from the taxation authorities using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date. The management evaluates periodically the stands that it took in the tax returns in relation to instances where the applicable tax regulations are subject to interpretation and creates provisions where this is necessary based on the amounts expected to be paid to the tax authorities.

Deferred tax is provided in full, using the liability method, on temporary differences arising between the tax basis of assets and liabilities and their carrying amounts in the financial statements. Deferred tax is determined using the tax rates and laws that have been enacted or substantially enacted by the balance sheet date and are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled.

3. Summary of significant accounting policies (continued)

Taxation (continued)

Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred tax assets and liabilities are netted off where there is a strong legal right to net off the current tax assets with the current tax liabilities and when the deferred taxes relate to the same tax authority.

The carrying value of the deferred tax assets is reviewed at each financial position date and it is reduced to the extent that it is not any more probable that adequate future taxable profits will be available to allow the recovery of this asset, either partly or in full.

Property, plant and equipment

Property, plant and equipment are shown at historical cost less accumulated depreciation and impairment losses. The historical cost includes any expenditure that is directly attributable to the acquisition of the property, plant and equipment.

Land and buildings are shown at fair value based on valuations by external independent valuers, less subsequent depreciation for buildings. Revaluations are made at regular intervals so that the amounts disclosed in the statement of financial position do not differ significantly from their fair values at the date of the statement of financial position. All other property, plant and equipment are stated at historical cost less depreciation.

Increases in the carrying value arising on revaluation are credited to other comprehensive income and reported in the revaluation reserve in equity. Decreases that offset previous increases of the same asset are charged against this reserve. All other decreases are charged in the income statement. Each year the difference between the depreciation based on the revalued carrying amount of the asset (the depreciation charged to the income statement) and depreciation based on the original cost of the asset is transferred from revaluation reserve to retained earnings.

Depreciation is calculated using the straight-line method in order to allocate the cost minus any residual values of property, plant and equipment over their respective estimated useful economic lives. The annual depreciation rates are as follows:

	%
Buildings	3
Furniture and office equipment	10
Motor vehicles	20
Computer Hardware	20 - 33,3

The residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date. An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Expenditure for repairs and maintenance of property, plant and equipment is charged to the income statement in the year in which it is incurred. The cost of major renovations and other subsequent expenditure is included in the carrying amount of the asset or recognised as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the Group and the cost of the item can be measured reliably.

Gains and losses on disposal of property, plant and equipment are determined by comparing sales proceeds with the respective carrying amounts, and are included in the income statement.

3. Summary of significant accounting policies (continued)

Investment property

Investment property, principally comprising land, shops and offices, is held for capital appreciation or for rental. Investment property is stated at fair value, representing open market value determined annually by external valuers (Note 17). Investment property is initially recognised at cost in the statement of financial position, which includes transaction costs relating to the acquisition, and is subsequently stated at fair value at the end of the year.

Properties under construction or constructed for future use as investment property are classified as investment property. Such properties are stated at fair value at the year end.

The fair value of the investment property is based on valuations performed by independent professional valuers before the deduction of transaction costs that the Company and the Group will incur during the sale of these properties.

The profit or loss on the disposal of investment property included in the statement of profit or loss and other comprehensive income for the year represents the net proceeds less the carrying amount of such property.

The profit or loss on the revaluation of investment property included in the statement of profit or loss and other comprehensive income for the year represents the difference between the market value at the end of the year and the market value at the beginning of the year or the cost of the investment property acquired during the year.

Inventories

Inventories are stated at the lower of cost and net realisable value. The cost is determined using the weighted average cost method. The net realisable value is the estimated selling price during the ordinary operations of the Company and Group less any supplementary expenditures and selling expenses.

Impairment of assets

At the end of each reporting period, the Company and the Group review the carrying amounts of the tangible and intangible assets to determine whether there is any indication that those assets have suffered an impairment loss (if any). An asset is impaired when there is objective evidence of impairment as a result of one or more events occurring after the initial recognition of an asset (a 'loss event') and that loss event (or events) has an impact that can be assessed reliably on the estimated future cash flows of the asset or group of assets.

If any such indication exists, the recoverable amount of the asset is estimated in order to determine the extent of the impairment loss (if any). Where the asset does not generate cash flows that are independent from other assets, the Company and the Group estimate the recoverable amount of the cash-generating unit to which the asset belongs. Recoverable amount is defined as the higher of the asset's fair value less cost to sell and its value in use. Fair value less costs to sell is defined as the net proceeds from the disposal of an asset in a binding sale agreement in an arm's length transaction between knowledgeable, willing parties after deducting the costs of disposal, whereas value in use is the present value of the future cash flows expected to be derived from the continuous use of an asset and from its ultimate disposal at the end of its estimated useful life.

When, subsequently, an impairment loss is reversed, the carrying amount of the asset (or cash-generating unit) is increased to the revised estimate of its recoverable amount so that the increased carrying amount does not exceed the carrying amount that would have been determined if no impairment loss of the asset (or cash-generating unit) had been recognised in prior years. A reversal of an impairment loss is recognised immediately in the income statement, unless the relevant asset is carried at a revalued amount, in which case the reversal of the impairment loss is treated as a revaluation increase.

For the calculation of the value in use, the future cash flows are discounted at a pre-tax interest rate. The discount factor reflects current market assessments of the time value of money and the risks specific to the asset for which the estimates of future cash flows have not been adjusted.

3. Summary of significant accounting policies (continued)

Impairment of assets (continued)

If the recoverable amount of an asset (or cash-generating unit) is estimated to be less than its carrying amount, the carrying amount of the asset (cash-generating unit) is reduced to its recoverable amount. An impairment loss is immediately recognised as an expense in the statement of profit or loss and other comprehensive income, unless the relevant asset is carried at a revalued amount, in which case the impairment loss is treated as a revaluation reduction.

Financial instruments

(i) Investments

The Company and the Group classify their investments in the following categories:

a) financial assets at fair value through profit or loss, b) held to maturity financial assets and c) financial assets available for sale. The classification depends on the purpose for which the investment was initially acquired. Management determines the classification of investments at initial recognition and re-evaluates this designation at every reporting date.

*(a) Financial assets at fair value through profit and los*s

This category has two sub-categories:

1) financial assets held for trading and

2) those designated at fair value through profit and loss at initial recognition.

A financial asset is classified in this category if it was acquired with a main purpose of being disposed of in the near future, or if it was classified in this category by the management.

These investments are initially recognised at cost and they are subsequently adjusted to their fair value. Any surplus or deficit which arises from this adjustment is recognised in the statement of profit or loss and other comprehensive income in the period in which it occurs.

(b) Held-to-maturity financial assets

Held-to-maturity financial assets are non-derivative financial assets with fixed or determinable payments and fixed maturities, which the Company's management has the positive intention and ability to hold to maturity.

The held-to-maturity financial assets are presented initially at their purchase cost and subsequently at their amortised cost using the effective interest rate method. Amortised cost is calculated by taking into account the difference between the original amount and the amount payable at maturity, and all other fees that are integral part of the effective interest rate.

(c) Financial assets held for sale

Available for sale financial assets are those acquired for an indeterminate period and may be sold to meet liquidity needs, changes in interest rates, exchange rates or other changes in values. For available-for-sale investments, gains and losses arising from changes in fair value are recognised in other comprehensive income and are reported in equity until the investments are disposed of or are decided to be impaired, time during which the previous accumulated profits or losses that were recognised in equity, will be included in the income statement. Impairment losses previously recognised in profit or loss on equity classified as available for sale are not subsequently reversed through profit or loss. Impairment losses on bonds registered as available for sale and recognised in the results can be subsequently reversed if an increase in the fair value of investment can be objectively related to an event occurring after the impairment loss was recognised.

3. Summary of significant accounting policies (continued)

Financial instruments (continued)

(i) Investments (continued)

Purchases and sales of investments are recognised on the date of transaction which is the date on which the Company and the Group commit to purchase or sell the asset. Financial assets are derecognised when the rights to receive cash flows from the investments have expired or have been transferred and the Company and the Group have transferred substantially all risks and rewards of ownership.

The fair values of quoted investments in an active market are based on current bid prices. If the market for a financial asset is not active, the Company and the Group establish the fair value by using valuation techniques. These include the use of recent transactions performed on an arm's length basis, reference to other similar instruments and discounted cash flow analysis, by making maximum use of market inputs and by relying as little as possible on the Company's and the Group's specific inputs.

The Company and the Group assess at each financial position date whether there is objective evidence that a financial asset or a group of financial assets is impaired. If any such evidence exists for held to maturity financial assets or corporate bonds, then the impairment in their value is recognised in the statement of profit or loss and other comprehensive income in the period in which it occurs.

(ii) Bank borrowings

Interest-bearing bank loans are initially measured at fair value, and are subsequently measured at amortised cost, using the effective interest rate method. Any difference between the proceeds (net of transaction costs) and the settlement or redemption of borrowings is recognised over the term of the borrowings in accordance with the Company's and the Group's accounting policy for borrowing costs.

(iii) Cash and cash equivalents

Cash and cash equivalents comprise of cash in hand and deposits in bank accounts that are highly liquid or are repayable within three months from the date of acquisition.

(iv) Loans and other receivables

Loans and other receivables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method, less provision for impairment. A provision for impairment of receivables is established when there is objective evidence that the Company and the Group will not be able to collect all amounts due according to the original terms of receivables. The amount of the provision is the difference between the carrying amount and the recoverable amount, being the present value of estimated future cash flows, discounted at the effective interest rate. The amount of the provision is recognised in the statement of profit or loss and other comprehensive income.

Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of financial position if, and only if, the Company and the Group have currently an enforceable legal right to offset the recognised amounts and there is an intention to settle on a net basis, or to realise the asset and settle the liability simultaneously.

Share capital

Ordinary shares are classified as equity.

3. Summary of significant accounting policies (continued)

Purchase of treasury shares
The treasury shares are presented in the Statement of financial position of the Company and the Group as a reduction in the shareholders' funds. No profit or loss from the sale, issue or cancellation of the treasury shares which are owned by the Company and the Group and the share of the treasury shares which are owned by the subsidiary and associated companies is recognised in the statement of profit or loss and other comprehensive income for the year. The share of the Company in the treasury shares which are owned by the subsidiary and associated companies at the balance sheet date is presented as a reduction in the shareholders' funds instead of being included as part of the assets in the consolidated statement of financial position.

Dividends
The distribution of dividends to the shareholders of the Company is recognised as a liability in the financial statements of the Company in the year in which the dividends are approved by the shareholders of the Company.

Analysis by activity sector
For management purposes, the activities of the Group are divided into two main sectors:

a) Investment Management Portfolio and
b) Investments in Land and Immovable Property Development.

The sectors are divided based on the reporting of information to the Board of Directors which is the responsible body for all decision making.

Income and expenses by sector
The income and expenses that directly relate to an activity sector are attributed to that certain sector.

Assets by sector
The balances of the assets by sector include all the assets that are used in a sector. In case that an asset is used in more than one sector then it is attributed to that sectors on a proportionate basis. Income and charges between sectors are carried out on an arm's length basis.

Analysis by geographical sector
The Group also prepares analysis by geographical sector and distinguishes its activities by areas in which the economic and political situations are consistent.

a) Analysis of the income of the Group by geographical sector based on the geographical area of the investments.
b) Analysis of the assets of the Group by geographical sector based on the geographical area of the assets of the Group.

The Group conducts its operations in the following geographical sectors: Cyprus, member-states of the Eurozone, Romania, Bulgaria and other countries.

Comparatives
Where necessary, comparative figures have been adjusted to conform with the changes in the presentation in the current year.

4. Critical judgements and estimates in applying the Company's and the Group's accounting policies

During the implementation of the accounting policies of the Company and the Group described in Note 3, the Board of Directors exercised the following estimates and judgments that have a significant effect on the amounts recognised in the financial statements:

Estimates

Provision for bad and doubtful debts

The Company and the Group review their trade and other receivables to assess their recoverability. Such evidence includes the payment record and the overall financial position of the third party. If indications of non-recoverability exist, the recoverable amount is estimated and a respective provision for bad and doubtful debts is made. The amount of the provision is charged to the income statement.

The review of the credit risk is continuous and the methodology and assumptions used for estimating the provision are reviewed regularly and adjusted accordingly.

Income Taxes

The taxation charge for the year is calculated on the basis of the taxation legislation and on various estimates made during the preparation of the financial statements and has been charged to the statement of profit or loss and other comprehensive income. The final tax assessment for the companies of the Group is agreed with the taxation authorities at a later stage. Any possible differences between the amount of the provision and the actual charge will affect the taxation charge of subsequent periods.

Fair value of property

The accounting policy used by the Company and the Group, to measure property which is held for use, as well as investment property, is based on fair value. The fair value of property is determined by qualified valuers using a variety of methods and making assumptions that are mainly based on market conditions existing at each reporting date.

The uncertain economic developments in Cyprus and the minimal number of recent transactions, makes the prediction of future developments in the property market extremely difficult. For their estimates on 31 December 2013, the valuers have used largely their knowledge of the market and their professional judgment and did not rely solely on historical transactions.

Fair value of financial assets

The fair value of financial instruments that are not traded in an active market is determined by using valuation techniques. The Company and the Group use their judgment to select a variety of methods and make assumptions that are mainly based on market conditions existing at each reporting date.

Goodwill Impairment

During the assessment of goodwill impairment it is required to estimate the value in use of the specific cash generating units (CGUs) of the Company and the Group, to which goodwill has been allocated. The value in use estimation is based on valuation assumptions of future cash flows that are expected to arise from the cash generating units and using an appropriate discount rate their present value is calculated.

Impairment of financial assets available for sale

Investments in shares which are available-for-sale are impaired where the decrease in fair value compared to the cost price is significant or prolonged. In this case, the total loss previously recognised in equity, will be recognised in the income statement. The definition of significant or prolonged reduction in fair value requires estimates by the Board of Directors. Investments in bonds which are available-for-sale are reduced when there is objective evidence that the

4. Critical judgements and estimates in applying the Company's and the Group's accounting policies (continued)

Estimates (continued)

Impairment of financial assets available for sale (continued)

future cash flows of the investment will be influenced. The evaluation of the likelihood of impairment of bonds requires significant estimates and judgment from the Board of Directors of the Company and the Group, taking into account, among other factors, the financial condition of the issuer and the likelihood that the issuer will declare bankruptcy or restructure the terms of the contract that will adversely affect future cash flows.

Additionally, impairment may occur when there is evidence of significant adverse changes in technology, market, economic or legal environment in which the firm that the Company and the Group, has invested in, is active.

Judgments

Classification of investments

The Company and the Group adopt the provisions of IAS39 regarding the classification of financial assets. The Company and the Group exercise judgment concerning the classification of their financial assets on the basis of the strategic management of the relevant risks associated with those investments. Within this framework, the Company and the Group have classified their financial instruments to financial instruments held-to maturity, available for sale financial assets, financial assets included at fair value through profit and loss and loans receivable.

Financial instruments held-to-maturity

The Company and the Group follow the provisions of IAS 39 in the classification of non-derivative financial instruments with fixed or predetermined payments with an expiration date, as held-to-maturity. This classification requests the exercise of substantial judgment. On exercising that judgment the Company and the Group evaluate whether those investments will be held-to-maturity. If the Company and the Group fail to hold these investments to maturity for reasons other than the ones specified in IAS39, the whole classification of assets will be changed to financial assets available for sale.

Legal cases

The Board of Directors has examined the pending lawsuits against the Company and the Group and, after considering all the facts and receiving legal counsel, believes there will be no liability resulting from the outcome of these legal cases.

Going concern

The Company's management has made an assessment of the Company's and the Group's ability to continue as a going concern and, despite developments in the operating environment of Cyprus as disclosed in the notes of the financial statements, is satisfied that the Company and the Group have the resources to continue in business for the foreseeable future. Furthermore, the Board of Directors of the Company is not aware of any material uncertainties that may cast significant doubt upon the Company's and the Group's ability to continue as a going concern. Therefore, the financial statements continue to be prepared on the going concern basis.

5. Profit / (loss) from financial instruments

THE GROUP

	2013	2012
	€	€
Profit / (loss) from disposal of financial assets and liabilities at fair value through profit and loss	**1.140**	(10.081.334)
Loss on disposal of subsidiary companies (Note 18)	**-**	(6.404)
Profit from revaluation of financial assets and liabilities at fair value through profit and loss (Notes 25 & 30)	**14.410.788**	8.399.776
	14.411.928	(1.687.962)

5. Profit / (loss) from financial instruments (continued)

THE COMPANY

	2013	2012
	€	€
Profit / (loss) from disposal of financial assets and liabilities at fair value through profit and loss	**1.140**	(10.081.334)
Loss from the write off of associated companies (Note 19)	**(428)**	-
Profit from revaluation of financial assets and liabilities at fair value through profit and loss (Notes 25 & 30)	**14.410.788**	8.399.776
	14.411.500	(1.681.558)

6. Analysis of revenue from investments in financial assets - by financial asset category

THE GROUP

	2013	2012
	€	€
Loans and other receivables (including bank deposits and cash and cash equivalents)		
- Interest receivable and other financial income	**3.556.416**	4.809.980
Financial instruments at fair value through profit and loss		
- Interest receivable	**109.740**	233.364
Financial instruments available-for-sale		
- Interest receivable	**7.634**	8.107
	3.673.790	5.051.451
Financial instruments at fair value through profit and loss		
- Dividends receivable	**154.239**	638.024
	3.828.029	5.689.475

THE COMPANY

	2013	2012
	€	€
Loans and other receivables (including bank deposits and cash and cash equivalents)		
- Interest receivable and other financial income	**3.782.566**	5.181.544
Financial instruments at fair value through profit and loss		
- Interest receivable	**109.740**	233.364
Financial instruments available-for-sale		
- Interest receivable	**7.634**	8.107
	3.899.940	5.423.015
Financial instruments at fair value through profit and loss		
- Dividends receivable	**154.239**	638.024
- Dividends receivable from subsidiary and associated companies	**322.000**	65.000
	4.376.179	6.126.039

7. Segmental Analysis

THE GROUP
31 December 2013

	Investments	Development of land and immovable property	Other Segments	Total
	€	€	€	€
Dividends receivable	**154.239**	**-**	**-**	**154.239**
Interest receivable	**3.536.690**	**137.100**	**-**	**3.673.790**
Profit from sale or revaluation of investments	**14.411.928**	**-**	**-**	**14.411.928**
Loss from sale, revaluation and development of land and immovable property	**-**	**(4.755.041)**	**-**	**(4.755.041)**
Net total income / (loss)	**18.102.857**	**(4.617.941)**	**-**	**13.484.916**
Provisions for doubtful debts	**(18.776)**	**(2.037.784)**	**(10.000)**	**(2.066.560)**
Provision for the impairment of deposits	**(1.795.066)**	**-**	**-**	**(1.795.066)**
Financial expenses	**(2.696)**	**(31.324)**	**(3.974)**	**(37.994)**
Share of loss from associated companies	**-**	**-**	**(96.263)**	**(96.263)**
Administrative expenses	**(378.437)**	**(985.469)**	**(153.900)**	**(1.517.806)**
Profit/(Loss) before tax	**15.907.882**	**(7.672.518)**	**(264.137)**	**7.971.227**
Total Assets	**103.410.335**	**44.890.975**	**5.794.882**	**154.096.192**
Additions to non-current assets	**7.636**	**54.913**	**-**	**62.549**

31 December 2012

	Investments	Development of land and immovable property	Other Segments	Total
	€	€	€	€
Dividends receivable	638.024	-	-	638.024
Interest receivable	4.426.565	624.886	-	5.051.451
Loss from sale or revaluation of investments	(1.687.962)	-	-	(1.687.962)
Loss from sale, revaluation and development of land and immovable property	-	(5.007.673)	-	(5.007.673)
Net total income/(loss)	3.376.627	(4.382.787)	-	(1.006.160)
Provisions for doubtful debts	(750.000)	-	-	(750.000)
Financial expenses	(12.711)	(307.957)	(421)	(321.089)
Share of profit from associated companies	-	-	19.240	19.240
Administrative expenses	(308.250)	(913.674)	(117.956)	(1.339.880)
Profit/(Loss) before tax	2.305.666	(5.604.418)	(99.137)	(3.397.889)
Total Assets	93.600.900	52.019.720	4.297.404	150.548.024
Additions to non-current assets	9.712	78.646	293	88.651

8. Geographical Analysis

THE GROUP
2013

	Cyprus	Euro-zone	Romania	Bulgaria	Other countries	Total
	€	**€**	**€**	**€**	**€**	**€**
Income / (losses)	**14.662.131**	**(20.961)**	**(918.244)**	**(234.564)**	**(3.446)**	**13.484.916**
Non-current assets	**28.876.803**	**-**	**879.666**	**4.125.748**	**-**	**33.882.217**

2012

	Cyprus	Euro-zone	Romania	Bulgaria	Other countries	Total
	€	**€**	**€**	**€**	**€**	**€**
Income / (losses)	3.214.733	(2.565.212)	(1.990.666)	328.895	6.090	(1.006.160)
Non-current assets	33.689.226	-	959.000	4.362.205	-	39.010.431

9. Administrative expenses

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Investment management fees	**27.048**	36.900	**27.048**	36.900
Custodian fees	**-**	1.329	**-**	1.329
Auditor’s remuneration - audit services	**54.600**	54.200	**30.940**	30.680
Auditor’s remuneration - taxation services	**4.602**	10.413	**4.602**	10.413
Auditor’s remuneration - other services	**16.603**	6.612	**16.603**	6.612
Internal auditor fees	**18.880**	21.034	**18.880**	21.034
Auditor’s remuneration – prior year	**-**	(3.775)	**-**	(2.645)
Annual fees of the Members of the Board of Directors	**23.333**	24.500	**23.333**	24.500
Committees’ fees of the Members of the Board of Directors	**26.550**	25.950	**26.550**	25.950
Allowance for hospitality expenses of the Members of the Board of Directors	**73.846**	73.846	**73.846**	73.846
Other expenses of the Members of the Board of Directors	**28.592**	27.855	**28.592**	27.855
Insurance	**66.992**	54.440	**28.766**	17.552
Printing and dispatch of Annual Report and Annual General Meeting expenses	**15.000**	20.000	**15.000**	20.000
Adjustment of provision of AGM expenses	**(9.016)**	(52.540)	**(9.016)**	(52.540)
Cyprus Stock Exchange Annual Fee and other expenses	**5.722**	5.532	**5.722**	5.532
Cyprus Stock Exchange depository fees	**43.569**	43.569	**43.569**	43.569
Legal expenses	**116.096**	51.252	**110.337**	40.338
Other professional expenses	**42.857**	21.729	**21.935**	3.938
Valuation expenses	**28.340**	45.578	**1.416**	2.574
Salaries and staff expenses (Note 15)	**467.134**	460.330	**467.134**	460.330
Rents	**4.882**	4.168	**66.570**	66.428
Contributions and donations	**37.397**	45.381	**34.247**	42.231
Travelling abroad	**33.683**	38.542	**33.683**	38.542
Expenses for press announcements	**50.533**	68.554	**50.533**	68.554
Electricity and water	**16.263**	21.594	**14.560**	19.591
Loss from sale of furniture and equipment	**-**	26	**-**	26
Travelling inland	**5.921**	6.010	**5.921**	6.010
Telephone and postages	**14.067**	16.548	**14.067**	16.548
Printing and stationary	**5.154**	6.647	**5.154**	6.647
Hospitality Expenses	**21.730**	20.632	**21.730**	20.632
Repairs and maintenance	**60.399**	65.332	**19.234**	15.247
Depreciation of property, plant and equipment (Note 16)	**71.497**	79.899	**32.312**	37.726
(Increase) / decrease of impairment of receivables	**-**	(51.511)	**-**	1.399
Other administrative expenses	**145.532**	89.304	**27.469**	31.308
	1.517.806	1.339.880	**1.260.737**	1.168.656

10. Loss from sale, revaluation and development of land and immovable property

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Loss from revaluation of investment property (Note 17)	**(5.137.379)**	(4.518.357)	**(453.000)**	(452.864)
Decrease in the inventory value (Note 21)	**(863.428)**	(1.557.361)		-
Gain from sale of properties included in inventory (Note 21)	**-**	6.522	**-**	-
Gain / (loss) from revaluation of property, plant and equipment (Note 16)	**18.113**	(237.515)	**-**	-
Commissions from sale and rent of investment property	**(1.997)**	(11.541)	**-**	-
Rent receivable (Note 17)	**1.229.650**	1.310.579	**-**	5.996
	(4.755.041)	(5.007.673)	**(453.000)**	(446.868)

Income from rent receivable for the Group represents rent received from investment property that is currently under operating leases.

11. Provision for impairment of deposits

After the Central Bank of Cyprus issued the decrees in relation to Laiki Bank and Bank of Cyprus, the Board of Directors proceeded with the impairment of the affected and uninsured deposits in both banks (Note 26). The total impairment amounted to €1.776.483 for the deposits held in Laiki Bank and €18.583 for the conversion of a portion of the deposits to shares in Bank of Cyprus.

12. Financial expenses

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Interest on tax	**3.903**	421	**709**	55
Bank interest and charges	**30.538**	293.067	**28.901**	291.032
Foreign exchange loss	**3.553**	27.601	**1.871**	12.711
	37.994	321.089	**31.481**	303.798

13. Taxation

Taxation charge for the year is made up of the following:

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Corporation tax	**413.057**	438.267	**359.709**	405.116
Defence contribution	**31.381**	31.582	**-**	142
Deferred taxation (Note 28)	**(792.401)**	(444.402)	**(66.120)**	(45.287)
	(347.963)	25.447	**293.589**	359.971

Taxation on the Company's / Group's profit before tax differs from the theoretically anticipated amount that would arise using the applicable tax rates as follows:

13. Taxation (continued)

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Profit / (loss) before tax	**7.971.227**	(3.397.889)	**8.930.835**	1.675.159
Tax calculated at the applicable corporation tax rate of 12,5% and 10%	**500.493**	(366.813)	**1.116.354**	167.516
Tax effect of expenses not deductible for tax purposes	**1.074.268**	1.836.287	**574.880**	1.387.919
Tax effect of allowances and income not subject to tax	**(1.953.826)**	(1.463.667)	**(1.397.645)**	(1.179.825)
Special contribution for defence	**31.381**	31.582	**-**	142
Other effects	**(279)**	(11.942)	**-**	(15.781)
Tax (credit)/charge	**(347.963)**	25.447	**293.589**	359.971

Tax Rates

According to the Income Tax Law of 2002, which came into effect on 1 January 2003, the Group's Cyprus tax resident companies are subject to corporation tax on their taxable profits at the rate of 10%. Having effect from 1 January 2013 the rate of corporation tax increased from 10% to 12,5%. In case of losses, the Group's companies will be able to transfer tax losses only over the next five years from the end of the tax year in which the losses occurred, so as to offset them against their taxable profits.

Under certain conditions interest income may be subject to defence contribution at the rate of 15%. By amendment of the relevant legislation on 18 April 2013, the rate of the special contribution for defense has increased to 30%. In such cases this interest will be exempt from corporation tax. In certain cases, dividends received from abroad may be subject to defence contribution at the rate of 20% for the years 2012 and 2013 and 17% for 2014 onwards.

The Group which consists of the Company and its subsidiaries is entitled to transfer its tax losses between its companies and offset them against taxable profits of companies which are part of the same Group. For tax purposes, members of the same Group are considered to be companies in which the holding company owns directly or indirectly over 75% of the issued share capital and they are part of the Group, for the whole tax year.

14. Profit / (loss) per share and net assets per share

The profit / (loss) per share is calculated by dividing the profit / (loss) for the year which is attributable to the shareholders of the parent Company by the weighted average number of issued shares during the year.

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Profit / (loss) for the year	**8.319.190**	(3.423.336)	**8.637.246**	1.315.188
Weighted average number of shares in issue during the year	**200.000.000**	199.996.892	**200.000.000**	199.996.892
Profit / (loss) per share (cents)	**4,16**	(1,71)	**4,32**	0,66

14. Profit / (loss) per share and net assets per share (continued)

The net assets per share is calculated by dividing the net assets at 31 December by the number of issued shares on that date.

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Net assets at 31 December	**152.888.983**	144.540.693	**160.314.518**	151.648.297
Number of shares in issue at 31 December	**200.000.000**	200.000.000	**200.000.000**	200.000.000
Net assets per share (cents)	**76,44**	72,27	**80,16**	75,82

The Company has no share options that can be exercised. As a result the diluted profit / (diluted loss) per share and the diluted net assets per share were not calculated.

15. Staff expenses

THE GROUP AND THE COMPANY

	2013	2012
	€	€
Salaries	**364.455**	361.013
Provident fund contribution	**36.445**	36.101
Other employer's contributions	**66.234**	63.216
	467.134	460.330

The total number of employees of the Group and the Company as at 31 December 2013 was 8 (2012: 8).

16. Property, plant and equipment

THE GROUP

	Land and buildings	Furniture and office equipment	Computer hardware	Motor Vehicles	Total
	€	€	€	€	€
Cost					
Balance 1 January 2012	1.473.016	240.830	175.117	15.377	1.904.340
Additions	2.285	3.323	13.957	-	19.565
Sales	-	-	(1.513)	-	(1.513)
Fair value adjustment	(267.920)	-	-	-	(267.920)
Balance 1 January 2013	**1.207.381**	**244.153**	**187.561**	**15.377**	**1.654.472**
Additions	**-**	**20.488**	**10.353**	-	**30.841**
Fair value adjustment	**(8.455)**	-	**-**	-	**(8.455)**
Balance 31 December 2013	**1.198.926**	**264.641**	**197.914**	**15.377**	**1.676.858**
Accumulated depreciation					
Balance 1 January 2012	-	55.523	117.717	15.377	188.617
Charge for the year	30.405	24.303	25.191	-	79.899
Sales	-	-	(1.412)	-	(1.412)
Fair value adjustment	(30.405)	-	-	-	(30.405)
Balance 1 January 2013	**-**	**79.826**	**141.496**	**15.377**	**236.699**
Charge for the year	**26.568**	**25.665**	**19.264**	**-**	**71.497**
Fair value adjustment	**(26.568)**	**-**	**-**	**-**	**(26.568)**
Balance 31 December 2013	**-**	**105.491**	**160.760**	**15.377**	**281.628**
Net book value					
31 December 2013	**1.198.926**	**159.150**	**37.154**	**-**	**1.395.230**
31 December 2012	1.207.381	164.327	46.065	-	1.417.773

THE COMPANY	Furniture and office equipment	Computer hardware	Motor vehicles	Total
	€	€	€	€
Cost				
Balance 1 January 2012	126.643	172.774	15.377	314.794
Additions	3.181	13.665	-	16.846
Sales	-	(1.513)	-	(1.513)
Balance 1 January 2013	**129.824**	**184.926**	**15.377**	**330.127**
Additions	**4.919**	**10.354**	**-**	**15.273**
Balance 31 December 2013	**134.743**	**195.280**	**15.377**	**345.400**
Accumulated depreciation				
Balance 1 January 2012	42.298	115.885	15.377	173.560
Charge for the year	12.872	24.854	-	37.726
Sales	-	(1.412)	-	(1.412)
Balance 1 January 2013	**55.170**	**139.327**	**15.377**	**209.874**
Charge for the year	**13.289**	**19.023**	**-**	**32.312**
Balance 31 December 2013	**68.459**	**158.350**	**15.377**	**242.186**
Net book value				
31 December 2013	**66.284**	**36.930**	**-**	**103.214**
31 December 2012	74.654	45.599	-	120.253

16. Property, plant and equipment (continued)

As at 31 December 2012, land and buildings were mortgaged for the benefit of bank institution (Note 29).

The land and buildings of the Group consist of the private offices occupied by the Company in Nicosia, which are held by Demetra Tower Limited, and were revalued at 31 December 2013 based on valuations carried out by independent and qualified valuers, which were based on the market value for their existing use. The valuers hold recognised and relevant qualifications and have recent experience in assessing investment properties in the same regions and industry as the properties concerned, and are members of the Royal Institution of Chartered Surveyors (R.I.C.S). The valuation methods listed below are based on the International Valuation Standards issued by the Royal Institution of Chartered Surveyors (R.I.C.S).

The valuers used two methods for their valuations:

a) Market prices (comparative method) adjusted where necessary, due to differences in the location or condition of the concerned property.
b) Future cash flows from rents (investment method) based on the location, the type and quality of property and supported by the terms of any existing lease agreements or other external factors, such as current market rents for similar properties.

Information on the hierarchy of fair value of land and buildings at 31 December 2013:

31 December 2013	Level 1	Level 2	Level 3	Total
	€	€	€	€
Assets carried at fair value				
Land and Buildings	-	-	1.198.926	1.198.926
Total	**-**	**-**	**1.198.926**	**1.198.926**

The revaluation resulted in a surplus of €18.113 (2012: deficit of €237.515) which was included in the income statement.

The fair value measurements were categorised within Level 3 of the fair value hierarchy since the estimates were based largely on the expertise and experience of the valuers, due to the adverse economic environment prevailing in Cyprus and the significantly limited number of sales of similar properties. As a result, even though the valuations were primarily determined by reference to price data from market transactions for similar properties, they were adjusted to reflect the differences between comparative sales and the properties being examined. Due to the aforementioned, the degree of uncertainty in relation to these valuations is increased.

Transfers between levels

There were no transfers between levels during the year.

Land and buildings based on historical cost are as follows:

	2013	2012
	€	€
Cost	**1.744.257**	1.744.257
Accumulated depreciation	**(149.825)**	(107.886)
	1.594.432	1.636.371

17. Investment property

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Balance 1 January	**37.592.658**	42.042.222	**3.174.000**	3.615.000
Additions	**31.708**	68.793	**-**	11.864
Fair value adjustment (Note 10)	**(5.137.379)**	(4.518.357)	**(453.000)**	(452.864)
Balance 31 December	**32.486.987**	37.592.658	**2.721.000**	3.174.000

The deficit or surplus resulting from the revaluation of investment property is included in the income statement.

The property included in investment property was revalued on 31 December 2013 according to valuations of independent and qualified valuers, which were based on the market value for their existing use. The valuers hold recognised and relevant qualifications and have recent experience in assessing investment properties in the same regions and industry as the properties concerned, and are members of the Royal Institution of Chartered Surveyors (R.I.C.S). The valuation methods listed below are based on the International Valuation Standards issued by the Royal Institution of Chartered Surveyors (R.I.C.S).

The valuers used two methods for their valuations:

a) Market prices (comparative method) adjusted where necessary, due to differences in the location or condition of the concerned property.
b) Future cash flows from rents (investment method) based on the location, the type and quality of property and supported by the terms of any existing lease agreements or other external factors, such as current market rents for similar properties.

Information on the hierarchy of fair value of land and buildings at 31 December 2013:

31 December 2013	Level 1	Level 2	Level 3	Total
	€	€	€	€
Assets carried at fair value				
Land and Buildings	-	-	32.486.987	32.486.987
Total	**-**	**-**	**32.486.987**	**32.486.987**

Transfers between levels

There were no transfers between levels during the year.

The fair value measurements were categorised within Level 3 of the fair value hierarchy since the estimates were based largely on the expertise and experience of the valuers, due to the adverse economic environment prevailing in Cyprus and the significantly limited number of sales of similar properties. As a result, even though the valuations were primarily determined by reference to price data from market transactions for similar properties, they were adjusted to reflect the differences between comparative sales and the properties being examined. Due to the aforementioned, the degree of uncertainty in relation to these valuations is increased.

17. Investment property (continued)

Additional information and disclosures about the fair value of investment property are listed below:

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Offices and other commercial properties in Cyprus	**22.598.073**	26.402.618	**1.700.000**	2.015.000
Land in:				
-Cyprus	**4.883.500**	5.868.835	**1.021.000**	1.159.000
-Bulgaria	**4.125.748**	4.362.205	**-**	-
-Romania	**879.666**	959.000	**-**	-
Balance 31 December	**32.486.987**	37.592.658	**2.721.000**	3.174.000

For the revaluation of the fair value of the land, the comparative method was used, always taking into account the limitations explained above. For the revaluation of the fair value of offices and other commercial properties, both the comparative method, as well as the method of investment (capitalization) were used, based on the rent receivable. For the measurement of fair value, using the method of investment, the rental income as at 31 December 2013 was used, and a rate of return (yield) 6%-7%. In cases were such offices and commercial properties were not rented out as at 31 December 2013, the amount of rent that could have been earned by the Group was used, based on the rental paid for similar properties.

Sensitivity Analysis
Any increase/decrease in the revalued amounts per square meter (for properties which were revaluated using the comparative method) or any increases/decreases in leases or in its expected return (for properties which were revaluated based on future cash flows from the rent receivable) would change the fair value of the properties.

Investment property of €5.557.500 (2012: €6.409.835) was not transferred to the Group, as the title deeds were not issued yet, but all necessary acquisition documents have been filed with the Land Registry Department.

Investment property of €7.792.619 on 31 December 2012 and property, plant and equipment of €1.207.381, owned by the subsidiary company Demetra Tower Ltd, was mortgaged for the benefit of a banking institution for an amount of €7.000.000 (Note 29) for a loan provided to the Company. This loan was fully repaid in the beginning of 2013, and therefore the mortgage on the property of Demetra Tower Ltd was cancelled.

Rental income received by the Group from investment property, which is currently under operating leases, amounts to €1.229.650 (2012: €1.310.579). The Company did not have any rental income in 2013 (2012: €5.996) (Note 10).

18. Investments in subsidiary companies

THE COMPANY

	2013 €	2012 €
Balance 1 January	**17.671.872**	19.971.872
Impairment	**(4.250.000)**	(2.300.000)
Balance 31 December	**13.421.872**	17.671.872

During 2013, the Board of Directors decided to make an impairment adjustment for the investments in subsidiary companies for a value of €4.250.000 (2012: €2.300.000) due to the losses derived from the sector of land and property development during the last few years and the significant reduction of the net assets of the subsidiary companies.
The total amount of impairment on 31 December 2013 amounts to €36.165.952 (2012: €31.915.952).

During 2013, the subsidiary Demetra Residency Developments SRL, which was dormant, was sold without obtaining any proceeds creating a loss of €6.404 (Note 5). Moreover, the subsidiary Demetra Investment Public SRL, registered in Moldova is in the process of voluntary liquidation.

The subsidiary companies as at 31 December 2012 and 2013 are as follows:

	Principal Activity	Country of incorporation	Ownership percentage and voting rights	
			Direct	Indirect
Demetra Overseas Investments Limited	Investments in foreign associated companies	Cyprus	100%	-
Demetra Real Estate Investments Limited	Investments in the field of land and immovable property development in Cyprus	Cyprus	100%	-
Demetra Energy Investments Limited	Dormant	Cyprus	100%	-
Demetra Bulgaria Limited	Investments in the field of land and immovable property development in Bulgaria	Bulgaria	-	100%
Demetra Investment Public SRL	Investments in the field of land and immovable property development in Romania	Romania	-	100%
Demetra Realty Developments SRL	Investments in the field of land and immovable property development in Romania	Romania	-	100%
Demetra Investment Public SRL	Dormant	Moldavia	-	100%
Demetra Golf Investments Limited	Investments in the development of golf resorts	Cyprus	-	100%
Demetra Tower Limited	Investments in the field of land and immovable property development in Cyprus	Cyprus	-	100%
Demetra Tower (Limassol) Limited	Investments in the field of land and immovable property development in Cyprus	Cyprus	-	100%
Demetra Iphigenias Tower Limited	Investments in the field of land and immovable property development in Cyprus	Cyprus	-	100%
Aniben Enterprises Limited	Investments in the field of land and immovable property development in Cyprus	Cyprus	-	100%
Crystal Sea Maritime Ltd	Dormant	Cyprus	-	100%
Cooper Security Services Public Limited	Dormant	Cyprus	50,72%	-

19. Investments in associated companies

A loss from associated undertakings of €96.263 (2012: profit €19.240) was recognised in the statement of profit or loss and other comprehensive income. The total loss which comprises of the provision over and above the initial investment from the participation in Verendrya Ventures Limited is €187.194 (2012: €36.931) and is included in the current liabilities of the Group. This amount includes a dividend of €54.000 which was distributed from the associated company during the year.

THE COMPANY

	2013 **€**	2012 €
Balance 1 January	**828**	828
Company write off	**(428)**	-
Balance 31 December	**400**	828

The associated companies at 31 December are:

	Principal Activity	**Country of incorporation**	**2013 Ownership percentage and voting rights**		**2012 Ownership percentage and voting rights**	
			Direct	**Indirect**	**Direct**	**Indirect**
Verendrya Ventures Limited	Development and construction of desalination units	Cyprus	40%	-	40%	-
Flightcare Cyprus Limited	Dissolved in 2013	Cyprus	-	-	25%	-

Flightcare Cyprus Limited
The Company was dissolved in 2013 and the investment amount of €428 was written off.

Verendrya Ventures Limited
The Company, through its associated company Verendrya Ventures Limited, has proceeded in 2010 with the sign off of an agreement of cooperation with Logicom Public Limited (which has 60% of Verendrya Ventures Ltd) for the construction of the desalination unit at Episkopi area and the management of the unit for the next 20 years. The Company's indirect involvement in this project is 20% through Verendrya Ventures Limited. The above named company has acquired 100% of the share capital of Netcom Limited, which participates with a 50% in a joint venture with the Israeli company Mekorot Development and Enterprise Ltd for construction and maintenance of the desalination unit at Episkopi area, based on an agreement with the Department of Water Development of Cyprus. The desalination unit in Episkopi has been completed and is now on a standby status since mid-2012. An additional agreement was signed in 2012 with the Department of Water Development for the renovation and operation of the existing desalination unit in Larnaca.

For its participation in the above projects the Company provided guarantees by pledging bank deposits of an amount of €7.200.000 (2012: €7.400.000).

Significant total amounts for the associated companies of the Group:

THE GROUP

	2013 **€**	2012 €
Total assets	**4.663.754**	3.943.122
Total liabilities	**(4.850.948)**	(3.980.053)
Net liabilities	**(187.194)**	(36.931)
Total income	**-**	-
(Total net loss) / Total net income	**(96.263)**	19.240

The above amounts represent the Group’s share in associates.

20. Financial assets available-for-sale

THE GROUP AND THE COMPANY

	2013	2012
	€	€
Corporate bonds listed in the Cyprus Stock Exchange	**179.700**	150.725
Balance 31 December	**179.700**	150.725

The corporate bonds earn interest equal to the 3 months Euribor plus 1.8% (2012: 3 months Euribor plus 1,8%). These bonds have expiry date on 30 May 2018 and the issuer has the right of redemption at par on specified dates between May 2013 and May 2018. Generally accepted pricing models based on discounted cash flow analysis using publicly observable current market transactions and prices for similar instruments were used for the valuation of the bonds. The assumption that these bonds will be paid on 30 May 2018 was also taken into account.

The movement of the financial assets available-for-sale is presented below:

THE GROUP AND THE COMPANY

	2013	2012
	€	€
Balance at 1 January	**150.725**	150.725
Unrealised profit recognised through other comprehensive income	**28.975**	-
Balance 31 December	**179.700**	150.725

21. Inventories

THE GROUP

	2013	2012
	€	€
Land and buildings under development and for sale	**9.351.072**	10.106.000

The immovable property in Cyprus, which is included in inventory, valued at €526.000 (2012: €534.000) has not been transferred to the Group, because the title deeds have not been issued yet. However, all the necessary acquisition documents have been filed with the Land Registry Office. All inventories above are measured at the lower of cost and net realizable value (NRV). During 2013, the Group recognised loss from impairment of inventories amounting to €863.428 (2011: €1.557.361) (Note 10).

During 2013, the Group did not sell any inventory. During 2012, the Group sold inventory with a carrying value of €150.000 for the amount of €156.522 plus V.A.T., realising a profit of €6.522 (Note 10).

Additional information and disclosures about the inventories are listed below:

	2013	2012
	€	€
Immovable property in Cyprus	**526.000**	534.000
Land in:		
-Bulgaria	**1.124.305**	1.130.000
-Romania	**7.700.767**	8.442.000
Balance 31 December	**9.351.072**	10.106.000

22. Loans and other receivables

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Interest receivable	**716.078**	1.608.981	**716.078**	1.608.981
Corporate bonds receivable	**787.784**	3.819.830	**787.784**	3.819.830
Dividends receivable	**39.999**	41.999	**39.999**	41.999
Amounts receivable from cash refunds in relation to investments in new share issues	**16.334**	16.390	**16.334**	16.390
Other receivables and prepayments	**249.616**	245.277	**48.987**	41.102
	1.809.811	5.732.477	**1.609.182**	5.528.302

Loans and other receivables are analysed as follows:

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Receivable within one year	**1.399.747**	4.322.413	**1.199.118**	4.118.238
Receivable over one year	**410.064**	1.410.064	**410.064**	1.410.064
	1.809.811	5.732.477	**1.609.182**	5.528.302

The above amounts are net of provisions for doubtful debts.

Corporate bonds comprise of a bond from a financial institution of €410.064 (2012: €410.064) with variable basic annual interest rate of 2,35% plus 1,875% and expiry date on 8 December 2015. The corporate bond of €410.064 was classified as non-current asset. All other amounts included in corporate bonds are receivable within one year. The corporate bond worth €1.000.000 as at 31 December 2012 was redeemed on 23 January 2013 and the proceeds were deposited in the same financial organization with an annual fixed interest rate of 6.5%, maturing on 23 January 2017.

A loan of €796.091 (2012: €750.391) is due from a non-related company in accordance with a loan agreement which was signed on 31 December 2011 with an annual fixed interest rate of 6% and is repayable on 48 quarterly instalments up to 31 December 2023. For the first two years the loan agreement provides only for the repayment of interest. The loan is secured with floating charge over the assets of the non-related company, with the right of conversion to a fixed charge under certain circumstances.

During 2013, the Company and the Group recognised a provision of €2.066.560 (2012: €750.000) for the other receivable balances due to considerable uncertainty regarding their collection or recoverability.

Amounts receivable from cash refunds in relation to investments in new share issues bear annual interest of 6% (2012: 6%).

The fair values of the Company's trade and other receivables approximate their carrying amounts at the date of the statement of financial position.

23. Receivables from associated companies
THE GROUP

	2013	2012
	€	€
Receivables from associated companies within one year (Note 33)	**5.012.012**	4.147.704
	5.012.012	4.147.704

The balance on 31 December 2013 relates to a loan facility granted to the related company Verendrya Ventures Limited. During 2013, interest charged on this loan amounted to €210.308 (2012: €194.811). The loan is repayable on first demand and bears annual interest of 5,5%.

24. Receivables from subsidiary and associated companies
THE COMPANY

	2013	2012
	€	€
Receivable from subsidiary and associated companies within one year (Note 33)	**41.499.393**	40.774.498
	41.499.393	40.774.498

The amounts receivable from subsidiary and associated companies bear annual interest at the rate of 0,625% - 5,5% (2012: 1% - 5,5%) per annum. All amounts are presented net of provision for doubtful amounts of €638.029 (2012: €545.547).

The movement of the provision for non-recoverable amounts from subsidiary and associated companies is presented below:

	€
Balance at 1 January 2012	2.800.000
Write off receivable from subsidiary as non-recoverable	(54.453)
Decrease in provision	(2.200.000)
Balance at 31 December 2012	545.547
Increase in provision	**92.482**
Balance at 31 December 2013	**638.029**

25. Financial assets at fair value through profit and loss

THE GROUP AND THE COMPANY

	2013	2012
	€	€
At 1 January	**12.495.011**	15.236.082
Additions	**22.256.977**	3.155.140
Disposals	**(16.086)**	(14.263.564)
Changes in fair value (Note 5)	**14.410.788**	8.367.353
At 31 December	**49.146.690**	12.495.011

The financial assets at fair value through profit and loss are analysed as follows:

THE GROUP AND THE COMPANY

Investments listed on the Cyprus Stock Exchange by sector:	**Market Value 2013 €**	Market Value 2012 €
Financial	**34.048.173**	484.635
Customer retail services	**1.160.042**	865.612
Consumption goods	**2.833.515**	2.963.015
Technology	**2.513.260**	1.903.985
Corporate bonds	**964.421**	652.714
	41.519.411	6.869.961
Non-listed shares	**900.000**	844.000
Total investments in Cyprus	**42.419.411**	7.713.961
Foreign investments		
Structured and other products	**6.493.818**	3.877.939
Shares in foreign stock exchanges	**1.959**	877.671
Bonds listed in foreign stock exchanges	**231.502**	25.440
Total foreign investments	**6.727.279**	4.781.050
Total investments	**49.146.690**	12.495.011

The financial assets at fair value through profit and loss are presented in the cash flow statement under cash flows from operations as part of changes in working capital. The changes in fair values of financial assets at fair values through profit and loss are included in the statement of profit or loss and other comprehensive income.

Financial assets designated at fair value through profit and loss determined at inception are those of which performance is evaluated on a fair value basis in accordance with the Group's established investment strategy. Information about the fair value of these financial assets are provided internally on a fair value basis to the Group's key management personnel.

The change in fair value of financial assets includes losses of approximately €760 thousands resulting from the shares held by the Group in Laiki Bank and in Bank of Cyprus, as a result of the decrees issued by the Central Bank of Cyprus regarding the two Cypriot banks (Note 35). On 26 March 2013, the Group held 8.581.249 shares in Laiki Bank and 1.961.160 shares in Bank of Cyprus. The value of shares in Bank of Cyprus on 31 December 2013 is estimated at €1.959.

25. Financial assets at fair value through profit and loss (continued)

The accounting value of financial assets shown above is categorized as follows:

THE GROUP AND THE COMPANY

	2013	2012
	€	€
Financial assets that have been designated at fair value through profit and loss during the initial recognition	**49.146.690**	12.495.011

26. Cash and bank balances

	THE GROUP		**THE COMPANY**	
	2013	2012	**2013**	2012
	€	€	**€**	€
Cash and cash equivalents				
Balances with Co-Operative Financial Institutions and Savings Companies	**34.553.570**	5.897.446	**34.540.677**	5.856.454
Balances with Commercial Banks	**768.313**	642.560	**247.195**	146.279
Cash under management	**97.992**	1.091.105	**97.992**	1.091.105
Total cash and cash equivalents	**35.419.875**	7.631.111	**34.885.864**	7.093.838
Bank deposits				
Balances with Co-Operative Financial Institutions and Savings Companies	**17.302.507**	68.394.176	**17.302.507**	68.394.176
Balances with Commercial Banks	**416.772**	2.020.937	**119.665**	1.804.735
Total bank deposits	**17.719.279**	70.415.113	**17.422.172**	70.198.911
Total cash and bank balances	**53.139.154**	78.046.224	**52.308.036**	77.292.749

The cash and cash equivalents that are included in the statement of cash flows, comprise the above balance sheet amounts and bear annual interest of 0,01%-5,00% (2012: 0,10%-5,00%).

Bank deposits represent savings and notice accounts of period of more than three months and bear annual interest of 2,50%-6,50% (2012: 3,05%-5,25%). The bank deposits comprise of a deposit amounting to €1.000.000 with a maturity date on 23 January 2017, which bears interest of 6,50% and is included in the balance sheet as non-current asset. The long-term bank deposits comprise also of deposits in Bank of Cyprus amounting to €10.338, as explained below.

Bank deposits of the Company of €7.200.000 (2012: €7.400.000) were pledged as collateral for the participation of the Group in the desalination projects in which the associated company Verendrya Ventures Limited participates (Note 36).

As explained in Note 35 of the financial statements, restrictive measures with regard to transactions executed through the banking institutions in Cyprus have been imposed. These restrictions mainly affect the transfer of funds between financial institutions in Cyprus and the transfer of funds abroad from financial institutions in Cyprus, as well as the compulsory renewal of deposits on maturity.

As at 31 December 2013, the Company and the Group had a high concentration risk (deposits in excess of 5% of the total assets of the Company and the Group) with the following financial institutions:

	THE GROUP		**THE COMPANY**	
	2013	2012	**2013**	2012
	€	€	**€**	€
Limassol Co-operative Limited	**14.672.095**	23.220.127	**14.672.095**	23.220.127
Strovolos Co-operative Limited	**10.131.787**	18.678.022	**10.131.787**	18.678.022
Cooperative Building & Savings Bank of Public Sector Employees in Cyprus Limited	**8.327.674**	13.241.297	**8.326.670**	13.225.743

26. Cash and other bank balances (continued)

On 29 March 2013, the Central Bank of Cyprus issued decrees relating to Laiki Bank and Bank of Cyprus, implementing measures for these two banks under the Resolution of Credit and Other Institutions Law of 2013. On the basis of the relevant decrees, deposits above €100.000 in Laiki Bank have been affected and the Company decided to fully impair the amount. The Company held deposits in Laiki Bank amounting to €1.876.483 out of which the amount of €1.776.483 was impaired (Note 11).

On the basis of the decrees of the Central Bank of Cyprus and the final measures for the recapitalization of Bank of Cyprus, the amount of the affected bank deposits the Company held with Bank of Cyprus on 26 March 2013 amounted to €41.184 which has been converted and recognised as follows:

(i) An amount of €6.178 which represents 15% of the affected deposit has been released.
(ii) An amount of €15.444 which represents 37,5% of the affected deposit has been converted into deposits of six, nine and twelve months with an option for the Bank of Cyprus to renew for an additional period of the same duration. The six-monthly deposit of €5.106 was released by the bank in the beginning of 2014 and is included in the short-term bank deposits, while the remaining amount of €10.338 is included in the long-term bank deposits as at 31 December 2013.
(iii) An amount of €19.562 which represents 47,5% of the affected deposit has been converted into shares of Bank of Cyprus. The conversion of the deposits into Bank of Cyprus shares, has resulted in an impairment loss of €18.583 (Note 11).

Overall the Company and the Group, as a result of the decisions made by Eurogroup and the decrees issued by the Central Bank of Cyprus for Laiki Bank and Bank of Cyprus, as described above, recognised an impairment loss on deposits amounting to €1.795.066 (Note 11).

27. Share capital

	2013		2012	
	Number of shares	**€**	Number of shares	€
Authorised				
Shares of €0,85 each	**500.000.000**	**425.000.000**	500.000.000	425.000.000
Issued and fully paid				
Shares of €0,85 each	**200.000.000**	**170.000.000**	200.000.000	170.000.000

All issued ordinary shares carry the same rights.

On 4 September 2013, the Shareholder's General Meeting approved the extension of the Buyback Program, which allows the repurchase of shares by the Company, up to the maximum number of shares allowed by the Law, for an additional year.

28. Deferred taxation

The deferred taxation is calculated on the temporary differences using the liability method based on the applicable tax rates.

Deferred Tax Liability

	THE GROUP		**THE COMPANY**	
	2013	2012	**2013**	2012
	€	€	**€**	€
At 1 January	**104.045**	204.325	**16.976**	37.576
Credit in the Income Statement (Note 13)	**(76.317)**	(100.280)	**(13.006)**	(20.600)
At 31 December	**27.728**	104.045	**3.970**	16.976

28. Deferred taxation (continued)

Deferred Tax Assets

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
At 1 January	**859.452**	515.330	**54.959**	30.272
Credit in the Income Statement (Note 13)	**716.084**	344.122	**53.114**	24.687
At 31 December	**1.575.536**	859.452	**108.073**	54.959

Deferred tax liabilities arise from the revaluation of investment property, whilst deferred tax assets arise from the revaluation of investment property and property, plant and equipment.

29. Borrowings

THE GROUP AND THE COMPANY
Bank Loan

	2013	2012
	€	€
Payable within one year	**-**	918.031
Payable over one year	**-**	3.869.215
Total amount	**-**	4.787.246

The bank loan that was granted to the Company during 2010 had duration of seven years, was repayable in 84 monthly instalments, with the first instalment being paid on 31 July 2010, and interest to be capitalised every six months. The loan initially bore interest equal to 6 months Euribor plus 2.5% margin and it was then gradually increased into 6 months Euribor plus 4,22% margin per annum. The above bank loan was secured by a mortgage of €7.000.000 on the property owned by Demetra Tower Limited. The carrying value of the above property on 31 December 2012 amounted to €9.000.000 (Note 16 & 17). The loan, including interest, was fully repaid in February 2013 and the mortgage on the property of Demetra Tower Ltd was cancelled. The Company had the right to repay the loan prematurely partially or wholly without additional charges.

30. Financial liabilities at fair value through profit and loss

	THE GROUP		THE COMPANY	
Derivatives listed in foreign stock exchanges	**Market Value 2013**	Market Value 2012	**Market Value 2013**	Market Value 2012
	€	€	**€**	€
At 31 December	**-**	-	**-**	-

The financial liabilities at fair value through profit and loss are presented in the statement of cash flows from operations as part of changes in working capital.

The changes in the fair value of financial liabilities at fair value through profit and loss are included in the statement of profit or loss and other comprehensive income. There were no changes in the fair value of financial liabilities recognised in the financial statements during the year (2012: gain €32.423) (Note 5).

31. Trade and other payables

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Trade payables	**111.303**	161.303	**-**	-
Other payables and accrued expenses	**421.378**	493.873	**346.914**	399.965
	532.681	655.176	**346.914**	399.965

The fair value of other payables approximates their carrying amount as per the date of the statement of financial position.

32. Current tax liabilities

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Corporation tax	**459.380**	423.322	**432.158**	410.578
Special contribution for defence	**226**	611	**-**	135
	459.606	423.933	**432.158**	410.713

33. Related parties transactions

(i) Remuneration of key management personnel

The remuneration and other benefits of the members of the Board of Directors and the key management personnel were as follows:

Remuneration and benefits of non-Executive Directors

THE GROUP AND THE COMPANY	**2013**	2012
	€	€
Annual fees of the Members of the Board of Directors	**23.333**	24.500
Board members fees for their participation in committees	**26.550**	25.950
Allowance for hospitality expenses	**73.846**	73.846
Other expenses of the Members of the Board of Directors	**28.592**	27.855
	152.321	152.151

The remuneration of the Board of Directors during 2013 is analysed as follows: Dimitrakis Stavrou-Tseriotis: annual fee €3.500 (2012: €3.500) and fees for participation in committees: €3.000 (2012: €3.000), Lefteris Christoforou: annual fee €3.500 (2012: €3.500) and fee for participation in committees: €4.800 (2012: €5.100), Dr. Nearchos Ioannou: annual fee €3.500 (2012: €3.500) and fee for participation in committees: €4.200 (2012: €3.900), Kriton Georgiades: annual fee €3.500 (2012: €3.500) and fee for participation in committees: €3.600 (2012: €3.150), Evangelos Georgiou: annual fee €2.333 (2012: €3.500) and fee for participation in committees: €1.350 (2011: €2.250), Fotis Dimitriades: annual fee €2.333 (2012: €3.500) and fee for participation in committees: €2.400 (2012: €4.350), Maria Ioannou-Theodorou: annual fee €3.500 (2012: €3.500) and fee for participation in committees: €4.800 (2012: €4.200), Varnavas Irinarchos: annual fee €1.167 (2012: €nil) and fee for participation in committees: €2.400 (2012: €nil).

Additionally, during 2013 an amount of €36.922 (2012: €36.922) was paid to the Chairman of the Board and €18.462 (2012: €18.462) to each Vice Chairman as an allowance for hospitality expenses. The total amount paid in 2013 was €73.846 (2012: €73.846).

33. Related parties transactions (continued)

(i) Remuneration of key management personnel (continued)

Remuneration and benefits of Executive Director

THE GROUP AND THE COMPANY	2013	2012
	€	€
Salaries	**40.054**	-
Provident fund contributions	**4.005**	-
Other employer's contributions	**5.311**	-
	49.370	-

From 4 September 2013, being the date of appointment of Dr. Nicos Michaelas as Executive Director on the Board of Directors, the remuneration of Dr. Nicos Michaelas is included in the above analysis, rather than in the remuneration of other key management personnel (Note 33 (ii)).

(ii) Remuneration of other key management personnel

THE GROUP AND THE COMPANY

	2013	2012
	€	€
Salaries	**156.576**	194.773
Provident fund contributions	**15.658**	19.477
Other employer's contributions	**22.226**	27.899
	194.460	242.149

Two members of the management team of the Company are included in other key management personnel. From 4 September 2013, being the date of appointment of Dr. Nicos Michaelas as Executive Director on the Board of Directors, the remuneration of Dr. Nicos Michaelas is not included in the above analysis, but in the remuneration and benefits of Executive Director (Note 33 (i)).

(iii) Receivable balances from direct and indirect ownership of subsidiary and associated companies net of provision

THE COMPANY

	2013	2012
	€	€
Amounts due from subsidiary companies	**36.487.381**	36.626.794
Amounts due from associated companies	**5.012.012**	4.147.704
	41.499.393	40.774.498

The above amounts are presented net of provision for the amounts due from subsidiary companies amounting to €638.029 (2012: €545.547) and are all repayable within one year. During the year the following interest was charged:

THE COMPANY

	2013	2012
	€	€
Interest charged to subsidiary companies	**252.540**	392.195
Interest charged to associated companies	**210.308**	194.811
	462.848	587.006

(iv) Amounts owed from associated companies

THE GROUP

	2013	2012
	€	€
Repayable within one year:	**5.012.012**	4.147.704

33. Related parties transactions (continued)

(iv) Amounts owed from associated companies (continued)

During 2013, interest charged to the associated company Verendrya Ventures Ltd amounted to €210.308 (2012: €194.811). Moreover, in 2013, a loss of €96.263 was recognised from the participation in the associated company Verendrya Ventures Ltd. In the amount of the total provision of €187.194 (2012: €36.931) presented in the current liabilities of the Group, apart from the loss for the year, a dividend of €54.000 which was distributed by the associated company during the year is also included.

(v) Contracts with directors and related parties

Mr. Varnavas Irinarchos who was appointed as a member of the Board of Directors on 4 September 2013, is a related party with Logicom Public Limited which owns 60% of the associate company Verendrya Ventures Ltd (Note 19).

Additionally, on 31 December 2013, the Company held 7.615.937 shares in Logicom Public Ltd with fair value of €2.513.259. This investment is included in the financial assets at fair value through profit or loss.

Logicom Public Ltd participates, through its subsidiary Logicom Services Ltd, in the share capital of the Company as at 31 December 2013 with a percentage of 6.56%.

34. Financial risk management

(a) Financial Risk Factors

The main financial assets of the Company and the Group are the bank balances, the investments in securities and bonds and the trade and other receivables. The main financial liabilities are the bank loans and the trade and other payables.

The accounting policies that relate to financial instruments have been applied to the following:

31 December 2013
Financial assets

	THE GROUP		THE COMPANY	
	At fair value	Loans and receivables	At fair value	Loans and receivables
	€	€	€	€
Loans and other receivables	-	1.803.956	-	1.603.327
Cash and cash equivalents	-	35.419.875	-	34.885.864
Bank deposits	-	17.719.279	-	17.422.172
Receivables from subsidiaries and associates	-	5.012.012	-	41.499.393
Financial assets available for sale	179.700	-	179.700	-
Financial assets at fair value through profit and loss	49.146.690	-	49.146.690	-
	49.326.390	59.955.122	49.326.390	95.410.756

Financial liabilities

	THE GROUP		THE COMPANY	
	At fair value	Loans and other liabilities	At fair value	Loans and other liabilities
	€	€	€	€
Trade and other payables	-	402.362	-	245.176
	-	402.362	-	245.176

34. Financial risk management (continued)

(a) Financial Risk Factors (continued)

31 December 2012
Financial assets

	THE GROUP		THE COMPANY	
	At fair value	Loans and receivables	At fair value	Loans and receivables
	€	€	€	€
Loans and other receivables	-	5.726.309	-	5.522.134
Cash and cash equivalents	-	7.631.111	-	7.093.838
Bank deposits	-	70.415.113	-	70.198.911
Receivables from subsidiaries and associates	-	4.147.704	-	40.774.498
Financial assets available for sale	150.725	-	150.725	-
Financial assets at fair value through profit and loss	12.495.011	-	12.495.011	-
	12.645.736	87.920.237	12.645.736	123.589.381

Financial Liabilities

	THE GROUP		THE COMPANY	
	At fair value	Loans and other liabilities	At fair value	Loans and other liabilities
	€	€	€	€
Trade and other payables	-	529.771	-	306.263
Bank borrowings	-	4.787.246	-	4.787.246
	-	5.317.017	-	5.093.509

The Company's and the Group's activities expose them to market price risk, interest rate risk, credit risk, liquidity risk, currency risk, operational risk, compliance risk, securities ownership risk, capital management risk and financial crisis risk all arising from the financial instruments they hold and their general activities.

These risks are monitored by various mechanisms by all the companies of the Group so as to avoid the possibility of having excess risks concentrated. The risk management policies employed by the Company and the Group to manage these risks are discussed below:

(i) Market price risk

Market price risk is the risk that the value of financial instruments will fluctuate as a result of changes in market prices. The financial assets at fair value through profit and loss are subject to market price risk arising from uncertainties about future prices of the investments. This market price risk is managed through the diversification of the investment portfolio in Cyprus and abroad and by selected placements and disposals when this is considered necessary.

<u>Sensitivity analysis</u>

An increase in prices of investments at fair value through profit and loss by 15% on 31 December 2013 would have as a result an increase in the results for the year of the Company and the Group of €7.372.004 (2012: €1.874.252). An increase in prices of investments available-for-sale by 15% on 31 December would have as a result an increase in other comprehensive income for the year of the Company and the Group of €26.955 (2012: €22.609). For a decrease of 15% there would be an equal but opposite impact in other comprehensive income for the year.

34. Financial risk management (continued)

(a) Financial Risk Factors (continued)

(ii) Interest rate risk

Interest rate risk is the risk that the value of financial instruments will fluctuate due to changes in market interest rates. The Company and the Group is exposed to interest rate risk in relation to its revenue, cash flows and financial position from interest rates fluctuations. The Management monitors the interest rate fluctuations on a continuous basis and acts accordingly.

At the balance sheet date, the analysis of the financial instruments that bear interest compared to the interest rates were:

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Financial instruments bearing fixed interest rate				
Financial assets	**53.052.697**	76.653.470	**52.391.999**	76.024.871
Financial instruments bearing variable interest rate				
Financial assets	**7.224.209**	8.297.487	**42.705.967**	44.328.804
Financial liabilities	**-**	(4.787.246)	**-**	(4.787.246)
	60.276.906	80.163.711	**95.097.966**	115.566.429

<u>Sensitivity analysis</u>

An increase of 50 basis points in interest rates at 31 December would have as a result an increase in the profit for the year which is shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant. For a decrease of 50 basis points there would be an equal and opposite impact on the results.

	THE GROUP Results		THE COMPANY Results	
	2013	2012	**2013**	2012
	€	€	**€**	€
Financial instruments bearing variable interest rate	**36.121**	17.551	**213.530**	197.708

(iii) Credit risk

Credit risk arises when a possible failure by the counterparties to discharge their obligations could reduce the amount of future cash inflows from financial assets at the balance sheet date. The Company and the Group apply effective controls and procedures in order to minimize this risk. Cash balances are held with high credit quality financial institutions and the Company as well as the Group have policies to limit the amount of credit exposure to any financial institution.

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

34. Financial risk management (continued)

(a) Financial Risk Factors (continued)

(iii) Credit risk (continued)

	THE GROUP		THE COMPANY	
	2013	2012	**2013**	2012
	€	€	**€**	€
Loans and other receivables	**1.803.956**	5.726.309	**1.603.327**	5.522.134
Cash and cash equivalents	**35.419.875**	7.631.111	**34.885.864**	7.093.838
Bank deposits	**17.719.279**	70.415.113	**17.422.172**	70.198.911
Corporate bonds listed in the CSE	**964.421**	652.714	**964.421**	652.714
Corporate bonds listed in foreign stock exchanges	**231.502**	25.440	**231.502**	25.440
Financial assets available-for-sale	**179.700**	150.725	**179.700**	150.725
Receivables from subsidiaries and associates	**5.012.012**	4.147.704	**41.499.393**	40.774.498
	61.330.745	88.749.116	**96.786.379**	124.418.260

(iv) Liquidity risk

Liquidity risk is the risk that arises when the maturity of assets and liabilities does not match. An unmatched position potentially enhances profitability, but can also increase the risk of losses. The Company and the Group have procedures to minimize such losses such as maintaining sufficient cash deposits and other highly liquid assets.

The following tables show the expected maturity of the financial liabilities of the Company and the Group. The tables have been prepared based on the conventional non pre-settled cash flows of the financial obligations and based on the earliest date at which the Company/the Group could be obliged to pay:

THE GROUP

31 December 2013

	Net Book Value	**Contractual cash flows**	**Within 3 months**	**Between 3 and 12 months**	**1-2 years**	**2-5 years**	**More than 5 years**
	€	**€**	**€**	**€**	**€**	**€**	**€**
Trade and other payables	**402.362**	**402.362**	**402.362**	**-**	**-**	**-**	**-**
	402.362	**402.362**	**402.362**	**-**	**-**	**-**	**-**

31 December 2012

	Net Book Value	Contractual cash flows	Within 3 months	Between 3 and 12 months	1-2 years	2-5 years	More than 5 years
	€	€	€	€	€	€	€
Bank borrowings	4.787.246	5.401.440	285.900	857.700	1.143.600	3.114.240	-
Trade and other payables	529.771	529.771	529.771	-	-	-	-
	5.317.017	5.931.211	815.671	857.700	1.143.600	3.114.240	-

34. Financial risk management (continued)

(a) Financial Risk Factors (continued)

(iv) Liquidity risk (continued)

THE COMPANY

31 December 2013

	Net Book Value €	Contractual cash flows €	Within 3 months €	Between 3 and 12 months €	1-2 years €	2-5 years €	More than 5 years €
Trade and other payables	**245.176**	**245.176**	**245.176**	**-**	**-**	**-**	**-**
	245.176	**245.176**	**245.176**	**-**	**-**	**-**	-

31 December 2012

	Net Book Value €	Contractual cash flows €	Within 3 months €	Between 3 and 12 months €	1-2 years €	2-5 years €	More than 5 years €
Bank borrowings	4.787.246	5.401.440	285.900	857.700	1.143.600	3.114.240	-
Trade and other payables	306.263	306.263	306.263	-	-	-	-
	5.093.509	5.707.703	592.163	857.700	1.143.600	3.114.240	-

(v) Currency risk

Currency risk is the risk that the value of financial instruments will fluctuate due to changes in foreign exchange rates. Currency risk arises when future commercial transactions and recognised assets and liabilities are denominated in a currency that is not the Company's and the Group's functional currency. The Company and the Group are exposed to foreign exchange risk arising from its overseas investments which are located outside the Eurozone.

The accounting value of the monetary assets and liabilities of the Company and the Group which are presented in foreign currency at the reporting date is as follows:

	THE GROUP Assets		THE COMPANY Assets	
	2013	2012	**2013**	2012
	€	€	**€**	€
United States Dollars	**167.881**	155.966	**167.881**	155.966
Romanian Lei	**101.723**	82.604	**-**	-
Bulgarian Leva	**1.522**	539	**-**	-
	271.126	239.109	**167.881**	155.966

Sensitivity analysis

A 5% strengthening of the Euro against the following currencies at 31 December would have decreased the results for the year by the amounts shown below. This analysis assumes that all other variables, in particular interest rates, remain constant. For a weakening of the Euro against the relevant currency, there would be an equal and opposite impact on the results.

	THE GROUP Results		THE COMPANY Results	
	2013	2012	**2013**	2012
	€	€	**€**	€
United States Dollars	**7.994**	7.427	**7.994**	7.427
Romanian Lei	**4.844**	3.934	**-**	-
Bulgarian Leva	**72**	26	**-**	-
	12.910	11.387	**7.994**	7.427

34. Financial risk management (continued)

(a) Financial Risk Factors (continued)

(vi) Operational risk

Operational risk is the risk that derives from the deficiencies relating to the Company's information technology and control systems as well as the risk of human error and natural disasters. The Company and the Group use methods of self-assessment of risks and benchmarks to address operational risks. In addition there are procedures for timely reporting of incidents.

The internal audit and compliance department of the Company and the Group through independent audits and regular reports to the executive management of the Company and the Group, ensure that the framework for managing operational risks and operational policies and procedures are effectively implemented. The Company and the Group seek to inform their employees regarding the operational risk management through continuous personnel training.

(vii) Compliance risk

Compliance risk is the risk of financial loss, including fines and other penalties, which arises from non-compliance with laws and regulations of the state. The risk is limited to a significant extent due to the supervision applied by the Compliance Officer, as well as by the monitoring controls applied by the Company and the Group.

(viii) Share ownership risk

The risk of share ownership arises from the investment in shares/participation of the Company and the Group and it is a combination of credit, price and operational risk as well as the risk of compliance and loss of reputation. The Company and the Group apply procedures of analysis, measurement and evaluation of this risk in order to minimize it.

(ix) Capital management risk

The Company and the Group manage their capital to ensure that they will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance. The Company’s and the Group’s overall strategy remains unchanged from last year.

(x) Financial crisis risk

The adverse economic developments during the last years that took place mainly in the international stock market led to a significant worsening of the International Financial Crisis. A significant number of International Financial Institutions went bankrupt or acquired by other Financial Institutions or joined in the Program of Liquidity Enhancement offered by the governments of the countries where they operate. As a result of the above developments, at the date of issuance of financial statements there is a continuing market uncertainty that may affect the results of the Company and the Group. This risk is faced with the best possible diversification of portfolio investments in Cyprus and abroad and the selected placements and liquidation when deemed necessary.

(xi) Other risks

The general economic environment prevailing in Cyprus and internationally may affect the Company’s and Group's operations to a great extent. Economic conditions such as inflation, unemployment, and development of the gross domestic product (GDP) are directly linked to the economic course of every country and any variation in these and the economic environment in general may create chain reactions in all areas hence affecting the Company and the Group.

34. Financial risk management (continued)

(b) Fair value estimation

The fair value of the financial assets at fair value through profit and loss which are traded in active markets is based on quoted market prices at the statement of financial position date. The quoted market price used for financial assets held by the Company and the Group is the current bid price. The appropriate quoted market price for financial liabilities is the current selling price.

The fair value of financial instruments that are not traded in active markets is determined using valuation techniques. The Company and the Group's Management uses a variety of methods, such as the estimated discounted cash flow method, and make assumptions that are based on market conditions existing at the measurement date.

The nominal value less accumulated credit adjustments for financial assets and liabilities is assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate available to the Company and the Group for similar financial instruments.

(c) Fair value measurements recognised in statement of financial position

The following table provides an analysis of financial instruments that are measured subsequent to initial recognition at fair value, grouped into Levels 1 to 3 based on the degree to which the fair value is observable.

(i) Level 1 fair value measurements are those derived from quoted prices (unadjusted) in active markets for identical assets or liabilities.
(ii) Level 2 fair value measurements are those derived from inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).
(iii) Level 3 fair value measurements are those derived from valuation techniques that include inputs for the asset or liability that are not based on observable market data (unobservable inputs).

31 December 2013
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Financial assets	**Level 1 €**	**Level 2 €**	**Level 3 €**	**Total €**
Financial assets at fair value through profit and loss	**41.750.913**	**6.493.818**	**901.959**	**49.146.690**
Financial assets available-for-sale	**-**	**-**	**179.700**	**179.700**
	41.750.913	**6.493.818**	**1.081.659**	**49.326.390**

31 December 2012
THE GROUP AND THE COMPANY

Financial assets	**Level 1** €	**Level 2** €	**Level 3** €	**Total** €
Financial assets at fair value through profit and loss	7.773.072	3.877.939	844.000	12.495.011
Financial assets available-for-sale	-	-	150.725	150.725
	7.773.072	3.877.939	994.725	12.645.736

34. Financial risk management (continued)

(c) Fair value measurements recognised in statement of financial position (continued)

The financial assets of the Company are measured at fair value at the end of each reporting period. The following table gives information on how to determine the fair value of the main assets (specifically the valuation techniques and parameters used):

Financial assets	Fair Value as at 31 December		Fair value hierarchy	Valuation Technique and Important Valuation Inputs
	2013 €	2012 €		
Securities listed in the Cyprus Stock Exchange and in foreign stock exchanges	41.519.411	7.747.632	Level 1	Bid prices from active market
Bonds listed in foreign stock exchanges	231.502	25.440	Level 1	Bid prices from active market
Structured and other products	6.493.818	3.877.939	Level 2	The valuation of structured products is determined based on the fair values of investments included in the specific funds at the measurement date.
Shares in private companies	900.000	844.000	Level 3	For the valuation of these shares, the recent issue prices from the companies to third parties were used.
Bank of Cyprus shares	1.959	-	Level 3	For the valuation of these shares, the net assets of the bank were taken into account, as well as the ratio of the price to book value of other similar banks in the Eurozone (adjusted to reflect the particularities and characteristics of this particular bank). The value of the shares was set at €0,05 per share.
Corporate bond of financial institution included in available-for-sale financial assets	179.700	150.725	Level 3	The valuation technique is that of the discounted cash flows. To determine the interest receivable which is equal to the 3 month Euribor + 1.8 %, the coupon rate on 31 December 2013 was used. For determining its performance, the performance of the Cyprus government bond was used, which is traded in foreign markets and was adjusted for additional performance due to the credit risk of corporate bonds, due to the non-liquid market and due to the bank's call option for the acquisition of the bond before its maturity date.

Sensitivity Analysis for the investments classified in Level 3:

If recent issue prices of shares in private companies was 20% lower, and so would their valuation price, then the profit for the year would have been €180 thousand lower. Conversely, if they were 20% higher, then the profit for the year would have been €180 thousand higher.

If the discount rate used to discount the cash flows of the corporate bond on 31 December 2013 was 20% higher than the Company's estimates, the carrying value of these bonds would have been €19 thousand lower. Conversely, if the discount rate was 20% lower than Company's estimates, the carrying value of these bonds would have been €23 thousand higher. Any variation in the value of the bonds would be recognised in other comprehensive income for the year.

34. Financial risk management (continued)

(c) Fair value measurements recognised in statement of financial position (continued)

The movement of financial instruments classified in Level 3 is presented below:

THE GROUP AND THE COMPANY

	Financial assets at fair value through profit or loss	Available-for-sale financial assets	Total financial assets
	€	**€**	**€**
Balance at 1 January 2012	700.000	150.725	850.725
Additions	144.000	-	144.000
Balance at 1 January 2013	844.000	150.725	994.725
Additions	**256.978**	**-**	**256.978**
Transfer from Level 1	**981**	**-**	**981**
Unrealised profit that has been recognised through other comprehensive income	**-**	**28.975**	**28.975**
Unrealised loss that has been recognised through profit and loss	**(200.000)**	**-**	**(200.000)**
Balance at 31 December 2013	**901.959**	**179.700**	**1.081.659**

The transfer from Level 1 during 2013 represents the shares held by the Company and the Group in Bank of Cyprus in March 2013. After the events of March 2013 (Note 35), the Bank of Cyprus shares are not traded on the Cyprus Stock Exchange and as a result the value of the shares was transferred from Level 1 to Level 3. On 31 December 2013, the value of shares held by the Company and the Group in Bank of Cyprus amounted to €1.959.

(d) Fair value of financial assets and liabilities not measured at fair value on a recurring basis (but for which a disclosure of the fair value is required):

The fair values of the financial assets and liabilities of the Company and the Group, are approximately the same as the amounts presented in the statement of financial position, except for the following bank bonds:

31 December 2013
THE GROUP AND THE COMPANY

	Book Value	Fair Value
Loans and other receivables	**€**	€
-Bank bonds	**410.064**	**323.338**

Fair Value Hierarchy

	Level 1	Level 2	Level 3
Loans and other receivables	**€**	**€**	€
-Bank bonds	**-**	**-**	**323.338**

The fair value of the bank bonds that are included in Level 3, are calculated based on the discounted cash flow method. The most important valuation input used was the discount rate of the cash flows.

35. Operating Environment of the Company and the Group in Cyprus

The Cyprus economy has been adversely affected from the crisis in the Cyprus banking system in conjunction with the inability of the Republic of Cyprus to borrow from international markets. As a result, the Republic of Cyprus entered into negotiations with the European Commission, the European Central Bank and the International Monetary Fund (the "Troika"), for financial support, which resulted into an agreement and the Eurogroup decision of 25 March 2013. The decision included the restructuring of the two largest banks in Cyprus through "bail in". During 2013 the Cyprus economy contracted further with a decrease in the Gross Domestic Product. The Eurogroup decision on Cyprus includes plans for the restructuring of the financial sector and safeguards deposits below €100.000 in accordance with European Union legislation. In addition, the Cypriot authorities have reaffirmed their commitment to step up efforts in the areas of fiscal consolidation, structural reforms and privatizations.

On 12 April 2013 the Eurogroup welcomed the agreement that was reached between Cyprus and the Troika institutions regarding the macroeconomic adjustment programme for Cyprus. Subsequently all the necessary procedures for the formal approval of the Board of Directors of the European Stability Mechanism were completed, as well as the ratification by Eurozone member states. Following the completion of the above procedures, the first tranche of the financing of the Republic of Cyprus was released in line with the provisions of the Memorandum.

On 22 March 2013 legislation was enacted by the House of Representatives concerning restrictive measures in respect of transactions executed through the banking institutions operating in Cyprus. The extent and duration of the restrictive measures are decided by the Minister of Finance and the Governor of the Central Bank of Cyprus and were enforced on 28 March 2013. The temporary restrictive measures, with respect to banking and cash transactions include restrictions on cash withdrawals, the cashing of cheques and transfers of funds to other credit institutions in Cyprus and abroad. They also provide for the compulsory partial renewal of certain maturing deposits.

On 29 March 2013 the Central Bank of Cyprus issued decrees relating to Laiki Bank and Bank of Cyprus, implementing measures for these two banks under the Resolution of Credit and Other Institutions Law of 2013.

On the basis of the relevant decrees, Laiki Bank was placed into resolution. What remained in Laiki Bank were mainly the uninsured deposits and assets outside Cyprus. The assets of Laiki Bank in Cyprus, the insured deposits and the Eurosystem financing have been transferred to Bank of Cyprus, with compensation for the value of the net assets transferred, the issue of shares by Bank of Cyprus to Laiki Bank.

The recapitalization process for the Bank of Cyprus was completed in accordance with the relevant decrees of the Resolution Authority through "bail-in", that is through the partial conversion of uninsured deposits into shares. In addition, the holders of shares and debt instruments in Bank of Cyprus on 29 March 2013 have contributed to the recapitalization of Bank of Cyprus through the absorption of losses.

Following the positive outcome of the first and second quarterly reviews of Cyprus's economic programme by the European Commission, the European Central Bank and the International Monetary Fund during 2013 and 2014, the Eurogroup endorsed the disbursement of the scheduled tranches of financial assistance to Cyprus. An amount of € 1,5 billion of these disbursements was used to recapitalize the Cooperative sector, based on the estimates of the Central Bank and Troika for the capital needs of the Cooperative sector.

The uncertain economic conditions in Cyprus, the unavailability of financing, the restructuring of the banking sector through "bail in" for Laiki Bank and Bank of Cyprus, and the imposition of capital controls together with the current situation of the banking system and the continuing overall economic recession, could affect:

1) the ability of the Company's and the Group's trade and other debtors to repay the amounts due to the Company and the Group,
2) the ability of the Company and the Group to sell or rent the existing property or to obtain new rental contracts for the property, and

35. Operating Environment of the Company and the Group in Cyprus (continued)

3) the cash flow forecasts of the Company's and Group's management in relation to the impairment assessment for financial and non-financial assets.

A major uncertainty for the Group in connection with the above developments, is attributed to the ability of the Republic of Cyprus to meet its obligations towards the associate, Verendrya Ventures Ltd, in accordance with their agreements (Note 19). The compliance of the agreements will allow Verendrya Ventures Ltd to repay its obligations to the Company amounting to €5.012.012, and not cause any further obligations to the Group from guarantees and collateral granted in connection with this investment (Note 36). The Board of Directors believes that the Program for the macroeconomic adjustment of Cyprus is on track, and expects that the Cyprus Government will fulfill its obligations towards Verendrya Ventures Ltd.

The Company's management is unable to predict all developments which could have an impact on the Cyprus economy and the economies of the countries in which it has invested abroad and consequently, what effect, if any, they could have on the future financial performance, cash flows and financial position of the Company and the Group. Also, the management believes it is taking all the necessary measures to maintain the viability of the Company and the Group for the expansion of their business in the current business and economic environment.

36. Contingent liabilities

Bank deposits amounting to €7.200.000 (2012: €7.400.000) have been pledged as guarantee for the participation in the desalination projects in Episkopi and Larnaca through the associated company, Verendrya Ventures Limited (Note 19). Additionally, the Company has committed, if it becomes necessary in the future, to provide financial support towards the above related company, which will allow the company to continue as a going concern, based on its shareholding percentage. Similar commitments have been given by the Company to a number of subsidiary companies of the Group. The Board of Directors expects that the Group will not suffer any financial loss from the above guarantees.

At the date of this report, there were no significant lawsuits pending against the Company and the Group that require disclosure, as the Board of Directors considers that the outcome of the pending lawsuits against the Company will not result in any financial loss. There were no other contingent liabilities against the Group that need to be reported.

37. Commitments

Commitments relate to rent payable by the Company and the Group and are as follows:

	THE GROUP		**THE COMPANY**	
	2013	2012	**2013**	2012
	€	€	**€**	€
Within one year	**-**	-	**52.939**	66.174
Between two to five years	**-**	-	**17.646**	93.526
	-	-	**70.585**	159.700

The obligations of the Company relate to rental commitments to the subsidiary Demetra Tower Ltd.

38. Leasing of property

The future minimum receipts from leasing of property for which no provision is recognised in the financial statements are as follows:

THE GROUP

	2013	2012
	€	€
Within one year	**915.304**	1.289.429
Between two to five years	**2.778.936**	3.593.718
More than five years	**1.505.239**	1.001.983
	5.199.479	5.885.130

39. Provident fund

The Company operates a defined contribution provident fund in which its employees participate. The contributions of the employees range from 5% to 10%, whereas employers' contributions are 10%. The Fund operates independently and prepares separate financial statements. The total contributions of the Company and the Group to the fund for 2013 were €36.445 (2012: €36.101).

40. Dividends

The Board of Directors of the Company does not recommend the payment of a dividend.

41. Events after the balance sheet date

There were no other significant events after the end of the financial year, which have a bearing on the understanding of the financial statements.

Demetra Investment Public Limited

Investments exceeding 5% of the Group's Assets,
and the 10 most significant investments of the Group as at 31 December 2013

	Issuer / Asset	Industry	Market	Title Category	Number of titles	Purchase cost €	Market Value €	Total Market Value €	Percentage of total assets %	Dividend, rent and interest received €	Participation in issuer's share capital	Issuer's net profit /(loss) for the year €'000	Issuer's Net Assets that relate to the investment €'000
1	Bank Deposits and Cash	N/A	N/A	N/A	N/A	53.139.154	53.139.154	53.139.154	34,48	3.051.086	N/A	N/A	N/A
2	Investments in the field of land and property development	Development of land and property											
	-Cyprus		N/A	Other investments	N/A	49.467.514	29.734.219			1.366.750			
	-Romania		N/A	Other investments	N/A	30.602.885	8.580.433			-			
	-Bulgaria		N/A	Other investments	N/A	7.048.029	5.250.054	43.564.706	28,27	-	N/A	N/A	N/A
3.	Hellenic Bank Public Company Ltd	Financial	Main market	Shares	400.387.004	20.071.240	33.632.508			-	14,89	(189.909)	58.739
		Corporate bonds	Bond market	Convertible bonds - HBCS1	1.854.300	1.854.300	964.421	34.596.929	22,45	96.843	1,47		
4.	Investments in other projects	Other projects	N/A	Other investments	N/A	5.280.000	5.574.817	5.574.817	3,62	264.308	N/A	N/A	N/A
5.	A&P (Andreou & Paraskevaides) Ent. Plc Co Ltd (Note)	Consumer goods	Parallel market	Shares	18.500.000	15.990.570	2.830.500	2.830.500	1,84	-	10,12	(1.880)	4.547
6.	Allianz Euro High Yield Bond IT	N//A	N/A	Equity Fund	1.853	2.000.000	2.591.180	2.591.180	1,68	N/A	N/A	N/A	N/A
7.	Logicom Public Ltd	Technology	Main market	Shares	7.615.937	7.399.002	2.513.259	2.513.259	1,63	114.239	10,28	3.959	5.969
8.	Allianz RCM European Equity Divident IT	N/A	N/A	Equity Fund	672	1.000.000	1.542.731	1.542.731	1,00	N/A	N/A	N/A	N/A
9.	Allianz Europe Equity Growth AT	N/A	N/A	Equity Fund	6.270	1.000.000	1.129.358	1.129.358	0,73	N/A	N/A	N/A	N/A
10	Allianz Flexible Bond Strategy IT	N/A	N/A	Equity Fund	941	1.000.000	1.007.490	1.007.490	0,66	N/A	N/A	N/A	N/A
	Total					**195.852.694**	**148.490.124**	**148.490.124**	**96,36**				

Total Assets €154.096.192

Net assets per share as at 31 December 2013: €0,7644

The fully diluted net asset value does not apply.

The market value of listed investments was based on the bid price on 31 December 2013.

Note: The issuer's net earnings and net assets relate to the investment for 2012 as there were no audited financial statements of the issuer for 2013.