

# **Leptos Calypso Hotels Public Limited**

## **Consolidated financial statements for the year ended 31 December 2016**

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### **Important note**

The attached statements are an extract from the audited financial statements. For fuller understanding we strongly recommend to refer to the full set of financial statements found in the web site of the Company and its announcement to the Cyprus Stock Exchange. The language of the financial statement is Greek. This report is a translation.

# Leptos Calypso Hotels Public Limited

## Consolidated income statement for the year ended 31 December 2016

|  | 2016<br>€        | 2015<br>€    |
|--|------------------|--------------|
| Revenue  | 26.396.743       | 24.469.372   |
| Cost of sales  | (20.254.200)     | (20.081.893) |
| <b>Gross profit</b>  | <b>6.142.543</b> | 4.387.479    |
| Selling and marketing costs  | (794.328)        | (626.624)    |
| Administrative expenses  | (3.370.358)      | (2.701.955)  |
| Other income   | 1.026.828        | 1.220.514    |
| Other gains - net  | 441.546          | 128.735      |
| <b>Operating profit</b>  | <b>3.446.231</b> | 2.408.149    |
| Gains from transfer of assets held for sale  | 7.307.874        | -            |
| Finance costs  | (1.659.295)      | (4.693.767)  |
| <b>Profit/(loss) before income tax</b>   | <b>9.094.810</b> | (2.285.618)  |
| Income tax expense   | (169.311)        | (100.500)    |
| <b>Profit/(loss) for the year</b>  | <b>8.925.499</b> | (2.386.118)  |
| <b>Attributable to:</b>  |                  |              |
| Equity holders of the Company  | 8.949.098        | (2.320.922)  |
| Non-controlling interest   | (23.599)         | (65.196)     |
|  | <b>8.925.499</b> | (2.386.118)  |
| <b>Profit/(loss) per share attributable to equity holders of the Company during the year (cents per share)</b> |                  |              |
| - Basic and diluted (cents)  | <b>6,94</b>      | (1,80)       |

# Leptos Calypso Hotels Public Limited

## Consolidated statement of comprehensive income for the year ended 31 December 2016

|  | 2016<br>€          | 2015<br>€   |
|--|--------------------|-------------|
| <b>Profit/(loss) for the year</b>                                | <b>8.925.499</b>   | (2.386.118) |
| <b>Other comprehensive income:</b>                               |                    |             |
| <b>Items that will not be reclassified to profit or loss</b>     |                    |             |
| Deferred tax adjustment  | (3.153.736)        | (456.393)   |
| Loss on revaluation of property, plant and equipment, net of tax | (597.218)          | -           |
| Other losses   | (220.095)          | -           |
| <b>Other comprehensive loss for the year, net of tax</b>         | <b>(3.971.049)</b> | (456.393)   |
| <b>Total comprehensive income/(loss) for the year</b>            | <b>4.954.450</b>   | (2.842.511) |
| <b>Attributable to:</b>  |                    |             |
| Equity holders of the Company                                    | 5.929.941          | (2.529.492) |
| Non – controlling interest                                       | (975.491)          | (313.019)   |
|  | <b>4.954.450</b>   | (2.842.511) |

# Leptos Calypso Hotels Public Limited

## Consolidated balance sheet as at 31 December 2016

|   | 2016<br>€          | 2015<br>€          |
|---|--------------------|--------------------|
| <b>Assets</b>   |                    |                    |
| <b>Non-current assets</b>   |                    |                    |
| Property, plant and equipment   | 121.251.961        | 122.691.973        |
| Investment property   | 14.997.409         | 14.997.409         |
| Available-for-sale financial assets                                       | 17.602.570         | 16.700.646         |
| Deferred income tax assets  | 42.706             | 27.663             |
| Operating lease prepayments   | 2.428.170          | 3.338.871          |
|   | <u>156.322.816</u> | <u>157.756.562</u> |
| <b>Current assets</b>   |                    |                    |
| Inventories   | 680.316            | 655.106            |
| Trade and other receivables   | 3.119.292          | 1.559.907          |
| Cash and cash equivalents   | 3.633.366          | 4.666.834          |
|   | <u>7.432.974</u>   | <u>6.881.847</u>   |
| Non-current assets classified as held for sale                            | -                  | 27.645.968         |
|   | <u>7.432.974</u>   | <u>34.527.815</u>  |
| <b>Total assets</b>   | <u>163.755.790</u> | <u>192.284.377</u> |
| <b>Equity and liabilities</b>   |                    |                    |
| <b>Capital and reserves attributable to equity holders of the Company</b> |                    |                    |
| Share capital   | 43.856.392         | 43.856.392         |
| Share premium   | 2.870.968          | 2.870.968          |
| Other reserves  | 49.251.445         | 69.260.259         |
| Accumulated losses  | (28.592.808)       | (54.023.743)       |
|   | <u>67.385.997</u>  | <u>61.963.876</u>  |
| <b>Non-controlling interest</b>   | 698.215            | 2.261.068          |
| <b>Total equity</b>   | <u>68.084.212</u>  | <u>64.224.944</u>  |
| <b>Non-current liabilities</b>  |                    |                    |
| Borrowings  | 52.857.696         | 23.820.179         |
| Deferred income tax liabilities   | 19.822.717         | 16.682.369         |
| Trade and other payables  | 968.232            | 1.009.729          |
|   | <u>73.648.645</u>  | <u>41.512.277</u>  |
| <b>Current liabilities</b>  |                    |                    |
| Trade and other payables  | 12.374.194         | 9.882.673          |
| Borrowings  | 9.648.739          | 71.710.641         |
| Liabilities associated with non-current assets held for sale              | -                  | 4.953.842          |
|   | <u>22.022.933</u>  | <u>86.547.156</u>  |
| <b>Total liabilities</b>  | <u>95.671.578</u>  | <u>128.059.433</u> |
| <b>Total equity and liabilities</b>                                       | <u>163.755.790</u> | <u>192.284.377</u> |

# Leptos Calypso Hotels Public Limited

## Consolidated statement of changes in equity for the year ended 31 December 2016

|                                       | Attributable to equity holders of the Company |                       |                        |                            | Total<br>€        | Non-<br>controlling<br>interest<br>€ | Total<br>equity<br>€ |
|---------------------------------------|---|-----------------------|------------------------|----------------------------|-------------------|--------------------------------------|----------------------|
|                                       | Share<br>capital<br>€                         | Share<br>premium<br>€ | Other<br>reserves<br>€ | Accumulated<br>losses<br>€ |                   |                                      |                      |
| <b>Balance at 1 January 2015</b>      | 43.856.392                                    | 2.870.968             | 69.792.712             | (52.026.704)               | 64.493.368        | 2.574.087                            | 67.067.455           |
| <b>Comprehensive loss</b>             |   |                       |                        |                            |                   |                                      |                      |
| Loss for the year                     | -   | -                     | -                      | (2.320.922)                | (2.320.922)       | (65.196)                             | (2.386.118)          |
| <b>Other comprehensive income</b>     |   |                       |                        |                            |                   |                                      |                      |
| Land and buildings:                   |   |                       |                        |                            |                   |                                      |                      |
| Depreciation transfer, net of tax     | -   | -                     | (323.883)              | 323.883                    | -                 | -                                    | -                    |
| Deferred tax adjustment               |   |                       | (208.570)              | -                          | (208.570)         | (247.823)                            | (456.393)            |
| Total other comprehensive loss        | -   | -                     | (532.453)              | 323.883                    | (208.570)         | (247.823)                            | (456.393)            |
| Total comprehensive loss for the year | -   | -                     | (532.453)              | (1.997.039)                | (2.529.492)       | (313.019)                            | (2.842.511)          |
| <b>Balance at 31 December 2015</b>    | <u>43.856.392</u>                             | <u>2.870.968</u>      | <u>69.260.259</u>      | <u>(54.023.743)</u>        | <u>61.963.876</u> | <u>2.261.068</u>                     | <u>64.224.944</u>    |

# Leptos Calypso Hotels Public Limited

## Consolidated statement of changes in equity for the year ended 31 December 2016 (continued)

|  | Attributable to equity holders of the Company |                       |                        |                            | Total<br>€        | Non-<br>controlling<br>interest<br>€ | Total<br>€        |
|--|---|-----------------------|------------------------|----------------------------|-------------------|--------------------------------------|-------------------|
|  | Share<br>capital<br>€                         | Share<br>premium<br>€ | Other<br>reserves<br>€ | Accumulated<br>losses<br>€ |                   |                                      |                   |
| <b>Balance at 1 January 2016</b>                 | 43.856.392                                    | 2.870.968             | 69.260.259             | (54.023.743)               | 61.963.876        | 2.261.068                            | 64.224.944        |
| <b>Comprehensive income</b>                      |   |                       |                        |                            |                   |                                      |                   |
| Profit for the year                              | -   | -                     | -                      | 8.949.098                  | 8.949.098         | (23.599)                             | 8.925.499         |
| <b>Other comprehensive income</b>                |   |                       |                        |                            |                   |                                      |                   |
| Land and buildings:                              |   |                       |                        |                            |                   |                                      |                   |
| Depreciation transfer, net of tax                | -   | -                     | (323.883)              | 323.883                    | -                 | -                                    | -                 |
| Deferred tax adjustment                          | -   | -                     | (2.431.154)            | -                          | (2.431.154)       | (722.582)                            | (3.153.736)       |
| Revaluation, net of tax                          | -   | -                     | (444.368)              | -                          | (444.368)         | (152.850)                            | (597.218)         |
| Other losses                                     | -   | -                     | (67.899)               | (75.736)                   | (143.635)         | (76.460)                             | (220.095)         |
| Total other comprehensive loss                   | -   | -                     | (3.267.304)            | 248.147                    | (3.019.157)       | (951.892)                            | (3.971.049)       |
| Total comprehensive income for the year          | -   | -                     | (3.267.304)            | 9.197.245                  | 5.929.941         | (975.491)                            | 4.954.450         |
| <b>Transactions with owners</b>                  |   |                       |                        |                            |                   |                                      |                   |
| Transactions with non-controlling interest       | -   | -                     | -                      | (507.820)                  | (507.820)         | (587.362)                            | (1.095.182)       |
| Non-current assets held for sale:                |   |                       |                        |                            |                   |                                      |                   |
| Gains recycled to profit or loss due to transfer | -   | -                     | (16.741.510)           | 16.741.510                 | -                 | -                                    | -                 |
| <b>Total transactions with owners</b>            | -   | -                     | (16.741.510)           | 16.233.690                 | (507.820)         | (587.362)                            | (1.095.182)       |
| <b>Balance at 31 December 2016</b>               | <u>43.856.392</u>                             | <u>2.870.968</u>      | <u>49.251.445</u>      | <u>(28.592.808)</u>        | <u>67.385.997</u> | <u>698.215</u>                       | <u>68.084.212</u> |

# Leptos Calypso Hotels Public Limited

## Consolidated cash flow statement for the year ended 31 December 2016

|   | 2016<br>€          | 2015<br>€          |
|---|--------------------|--------------------|
| <b>Cash flows from operating activities</b>   |                    |                    |
| Profit/(loss) before income tax   | 9.094.810          | (2.285.618)        |
| Adjustments for:  |                    |                    |
| Depreciation of property, plant and equipment   | 1.915.115          | 2.137.243          |
| Amortisation of operating lease prepayments   | 911.268            | 911.268            |
| Impairment of receivables   | 253.738            | 102.000            |
| Profit from investors' participation in joint venture classified<br>as available-for-sale financial asset   | -                  | (83.995)           |
| Gain from reduction of indemnification of investor  | (441.546)          | -                  |
| Gains from disposal of assets held for sale   | (7.307.874)        | -                  |
| Gain from derecognition of bank loans   | (1.417.582)        | -                  |
| Profit from sale of property, plant and equipment   | -                  | (44.740)           |
| Notional interest on receivable from joint venture classified<br>as available-for-sale financial asset      | (901.923)          | (1.003.885)        |
| Dividend income   | -                  | (133.333)          |
| Interest income   | (10.145)           | (15.491)           |
| Interest expense  | 3.073.839          | 4.307.380          |
| Foreign exchange losses on financing activities   | 3.038              | 386.387            |
|   | <b>5.172.338</b>   | <b>4.277.216</b>   |
| Changes in working capital:   |                    |                    |
| Inventories   | (25.210)           | (20.648)           |
| Trade and other receivables   | (1.559.385)        | 1.108.829          |
| Trade and other payables  | 2.804.432          | (6.828.714)        |
| <b>Net cash from/ (used in) operating activities</b>  | <b>6.392.193</b>   | <b>(1.463.317)</b> |
| <b>Cash flows from investing activities</b>   |                    |                    |
| Purchases of property, plant and equipment  | (1.270.063)        | (752.360)          |
| Proceeds from investors' participation in joint venture<br>classified as available-for-sale financial asset | -                  | 3.066.005          |
| Interest income   | 10.545             | 15.491             |
| <b>Net cash (used in)/ from investing activities</b>  | <b>(1.259.518)</b> | <b>2.329.136</b>   |
| <b>Cash flows from financing activities</b>   |                    |                    |
| Proceeds from borrowings from third parties   | -                  | 3.000.000          |
| Repayment of bank borrowings  | (1.842.247)        | (917.653)          |
| Interest paid   | (1.701.909)        | (2.163.891)        |
| Repayments to related parties   | -                  | (246.827)          |
| <b>Net cash used in financing activities</b>  | <b>(3.544.156)</b> | <b>(328.371)</b>   |
| <b>Net increase in cash and cash equivalents</b>  | <b>1.588.519</b>   | <b>537.448</b>     |
| <b>Cash and cash equivalents at beginning of year</b>   | <b>(681.623)</b>   | <b>(1.219.071)</b> |
| <b>Cash and cash equivalents at end of year</b>   | <b>906.896</b>     | <b>(681.623)</b>   |