ELTRAK S.A.

Registration (M.A.E) No: 7922/06/B/86/52
Commercial registry (GEMI) No. 341201000

ANNUAL FINANCIAL REPORT

January 1st to December 31st, 2022

ACCORDING TO INTERNATIONAL STANDARDS FINANCIAL REPORTING (IFRS)

Contents

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I. ANNUAL REPORT OF THE BOARD OF DIRECTORS REPRESENTATIVES of the Company "ELTRAK S.A." consolidated and separate financial statements for the year 1st January to 31st December 2022

(according to article 150 and 153 of Law 4548/2018)

Dear Shareholders,

In accordance with the relevant provisions of Law 4548/2018 we submit to you the Annual Report of the Board of Directors, on the Financial Statements and their notes, for the twelve-month period of the year ended December 2022 (01/01/2022 to 31/12/2022).

This report summarizes information of the Group and Company ELTRAK S.A., financial information aimed at informing shareholders about the financial position and results, the overall course and changes that occurred during the fiscal year 2022 (01/01/2022-31/12/2022), significant events that took place and their impact on the financial statements of the same period. A description of the main risks and uncertainties that the Group and the Company may face in the future is also described and the most important transactions concluded between the Company and its affiliated persons are listed.

Organizational, Legal and Operational Structure of the Group and the Company

Eltrak Group operates in two business sectors (machinery and tires) and in two geographical areas (Greece and Bulgaria).

These operating sectors are under different management as they operate in markets with different and non-complementary subjects and therefore each undertaking requires different know-how and different marketing strategies.

The aim of the organizational structure of Eltrak Group is a flexible organizational structure characterized by three main factors:

- Speed in decision-making
- Adaptability and flexibility in the changes
- Utilization of the knowledge and experience of its people

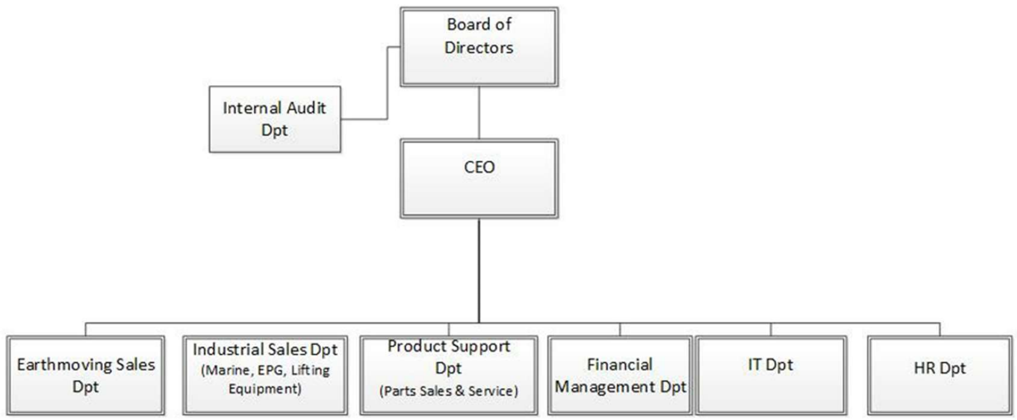
The Group's companies, managed by different management, retain the comparative advantages in the markets where they operate and in which different know-how and different marketing strategies are required. Their decision-making centers are independent by implementing a decentralized system of operation and decision-making and expenditure approvals. The intra-business organization of the companies is based on the model of the parent company.

In addition, the organization of the ELTRAK Group is supported by a structure of central administrative services, which, among other things, set, promote, and monitor the implementation of important corporate strategic decisions and investments. Specifically, the ELTRAK Group is centrally supported by the following ELTRAK services.

- General Management
- Finance Management
- Legal Service
- Human Resources Management

- Information Systems Management
- Audit Committee

The organizational structure of Eltrak S.A. parent company is as follows:



Board of Directors

The Board of Directors of the Company was elected on 07/05/2021 by the Shareholders General Assembly, which approved the replaced members of the Board of Directors and the audit committee. According to the article 12 par. 4 of its Articles of Association, the term of office of the members of the Board of Directors of the Company, is three years and is extended until the first Ordinary General Assembly after the end of the term, which may not exceed four years.

The Board of Directors shall consist of the following members:

Chairman, Non-Executive	Alexei Schreier
Vice-chairman & Managing Director, Executive Member	Natasha Covas-Kneiss
Executive Member	Fragkiskos Doukeris
Non-Executive Member	Mark Adam Gibbor
Non-Executive Member	Andrew Paul Sheridan
Independend, Non-Executive Member	THATONE CAPITAL PRIVATE COMPANY *
Independend, Non-Executive Member	Constantinos Mitropoulos

Audit Committee

The Company also elected the Audit Committee at the Ordinary General Assembly of shareholders, which took place on May 7th, 2021. The Audit Committee was constituted as a body, in accordance with the Audit Committee Assembly dated on May 31st, 2021. Today, the Audit Committee is composed of:

Chariman- Independend, Non Executive Member of BoD	THATONE CAPITAL PRIVATE COMPANY *
Member - Independend, Non Executive Member of BoD	Constantinos Mitropoulos
Member	Constantinos Schoinas

* Private Company with the corporate name "THATONE PC FINANCIAL CONSULTING SERVICES" with Greek tax registration number 801146885 of the Tax Authority of IB Athens has appointed Athanasios Tsotsoros, son of Evangelos, as the natural person for the exercise of the powers of the legal entity as a member of the Company's Board, independent non-executive member

General description of the business activities and the general context in which the Company operates.

ELTRAK is an authorized representative of Caterpillar in Greece and is active in the sales and aftersales technical support of the entire range of Caterpillar products, such as earthmoving and lifting machinery, electric power generators, forklifts and marine engines. In addition, ELTRAK represents JLG with its air work platforms, MaK with marine engines and marine electric power generators, PowerScreen and Pronar with mobile crushers and screening equipment and Palfinger with a full range of land and sea load lifting, loading and handling systems.
In more detail, the Company's activity consists of the following areas:

- Machinery: The range of products includes: Articulated Trucks, Excavators-Loaders, Asphalt Mills, Earth Condensers, Hydraulic Excavators, Earth Levelers, Crawler Loaders, Heavy Duty Trucks, Road Construction Machinery, Tracked Side Cranes, Asphalt Scrapers, Small Loaders, Telescopic Loaders, Tracked Earth Pushers, Rubber Excavators, Rubber Loaders.
- Electric Power Generators: Caterpillar has the largest range of power generators, covering even the most demanding need, starting at 13.5kVA (10.8kW) reaching up to 17,550kVA (14,040kW). Caterpillar pairs are the only ones with an engine and generator of the same manufacturer. Caterpillar power generators are three-phase or single-phase, water-cooled, low-power, automatic or manual, open or closed type (soundproofed). ELTRAK has solutions with built-in fuel tanks, remote monitoring, couple parallelism, remote refrigerators, etc.
- Marine engines: engines for passenger ferries, pleasure boats, large yachts. The uses of Mak marine engines enable the use of heavy oil (180-700cst). Caterpillar and MaK cover a wide range of electric engines from 11kW to 16,800kW for all previous applications.
- Forklifts - Pallet trucks: Includes Counterbalance models: Diesel, LPG, Electric, and complete range of Machinery for Warehouses for all requirements: Pallet trucks manually and electrified, Stackers, Reach trucks, order pickers.
- Palfinger cranes: full range of load lifting, loading and handling systems.
- PowerScreen & Pronar Machines: mobile crushers, sieves / sorters. Top products for specialized equipment breakdown, sorting and testing equipment.
- MB Crushers: This industry refers to categories of crusher buckets: for hydraulic excavators, side slip loaders and excavator loaders of all dimensions.
- Used machinery: ELTRAK, Caterpillar's official representative in Greece, offers the possibility of acquiring Used Machinery, which meet Caterpillar's high-quality standards. The years of experience and specialization in CAT products, combined with the high standards after the sale of customers' needs, are basic selection criteria.
- Rental: ELTRAK, seeking the best service of its customers, offers Rental for a wide range of project machinery, power generators, lifting machinery, work platforms as well as work accessories, for the development of activities, without the payment of valuable capital and with full support in spare parts and service.
- Technical Support: Fully equipped workshops in Athens and Thessaloniki, with highly trained technical staff who can perform all kinds of repairs for the entire range of products of Caterpillar and the other brands it represents. In addition, the company's well-equipped 29 mobile workshops offer direct and effective technical support throughout Greece through the network of ELTRAK branches.

The Company is based in Athens and has 4 branches located in Thessaloniki, Larissa, Ptolemaida, and Crete and employs on December 31st ,2022, 230 employees.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

FINANCIAL INFORMATION

FINANCIAL DEVELOPMENTS AND PERFORMANCE OF THE REFERENCE PERIOD

	Group			Company		
in '000 €	2022	2021	Fluctuation	2022	2021	Fluctuation
Sales	141.068	118.984	18,6%	74.668	54.830	36,2%
Gross Profit	40.778	32.491	25,5%	22.829	17.695	29,0%
Gross Profit as a percentage of Sales	28,9%	27,3%		30,6%	32,3%	
Profit before tax	13.246	8.370	58,3%	8.732	7.355	18,7%
Profit after tax	10.819	6.795	59,2%	7.438	6.604	12,6%
EBIT	13.880	8.799	57,7%	6.666	3.639	83,2%
EBITDA	16.377	11.378	43,9%	8.123	5.108	59,0%

Sales increased by 18.6% for the Group and 36.2% for the company compared to the previous year. More specifically, the consolidated sales in 2022 amounted to €141.068 thousand compared to €118.984 thousand in 2021 while the Company's sales amounted to €74.668 thousand compared to €54.830 thousand in 2021.

The gross profits of the Group and the Company as a percentage of sales in 2022 amounted to 28.9% and 30.6% respectively (27.3% and 32.3% respectively, in 2021). The administration and distribution expenses amounted to 19.5% as a percentage of sales for the Group and 22.3% for the Company (20.7% and 27.3% respectively in 2021).

The profit/(Loss) before taxes for the Group amounted to profits of €13.246 thousand in 2022 compared to €8.370 thousand in 2021, while for the Company amounted to profits of €8.732 thousand in 2021 compared to €7.355 thousand in 2021.

Consolidated profit/(loss) after tax in 2022 results to a profit of €10.819 thousand compared to €6.795 thousand in 2021, while for the Company the profit amounted to €7.438 thousand compared to €6.604 thousand in 2021. The results of the Company for the fiscal year 2022 include an amount of € 2.503 thousand which concerns intragroup dividends from the subsidiary ELTRAK BULGARIA EOOD.

Earnings before interest and tax (EBIT) for the Group amounted to €13.880 thousand in 2022 compared to €8.799 thousand in 2021 while for the Company amounted to €6.666 thousand in 2022 compared to €3.639 thousand in 2021.

Earnings before interest, tax, and depreciation (EBITDA) in 2022 for the Group amounted to €16.377 thousand compared to €11.378 thousand in 2021, and for the Company amounted to €8.123 thousand compared to €5.108 thousand in 2021.

On September 27th, 2022, ELTRAK SA paid its shareholders the amount of €3.000 thousand as a dividend of its subsidiaries exempted under the Article 48 Law 4172/2013, following a relevant decision of the Ordinary General Assembly of September 23rd, 2022.

Sales and profits of the subsidiary ELTRAK BULGARIA EOOD increased in the current year compared to the previous one by 6.1 % in sales as well as 31.6% in profit after taxes.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

In the tire sector, subsidiary ELASTRAK S.A. shows an increase in sales of 1.1% against the prior year's sales.

PERFORMANCE OF OWN FUNDS AND OTHER MEASUREMENT RATES

Some of the key financial indicators, calculated on the basis of consolidated and corporate financial statements, are listed below and provide detailed information, necessary for the proper assessment of the financial structure and profitability of the Group and the Company.

		GROUP		COMPANY	
		2022	2021	2022	2021
Current ratio	Current Assets / Current Liabilities	1,48	1,16	1,28	0,95
Total liabilities to equity ratio	Total Liabilities / Equity	1,35	1,44	1,34	1,39
Return on equity ratio (ROE)	Profit / (Loss) after Tax / Equity	19,65%	14,49%	19,65%	19,95%
Return on assets ratio (ROA)	Profit / (Loss) after Tax / Total Assets	10,71%	7,68%	7,52%	4,60%
EBITDA*		16.377	11.378	8.123	5.108

** EBITDA is calculated by adding to the Profit / (Loss) before Tax the net interest and investment results, the portion of the associates' result and the depreciation and amortisation of the current year.*

*** The comparative data concerning the "Other Receivables" and "Trade Payables" funds appear restated, as a result of the change in the way of presenting advances to suppliers for which the company has the legal right to enforce and which it is expected to offset in the normal course of its business. As a result, for comparability purposes some of the above ratios for 2021 appear different from the published 2021 figures.*

The amounts used to calculate these ratios come directly from the corresponding lines in the Statement of Profit or Loss and Other Comprehensive Income (p. 32), the Statement of Financial Position (p. 33) and the Cash Flow Statement (p. 36).

The General Liquidity ratio is 1.48 for the Group and at 1.28 for the Company, figure above 1, while on 31/12/2021 the General Liquidity ratio was 1.16 for the Group and 0.95, for the Company, figure below 1. The image of the Company's General Liquidity ratio appears improved compared to 2021 and above 1 for both the Group and the Company, since part of the existing short-term borrowing was paid off through new long-term loans agreed during 2022.

Long-term and Bond Loans for Group and Parent Company

In July 2020, ELTRAK SA and ELASTRAK SA, proceeded to the issuance of Five-Year Bilateral Bond Loans, with Eurobank Ergasias and National Bank respectively, with the guarantee of the Hellenic Development Bank, amounting to €2.000 thousand each.

In May 2022, the subsidiary ELTRAK BULGARIA EOOD entered into a long-term borrowing agreement with UBB bank, amounting to €2.500 thousand, which provides a guarantee on its real estate. ELTRAK SA no longer guarantees the loan obligations of ELTRAK BULGARIA EOOD.

In June 2022, ELTRAK S.A. proceeded with the issuance of two Five-Year Common Bond Loans, with Eurobank SA. and the National Bank of Greece respectively, amounting to €5.000 thousand each, in the context of refinancing its existing borrowing. More specifically, the Company paid off its short-term loan obligations to Eurobank Ergasias of up to €5.000 thousand, as well as part of its short-term loan obligations to the National Bank (€2.000 thousand) and received new loans of up to €10,000 thousand.
As a result of the restructuring, the Management proceeded with a valuation of the loans based on the requirements of IFRS 9, assessing that the restructuring of its bank loans to the National Bank constitutes a significant modification of the terms of the contract, consequently it proceeded with the derecognition of its existing loans and recognition of the new loan at fair value, while regarding the restructuring of its loan obligations to Eurobank Ergasias considered that this constitutes an insignificant modification of the terms of the contract and recognized an accounting loss of €238 thousand.
Additionally, in order to manage its exposure to the interest rate risk to which the Company is exposed due to its bond loans, in June 2022, ELTRAK S.A. signed Interest Rate Cap agreements with Eurobank S.A. and National Bank.

The balance of the Bonds and long-term loans dated 31/12/2022, was €15.300 thousand for the Group and €11.693 thousand for the Company.

IMPORTANT FACTS OF REPORTED PERIOD

A. DIVIDEND FROM SUBSIDIARIES
On November 16th, 2022, the subsidiary ELTRAK BULGARIA EOOD paid to the parent company ELTRAK SA a dividend of €2.000 thousand (BGN 3.912 thousand).

On September 12th, 2022, the subsidiary ELASTRAK SA paid the parent company ELTRAK SA a dividend of €503 thousand.

B. DIVIDEND DISTRIBUTION TO SHAREHOLDERS
On September 27th, 2022 ELTRAK SA paid its shareholders the amount of €3.000 thousand as a dividend of its subsidiaries exempted under the Article 48 Law 4172/2013, following a relevant decision of the Ordinary General Assembly of September 23rd, 2022.

C. SHORT TERM LIABILITIES - LOANS
The General Liquidity ratio is 1.48 for the Group and at 1.28 for the Company, figure above 1, while on 31/12/2021 the General Liquidity ratio was 1.16 for the Group and 0.95, for the Company, figure below 1. The image of the Company's General Liquidity ratio appears improved compared to 2021 and above 1 for both the Group and the Company, since part of the existing short-term borrowing was paid off through new long-term loans agreed during 2022.

IMPORTANT EVENTS AFTER YEAR END

BORROWINGS
In March 2023, following a meeting held with Eurobank S.A., a reduction in the interest rate of both the Company's Long-term and Short-term loans was agreed, with effective date of the new

interest rate on April 1st, 2023. The modification of the interest rate of the Company's Bond Loan with the Bank was validated in accordance with the decision of the Company's Board of Directors dated on March 22nd, 2023.

In June 2023, ELTRAK SA proceeded to the issuance of a Five-Year Common Bond Loan, with Piraeus Bank, amounting to €6.000 thousand.

In addition, following a meeting held with National Bank of Greece, a reduction in the interest rate of both the Company's Long-term and Short-term loans was agreed in June 2023, with effective date of the new interest rate on July 1st, 2023.

PLOT SALE

In April 2023, the Company proceeded to sell a plot in the area of Thermi Thessaloniki in accordance with the sales agreement dated April 6th, 2023, for the amount of €260 thousand. On December 31, 2022, the Company recorded the plot at the value of €255 thousand. Consequently, the Company recognized a profit of €5 thousand from its sale.

There are no other significant events after 31 December 2022, that could materially affect the financial position or results of the Company and the Group for the year ended on that date, or events that should be disclosed in the financial statements.

RISKS AND UNCERTAINTIES

Risk management objectives and policies

The Group is exposed to multiple financial risks such as market risk (interest rates, market prices, exchange rate fluctuations, etc.), credit and liquidity risk. The Group's risk management program aims to limit the negative impact on the Group's financial results resulting from the inability to forecast financial markets and the variation in cost and sales variables.

The procedure followed for risk assessment and management is as follows:

1. Evaluation of risks related to the group's activities and operations,
2. Design of methodology and selection of appropriate financial products to reduce risks and
3. Execution/ implementation, in accordance with the procedure approved by management, of the risk management process.

The Group's financial instruments consist mainly of deposits with banks, overdraft rights to banks, commercial debtors and creditors, dividend payable and liabilities from leases. Below the possible impact of the most important risks on the Group's activities are analyzed.

Foreign exchange risk

The Group's transactions are generally in Euro and therefore the foreign exchange risk to which it is exposed is very limited. This type of risk mainly results from trade in US dollar as well as from net investments in foreign entities. For the management of this risk category, the Group's cash management service shall conclude derivative and non-derivative financial instruments with financial institutions on behalf of and in the name of the Group Companies. In the case of transactions of significant value in foreign currency (e.g. US Dollar), corresponding foreign currency pre-purchase contracts are concluded in order to fully hedge the relevant foreign exchange risk.
The Group holds investments in foreign entities whose net assets are exposed to exchange rate risk. The exchange rate risk of this kind is derived from the exchange rate of the Bulgarian Leva

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

against the Euro and is partially offset by corresponding liabilities (e.g. loans) of the same currency. Bulgaria's exchange rate with the Euro is not irreversible but has remained unchanged since 2004.

Interest rate risk sensitivity analysis

The group's corporate policy is to finance investments and working capital needs through bank lending, short- and long-term, and variable interest-rate bonds. Any change in interest rates shall affect the profit and loss account accordingly.

The following table shows the sensitivity of the profit and loss of the financial year as well as equity to a reasonable change in the interest rate of +0.5% or –0.5% on the average borrowing of the year. Changes in interest rates are estimated to be on a reasonable basis in relation to recent market conditions.

GROUP	2022		2021	
	-0,5%	+0,5%	-0,5%	+0,5%
P&L effect	95	-95	91	-91
Equity Effect	95	-95	91	-91

COMPANY	2022		2021	
	-0,5%	+0,5%	-0,5%	+0,5%
P&L effect	78	-78	71	-71
Equity Effect	78	-78	71	-71

Management shall monitor relevant developments in interest rates in conjunction with the available interest rate risk hedging instruments in order to take the necessary measures when appropriate.

The financial implications of any possible change in interest rates should always be considered with any other relevant factors. For example, with a possible increase in economic activity in general, or an expansion of the liquidity of the economy, etc., factors that affect the structure and soundness of the economic aggregates of the economic unit.

Credit risk analysis

Credit risk is the risk of possible late payment of current and contingent liabilities. The Group's exposure to credit risk arises mainly from cash and cash equivalents, trade and other receivables. The Group constantly checks its receivables, either separately or in groups and incorporates this information into the controls of credit control. Where available at a reasonable cost, external reports or customer analytics are used.

All the necessary impairments have been formed in the Group's financial assets and management considers these assets to be of high credit quality. There are financial assets of the Group covered by bank letters of guarantee.

Due to the market conditions that have developed in recent months, there are indications that the risk of liabilities for a portion of customers to the company may increase. Under these circumstances, the Company's management has intensified the measures to contain the risk from commercial receivables (stricter criteria for granting credits, drastic restriction of credits granted, coverage of important receivables with additional collateral such as letters of guarantee, checks, guarantees, etc.).

The Group's exposure to credit risk is limited to the financial assets (instruments) which at the date of the Statement of Financial Position are analyzed as follows:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Categories of financial data				
Cash and cash equivalents	21.289	28.956	9.388	16.473
Trade and other receivables	28.541	18.731	22.188	12.788
Financial assets at fair value through profit or loss	534	12	522	-
Total	**50.364**	**47.699**	**32.098**	**29.261**

** The comparative data concerning the "Other Receivables" and "Trade Payables" funds appear restated, as a result of the change in the way of presenting advances to suppliers for which the company has the legal right to enforce and which it is expected to offset in the normal course of its business. As a consequence, for comparability purposes some of the above funds are shown differently for 2021 compared to the published figures for 2021.*

The ageing of the Group's trade receivables on 31/12/2022 is as follows:

	GROUP	COMPANY
Expected maturity:	31/12/2022	
Less than 4 months	86	53
Between 5 and 8 months	129	79
Between 9 and 12 months	215	132
Total	**430**	**264**

The corresponding ageing of the Group's trade receivables on 31/12/2021 is as follows:

	GROUP	COMPANY
Expected maturity:	31/12/2021	
Less than 4 months	33	3
Between 5 and 8 months	50	5
Between 9 and 12 months	83	8
Total	**166**	**16**

Liquidity risk analysis

Liquidity risk is that the Group or the Company may not be able to meet their financial obligations at the time due. The Group manages its liquidity needs by carefully monitoring debts, long-term financial liabilities as well as daily payments. Liquidity needs are monitored in various time zones, on a daily and weekly basis as well as over a rolling period of 30 days. The long-term liquidity needs for the next 6 months and the following year are determined monthly.

The Group maintains sufficient cash and credit limits to smoothly meet short-term liquidity needs. In the event of a long-term event, it is possible to further contain the assets of the short-term assets in order to release the funds concerned. This policy has already been implemented, to a considerable extent, in recent years. The Group's management carefully monitors developments in the markets and considers all relevant factors.

The maturity of the financial liabilities as of December 31st, 2022, for the Group and the Company is analyzed as follows:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP			
	Short term		Long term	
	with in 6 months	6-12 months	1-5 years	after 5 years
Bank debt	5.884	1.084	13.000	-
Leasing obligations	265	229	439	-
Trade liabilities	32.608	-	-	-
Other short term payables	17.716	-	-	-
Total	**56.473**	**1.313**	**13.439**	**-**

	COMPANY			
	Short term		Long term	
	with in 6 months	6-12 months	1-5 years	after 5 years
Bank debt	5.467	667	10.250	-
Leasing obligations	122	115	367	-
Trade liabilities	19.003	-	-	-
Other short term payables	11.806	-	-	-
Total	**36.398**	**782**	**10.617**	**-**

Respectively for December 31st, 2021, it is analyzed as follows:

	GROUP			
	Short term		Long term	
	with in 6 months	6-12 months	1-5 years	after 5 years
Bank debt	14.467	667	2.750	-
Leasing obligations	287	253	698	1
Trade liabilities	29.916	-	-	-
Other short term payables	15.731	-	-	-
Total	**60.401**	**920**	**3.448**	**1**

	COMPANY			
	Short term		Long term	
	with in 6 months	6-12 months	1-5 years	after 5 years
Bank debt	12.300	250	1.500	-
Leasing obligations	134	100	385	1
Trade liabilities	18.085	-	-	-
Other short term payables	10.611	-	-	-
Total	**41.130**	**350**	**1.885**	**1**

** The comparative data concerning the "Other Receivables" and "Trade Payables" funds appear restated, as a result of the change in the way of presenting advances to suppliers for which the company has the legal right to enforce and which it is expected to offset in the normal course of its business. As a consequence, for comparability purposes some of the above funds are shown differently for 2021 compared to the published figures for 2021.*

Management policies and procedures

The Group's objectives regarding the management of the fund are as follows:

- to ensure the Group's ability to continue its activities (going concern) and
- ensure a satisfactory return to shareholders.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

The Group controls capital adequacy using the leverage ratio as shown by the accounting of net lending to total employee capital (net lending in addition to equity). The relevant ratio for the Group and the Company for the fiscal years 2022 and 2021 is as follows:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Debt	20.419	17.988	16.812	14.140
Less: Cash and cash equivalents	(21.289)	(28.956)	(9.388)	(16.473)
Net Debt	(870)	(10.968)	7.424	(2.333)
Equity	55.053	46.882	37.860	33.097
Total working capital	54.183	35.914	45.284	30.764
Net Debt	**(870)**	**(10.968)**	**7.424**	**(2.333)**
Total working capital	**54.183**	**35.914**	**45.284**	**30.764**
Leverage ratio	(0,02)	(0,31)	0,16	(0,08)

Other risks and uncertainties

The earthmoving machinery industry is affected by the course of major construction projects. Factors such as the volume, start time or pace of development of construction projects lead to similar fluctuations in sales of the earthmoving machinery industry.

ESTIMATED COURSE AND DEVELOPMENT

The economic activity in Greece, in the sectors in which the Group operates, shows signs of recovery. The Group's management continues to closely monitor the conditions and remains on hand both to maintain the Group's financial soundness in case the conditions deteriorate, and to take advantage of any opportunities that will arise in the market.

RELATED PARTIES TRANSACTIONS

Related parties' transaction during 2022 were made under normal market conditions. They remained low as in the previous financial year and did not materially affect the financial position and performance of the parent company. Relevant analysis is given below.

Transactions with subsidiaries

The Company's transactions and outstanding amounts with its subsidiaries during the period January 1st to December 31st, 2022, which are fully eliminated in the consolidated financial statements were as follows:

	Sales	Purchases	Receivables	Payables
ELASTRAK S.A.	695	55	-	-
ELTRAK BULGARIA EOOD	147	50	-	-
CHRYSS.A.FIS S.A.	4	-	84	-
	846	**105**	**84**	**-**

The corresponding transactions between January 1st and December 31st, 2021, were as follows:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	Sales	Purchases	Receivables	Payables
ELASTRAK S.A.	945	14	-	-
ELTRAK BULGARIA EOOD	177	-	4	1
CHRYSS.A.FIS S.A.	4	-	68	-
	1.126	**14**	**72**	**1**

Sales to ELASTRAK S.A. mainly related to consulting services and rentals, while purchases are related to goods. For CHRYSSAFIS S.A. they are related to rentals. For ELTRAK BULGARIA EOOD are related to sales and purchases of goods respectively.

On November 16th, 2022, the subsidiary ELTRAK BULGARIA EOOD paid to the parent company ELTRAK SA a dividend of €2.000 thousand (BGN 3.912 thousand).

On September 12th, 2022, the subsidiary ELASTRAK SA paid to the parent company ELTRAK SA a dividend of €503 thousand.

Transactions with the parent company

The transactions of the Group and the Company and the outstanding balances with its parent company during the period January 1st to December 31st, 2022, were as follows:

	GROUP			
	Sales	Purchases	Receivables	Payables
CP HOLDINGS LIMITED	-	302	-	303
	-	**302**	**-**	**303**

	COMPANY			
	Sales	Purchases	Receivables	Payables
CP HOLDINGS LIMITED	-	157	-	158
	-	**157**	**-**	**158**

The corresponding transactions during the year 2021 were the following:

	GROUP			
	Sales	Purchases	Receivables	Payables
CP HOLDINGS LIMITED	-	502	-	371
	-	**502**	**-**	**371**

	COMPANY			
	Sales	Purchases	Receivables	Payables
CP HOLDINGS LIMITED	-	250	-	179
	-	**250**	**-**	**179**

The transactions with CP Holdings LTD relate to consulting services and recharged expenses.

On September 27th, 2022, ELTRAK SA paid its shareholders the amount of €3.000 thousand as a dividend of its subsidiaries exempted under the Article 48 Law 4172/2013, following a relevant decision of the Ordinary General Assembly of September 23rd, 2022.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

Transactions with other related parties

The subsidiary Elastrak S.A. in the context of its normal course of business, paid a fee for the alternative management of used tires to the related company ECOELASTIKA S.A. amounting to €597 thousand and €430 thousand for 2022 and 2021, respectively. The subsidiary's obligations to ECOELASTIKA S.A. for these transactions were nil as of 31/12/2022 and €187 thousand as of 31/12/2021.

Remuneration of Board members and Directors

The short-term benefits to the main directors of the Group and the Company for the periods 1/1-31/12/2022 and 1/1-31/12/2021 respectively are analyzed as follows:

	GROUP		COMPANY	
	1/1-31/12/2022	1/1-31/12/2021	1/1-31/12/2022	1/1-31/12/2021
Board of directors fees	490	445	370	325
Payroll and other short term employee benefits	1.120	1.060	788	764
Total	**1.610**	**1.505**	**1.158**	**1.089**

	GROUP		COMPANY	
	1/1-31/12/2022	1/1-31/12/2021	1/1-31/12/2022	1/1-31/12/2021
Obligations to the members of the Board of Directors and the Managing Directors	28	30	23	25
Total	**28**	**30**	**23**	**25**

Free Treasury Stock Plan

In accordance with the decision of the General Assembly held on September 17th, 2021, the Company implemented a plan for the free disposal of own (treasury) common registered shares, in the framework of the incentive policy for the benefit of specific executives it applies. The aforementioned common shares were decided to be acquired by the Company, in accordance with the decision of the General Assembly dated on December 29th, 2020. The plan of free disposal of own (treasury) shares is implemented under Article 114 L. 4548/2018, as applicable, and based on the fulfillment of the objectives as requirement for the free distribution of shares. The Free Treasury Stock Plan expires on December 31st, 2022.

The terms of the disposal plan have been met for the fiscal year 2021, and therefore the participants are entitled to receive 80.303 shares, the valuation of the fair value of which amounts to € 3,3 per share. The amount of €265 thousand related to the plan of free disposal of own shares had been included in the expenses of 2022 and had been credited to a special reserve of the Company until its distribution based on the requirements of IFRS 2. Upon the distribution of the shares within 2022, the aforementioned reserve was transferred as a reduction of the Equity Reserve of the Statement of Changes in Equity.

Given that the terms of the disposal plan have been met for the fiscal year 2022 as well, the participants are entitled to receive the remaining 75.814 shares of the program, the valuation of the fair value of which amounts to € 3,3 per share. Consequently, the amount of €250 thousand related to the plan of free disposal of own shares has been included in the expenses of 2022 and has been credited to the special reserve of the Company until their disposal based on the requirements of IFRS 2.

Upon completion of the transfer of 75,814 shares to the beneficiaries, the own shares, acquired in accordance with the resolution of the Extraordinary General Assembly dated on December 29th, 2020, have been transferred as a whole (i.e. 156,117 shares).

TREASURY STOCK

According to the resolution of the Extraordinary General Assembly dated on December 29th, 2020, the acquisition of Treasury Shares was approved, the nominal value of which will not exceed 1.5% of the paid-up share capital of the Company during the acquisition period. The acquisition price of the shares amounted to €3,3 per share. As of 31/12/2021, the Company owned 156.117 treasury stock.

The terms of the distribution plan have been met for the fiscal year 2021, and therefore the participants received 80.303 shares during the fiscal year 2022. As of December 31st, 2022, the Company owned 75.184 treasury stock.

NON-FINANCIAL INFORMATION

ELTRAK Group pursues its development based on the principles of Sustainable Development, emphasizing the issues of environment (E), society (S) and governance (G). In addition, through its responsible operations, the Group focuses, among other things, on the protection and development of its employees, on innovation, product safety and quality, as well as customer satisfaction.

A. BUSINESS MODEL

Main areas of activity
The Group's activity in Greece and Bulgaria is carried out by three companies: ELTRAK and ELTRAK Bulgaria, which trade, among others, the leading brand Caterpillar, and ELASTRAK, which trades the brand Bridgestone. Since its foundation back in 1982, the Group has charted an important path, with two leading global brands, Caterpillar and Bridgestone, demonstrating unparalleled consistency and professionalism. Subsequently, other important companies were added to the Group's portfolio, such as JLG with aerial work platforms, MaK with marine engines and marine power generators, Palfinger with lifting, loading and cargo handling systems for land and sea, PowerScreen, MB and Pronar with top breaking, sorting and recycling equipment.

Main Resources
In order to achieve all of the above, it is necessary to utilize key resources such as: financial, industrial, human, natural, social and intangible, as well as the interaction between them, during decision-making, which affects the Group's ability to create value on an annual basis.

Main partnerships
The Group develops partnerships with specialized partners in various industries and geographical areas. The large foreign houses whose products the Group markets are critical partnerships. Also, suppliers of raw materials and related mechanical equipment, as well as other suppliers, play an important role. Finally, the Group cooperates with national and international system certification bodies.

Business goals
The Group is synonymous with success and steady development, since its foundation in 1982, having created a distinct name, distinguished for its consistency and professionalism. The main goals of the Group include, among others, maintaining a strong presence in the Greek market and strengthening it abroad. The Group's priority is to provide quality products and services that satisfy the needs and expectations of customers, contributing decisively to their progress and evolution.

Cost structure
The main costs arising from the operation of the Group concern the acquisition and maintenance of machinery, mechanical and other equipment, payroll and employee benefits.

Competitive advantages
Modern and safe facilities, sophisticated IT systems, certified operating procedures are just some of the quality features that add value to the ELTRAK Group, greatly differentiating the products and services offered. An additional competitive advantage of the Group is the specialized human resources and experienced teams of partners combined with the Group's commitment and values, integrity, efficiency, innovation and team spirit.

Revenue structure
The Group's revenues come mainly from the sale and rental of machinery and equipment, as well as from the provision of technical support services.

Creating value
One of the factors that make ELTRAK Group a leader in its category is the high quality of the products and services provided. Quality is a key component of the Group's culture, as the goal is to provide products and services that meet the needs and expectations of customers. The Group's highly qualified and specialized human resources are its greatest competitive advantage. At the same time, the certified management systems based on international standards promote efficiency and safety in all its activities.

B. QUALITY ASSURANCE

The Group applies a Quality Policy, which contributes to the maintenance and implementation of an efficient and effective Quality Management System, in compliance with the requirements of the international standard ISO 9001. The Management System is designed to cover all the management functions of the Group, while they have been set and monitored specific and measurable goals for continuous improvement.
Permanent goals of the Group are:

- the creation of strong ties with customers
- the expansion of the clientele and products
- fast and efficient customer service
- strengthening the sector's market position
- increasing customer satisfaction
- the elimination of errors
- the improvement of facilities and equipment
- the systematic training of our staff

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

C. POLICIES AND SYSTEMS

The Group has established and implements specific policies, has designed appropriate management systems and relevant procedures based on which the manner in which its business objectives are achieved is determined. Specifically, the Group, among others, has established and implements a Quality Policy, an Environmental Policy and an Information Security Policy.

D. ENVIRONMENTAL ISSUES

The environmental awareness of the ELTRAK Group is not only about limiting the environmental footprint of its activities, but also about the continuous improvement of its environmental performance. The Companies of the Group accurately apply the relevant environmental provisions, while cooperating with absolute consistency with the recycling systems provided by law, for the recycling of devices, materials and components. Also, the Group Companies have all the environmental permits related to their various activities. ELTRAK SA successfully passed the audit for ISO 14001 certificate in 2022.

In addition, the education and training of the Group's employees is a priority, as, among other things, it contributes to the reduction of waste and the consumption of natural resources during the implementation of activities, the improvement of infrastructure and logistical equipment, the implementation of environmentally sound practices in the planning of activities, as well as the avoidance of environmental incidents.

Environmental Performance[1]

Energy consumption

The Group systematically monitors energy consumption in its facilities, with the aim of improving its performance.

	2022	2021
Electric power consumption (MWh)	1.143,77	1.175,64
Natural gas consumption (κυβικά μέτρα)	401.119	464.425

Atmospheric emissions

The ELTRAK Group makes a substantial effort to reduce the atmospheric emissions resulting from its operation, with the aim of reducing carbon dioxide emissions and limiting climate change.

	2022	2021
Indirect carbon emissions (tn CO_2)	607,77	624,71
Direct carbon emissions (tn CO_2)	756,09	875,42

**For the calculation of indirect emissions (scope 2) the AIB index was used, from AIB, 2022 Residual Mix Results for Greece. The calculation of natural gas emissions has been carried out using the World Resources Institute Greenhouse Gas Protocol tool for stationary combustion. Version 4.1. (2015).*

Water consumption

The Group implements all the necessary measures for the efficient use and limitation of water consumption.

[1] Energy and water consumption, as well as waste data, include ELASTRAK S.A. as well.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	2022	2021
Water Consumption (m^3)	2.368	2.360
Drilling water consumption (m^3)	2.664	2.948

Waste management

In all the Group's facilities, a specific waste management procedure is applied with the aim of minimizing its volume.

	2022	2021
Hazardous waste (tn)	49,6	47,6
Non-hazardous waste (tn)	240,7	174,3

E. LABOR AND SOCIAL ISSUES

The employees of the Group are a key pillar for its operation and in this context, its purpose is to cultivate the appropriate conditions that favor their continuous growth and development, participation, creativity and cooperation among all employees.

Allocation of human resources		
	2022	**2021**
Men	191	183
Women	42	40
Total	**233**	**223**

Employee training and development

ELTRAK Group supports the continuous development of the skills of its employees, implementing continuous internal and external trainings, while at the same time offering the possibility of training through postgraduate programs and participation in conferences. The subject matter of the educational programs focuses mainly on issues of environmental awareness, quality, health and safety measures at work, first aid, etc.

2022	Total training hours per employee category			Average training hours per employee category		
	Men	**Women**	**Total**	**Men**	**Women**	**Average per employee**
	7.788	635	8.423	40,77	15,12	36,15

Employee evaluation

Performance evaluation is a key component for the continuous improvement of the Group's people, as well as for their personal and professional development. The Group applies a relevant performance evaluation process to all human resources.

Equal opportunities at work

The Group seeks to develop working relationships that promote mutual trust, cooperation, two-way communication and recognition. In this context, it ensures that decisions concerning matters such as recruitment, remuneration, promotions, professional training, retirement and termination of contracts are based only on impartial criteria and are not linked to any form of discrimination.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

Health and safety at work

As for the ELTRAK Group, health and safety in the workplace is a key priority, it makes sure to ensure the best possible working conditions in all its facilities, while taking all the necessary measures to protect against occupational risks. The Group intends to be ISO 45001 certified within the next year.

Health and safety indices		
	2022	**2021**
Number of workers' injuries	1	0
Number of workers' injuries resulting in absence from work	1	0
Lost Time Incident Frequency Index (LTIF)	0,38	0
Recorded Incident Frequency Index (RIF)*	0,38	0
Number of incident investigations	20	19

** Number of serious accidents / total working hours x 200.000*

Social contribution

The main concern of the Group is the practical support of vulnerable social groups and Non-Governmental Organizations, and it makes sure to implement relevant donations and sponsorships. As a result, every year it implements corporate social responsibility and contribution actions, supporting our fellow citizens in need.

F. GOVERNANCE ISSUES

The Group's responsible operation is based on the existing Corporate Governance framework it applies, the main characteristics of which are transparency, effective risk management and legislative compliance.

Data protection

The Group protects privacy and all confidential information that may arise from commercial transactions and collaborations with customers, as an integral part of the governance framework, while taking appropriate measures to protect personal data, in accordance with the requirements of the law. In this direction, the Group Companies have implemented a series of specific procedures. ELTRAK SA successfully passed the audit for ISO 27001 certificate in 2022.

Management of non-financial risks

Prioritizing the effective management of the non-financial risks to which it may be exposed, the Group operates proactively by recording the factors that may create these risks, guided by the principle of prevention.

EXPLANATORY REPORT

This Explanatory Report of the Board of Directors is submitted to the Ordinary General Assembly.

1. Structure of share capital.

As of 31/12/2022, the Share Capital of the Company amounts to €4.777 thousand divided into 14.050.971 common registered with voting rights shares with a nominal value of €0,34 per share.

2. Restrictions on the transfer of shares of the Company.
The transfer of the Company's shares is carried out as required by law and there are no restrictions on the transfer from its articles of association.

3. Significant direct or indirect holdings
As of 31/12/2021, ELTRAK CP LIMITED holds a stake of 88,48% and Mrs. Natasha Covas-Kneiss holds a 11,52%.

4. Holders of all kinds of shares conferring special control rights.
There are no shares of the Company that grant their holders special control rights.

5. Restrictions on voting rights.
There are no restrictions on voting rights provided by the Company's articles of association.

6. Agreements between the Company's shareholders.
The Company is not known to have agreements between its shareholders, which entail restrictions on the transfer of its shares or the exercise of voting rights arising from its shares.

7. Rules for the appointment and replacement of members of the Board of Directors and amendment of the articles of association.
The rules provided by the Company's Articles of Association for the appointment and replacement of the members of its Board of Directors and the amendment of the provisions of the Articles of Association do not differ from those provided for in the Law 4548/2018 as in force.

8. Responsibility of the Board of Directors or some of its members for issuing new shares or purchasing own shares.
Pursuant to Article 5 of the Company's Articles of Association, the share capital may be increased by regular and extraordinary capital increase, including the case of the General Assembly transferring the right to the Board of Directors, by a decision taken by a two-thirds majority (2 / 3) of all its members, to increase the share capital by issuing new shares. The amount of the increases may not exceed three times the amount of the share capital paid on the date of the relevant decision by the General Assembly.
According to the provisions of article 49 of Law 4548/2018 as in force, the Company, by decision of the General Assembly and under the responsibility of the Board of Directors, may acquire own shares. The nominal value of the shares now acquired by those already held by the Company may not exceed 10% of the paid-up share capital, except for the exceptions provided by law.
According to the provisions of article 113 4548/2018 as in force, the Board of Directors may increase the share capital by issuing new shares within the framework of the stock option program, which has been approved by the General Assembly.

9. Any important agreement concluded by the Company and which enters into force, is amended, or expires in the event of a change in the Control of the Company following a public proposal and the results of this agreement.
There is no such agreement.

10. Any agreement that the Company has entered with the members of its Board of Directors or with its staff, which provides for compensation in the event of resignation or dismissal without a valid reason or termination of their term or employment due to the public offer.

There are no agreements of the Company with the members of its Board of Directors or with its staff, which provide for the payment of compensation especially in the event of resignation or dismissal without a valid reason or termination of their term or employment due to a public proposal.

CORPORATE GOVERNANCE

For the time the Company was listed under the Athens Stock Exchange as well as during 2022, applied the following:

Contents

1. <u>Hellenic Corporate Governance Code</u>

i. *Disclosure of the Company's Voluntary Compliance with the Hellenic Code of Corporate Governance*

The Company fully complies with the provisions of the legislative texts C.L 4548/2018 as in force since 1/1/2019,3016/2002, 3693/2008, 3884/2010 and 4548/2018, In order to incorporate the European Union Directive 2006/46/EC into Greek law through Law 3873/2010, our Company declares that it applies the Greek Corporate Governance Code drawn up on the initiative of the Hellenic Corporate Governance Council (ESED).

ii. *Deviations from the Greek Code of Corporate Governance and Justifications thereof.*
The Company applies the minimum requirements as incorporated by the Greek legislation *into the Hellenic Code of Corporate Governance of the ESED.*

In addition, this Code contains several additional specific practices and principles that currently exist in certain divergences, for which divergences are followed by an analysis and explanation of them.

<u>Part A – The Board of Directors and its Members</u>
I. Roles and Responsibilities of the Board of Directors
The Board of Directors has not set up a separate committee to chair the nomination process for the election of the Board of Directors and to prepare proposals to the Board of Directors regarding the remuneration of executive members and key senior management.
II. Size and Recommendation of the Board of Directors
The Board of Directors consists of six members and more specifically two (2) executive and four (4) non-executive members, of which two (2) are independent, most of the members, and therefore the framework for determining independence as defined in the Code is fulfilled. This

composition ensures the efficient and productive operation of the Board, in compliance with the requirement of Law 3016/2002.

There is no adopted diversity policy. The members of the Board of Directors and the directors of the Company are selected based on qualifications and experience, without the card being a criterion for taking up any duties and cover the full range of skills required to promote the corporate purpose. Two of the six board members are women.

III. Role and required qualities of the Chairman of the Board of Directors

The existence of a non-executive Chairman contributes to the independence of the board's operation and ensures the excellent communication of its executive and non-executive members, and the operation so far of the Board is effective and in accordance with the requirements of the law, while at the same time the communication of each shareholder with the Company is seamless daily on all issues. In view of the above, no written responsibilities of the President have been established in distinction from those of the Vice-President-CEO, which are determined by the spirit and principles of company law, corporate governance, and the Code.

IV. Duties and Conduct of Board members

- The Board of Directors has not adopted as part of the Company's internal regulations, policies for the management of conflicts of interest between its members and the Company, as these policies will be developed later this year. However, in any case, pursuant to the current provisions, the members of the Board of Directors shall notify the board body of their interests in corporate transactions or any other potential conflict of interest with the Company or its subsidiaries.

- There is currently no obligation to disclose detailed professional commitments of the board members (including significant non-executive commitments to companies and non-profit institutions) prior to their appointment to the Board. However, all members shall ensure sufficient time to perform their duties to the Board of Directors.

V. Nomination of Members of the Board of Directors

- The term of office of the Board of Directors is three years, a period that the Company considers ensuring the efficient and productive operation of the Board, in compliance with the requirement of law 3016/2002.
- There is no nomination committee for the Board of Directors, as the Company does not deem it necessary, based on its current structure and operation. The matter is the subject of the Board of Directors of the Company.

VI. Operation of the Board of Directors

- There are no specific rules of operation of the Board of Directors, as the provisions of the Company's Articles of Association are assessed as sufficient for the organization and operation of the Board of Directors.

- There is no corporate Secretary to support the Board, given the size of the Company and the satisfactory flow of information and general support of the Board of Directors by the executives.

- There is no obligation to meet between the President and the other non-executive members without the presence of executive members to discuss the performance and remuneration of the latter. However, non-executive members may at will meet personally with the President, and the relevant issues are discussed in the presence of the entire Board without prejudice.

VII. Evaluation of the Board of Directors
There is currently no institutionalized procedure to evaluate the effectiveness of the Board and its committees, nor an evaluation of the President by other non-executive members. The Company hopes to develop an evaluation process in the future.

Part B – Internal Audit
Internal Audit – Audit Committee
The Audit Committee shall meet regularly for the planning of the audit and the evaluation of the data of the checks carried out. There is no rules of operation of the Audit Committee, as the basic tasks and responsibilities of the committee are sufficiently specified by the provisions in force.

Part C – Fees
I. Level and structure of remuneration

- There is no remuneration committee, and therefore arrangements relating to its operation. The establishment of this committee is not considered necessary at this time, as the remuneration of the members of the Board of Directors and related issues are openly discussed at the board of directors' meetings.

- It is not provided in the contracts of the executive members of the Board that the Board of Directors may require the repayment of all, or part of the bonus awarded due to revised financial statements of previous financial years or generally on the basis of incorrect financial data, which were used to calculate this bonus, as any bonus rights mature only after final approval and control of the financial statements.

2. Board of Directors

i. *Composition and Operation of the Board of Directors*

The Board of Directors of the Company was elected on 07/05/2021 by the Shareholders General Assembly, which approved the replaced members of the Board of Directors and the audit committee. According to the article 12 par. 4 of its Articles of Association, the term of office of the members of the Board of Directors of the Company, is three years and is extended until the first Ordinary General Assembly after the end of the term, which may not exceed four years.

The Board of Directors shall consist of the following members:

Chairman, Non-Executive	Alexei Schreier
Vice-chairman & Managing Director, Executive Member	Natasha Covas-Kneiss
Executive Member	Fragkiskos Doukeris
Non-Executive Member	Mark Adam Gibbor
Non-Executive Member	Andrew Paul Sheridan
Independend, Non-Executive Member	THATONE CAPITAL PRIVATE COMPANY *
Independend, Non-Executive Member	Constantinos Mitropoulos

* Private Company with the corporate name "THATONE PC FINANCIAL CONSULTING SERVICES" with Greek tax registration number 801146885 of the Tax Authority of IB Athens has appointed Athanasios Tsotsoros, son of Evangelos, as the natural person for the exercise of the powers of the legal entity as a member of the Company's Board, independent non-executive member

Brief resumes of the members of the Board of Directors are presented below:

Alexei Schreier: Non-executive BoD Chairman of ELTRAK SA, CEO of CP Holdings Ltd. Alexei graduated from Cambridge University in 2000 with a Master's in Manufacturing Engineering and then spent a year working at his family's business (CP Holdings Ltd) as an internal consultant. In 2001 Alexei joined Bain & Company in their London office. In 2005 he obtained an MBA from INSEAD and re-joined the family business as a Director. In 2011 Alexei was promoted to Joint CEO and then sole CEO in 2018**.** Alexei serves on the majority of the group's different company board of directors, he is Chairman of a number of companies, and is Chairman of the Trustees for the Group's pension scheme.

Natasha Covas-Kneiss. Vice President and CEO of ELTRAK S.A., Executive Member. Graduate of Harvard University (Bachelor of Arts 1996) and Athens College, 1992. She has worked at Deloitte & Touche Management Consulting as a Business Analyst for 1,5 years and then at Violex-Bic S.A. as Group Product Manager for 3 years. In 2000 she moved to Eltrak Group, where she was a board of directors' member and Managing Director of subsidiaries until she took over as CEO of the parent Eltrak in 2019.

Fragkiskos Doukeris. Executive BoD Member of ELTRAK S.A., Chief Financial Officer of the Group. Graduate of the Economic department of the University of Piraeus. He worked at Price Waterhouse as an accountant and auditor for 4 years. He then worked under xiosbank's internal audit for 3 years and in March 1998 he took over the financial management of ELTRAK S.A.

Mark Adam Gibbor. Non-executive BoD Member of ELTRAK S.A.
Graduated in 2009 from University College London with a BSc in Mathematics and Statistical Sciences. He then joined CP Holdings where he trained for his CIMA accounting qualification. He was appointed to the Board of CP Holdings in 2014 and later completed an executive MBA at Columbia Business School and London Business School.
He serves on the majority of the group's Boards including acting as Managing Director for the flexible workspace division and Chairman of the technology division.

Andrew Paul Sheridan. Non-executive BoD Member of ELTRAK S.A.
Andrew graduated with a Master's Degree in Mechanical Engineering from Birmingham University before spending most of his career working with Caterpillar Inc. on various assignments in UK, Switzerland and UAE managing distribution. He joined CP Holdings in 2019 with responsibility for the Machinery Division and was elected to the Board in 2020.

Athanasios Tsotsoros. Independent Non-Executive BoD Member ELTRAK S.A., Economist and founder of consulting firm ThaTOne Capital. Before his company was founded, he worked for 25 years in the financial sector. He worked for seven years at KPMG Advisors S.A. as a partner and head of the financial services and restructuring sectors, while he held management positions at PROTON Bank, as head of investment banking, EGNATIA Securities and SIGMA Securities. Mr. Tsotsoros also participates in the Board of Directors of MAYOR Hotels and Resorts Holding S.A. Mr. Tsotsoros holds a BSc (Hons) degree in economics from UCL and MA University in International Studies from Reading University.

Konstantinos Mitropoulos. Independent Non-Executive BoD Member of ELTRAK S.A. and Chairman of attica bank's Board of Directors. Mechanical electrician of the NTUA with postgraduate studies in business administration and economics with an MBA from Imperial College and PhD from the London Business School and member of the Global Advisory Council of the London Business School. He has been a member of the Board of Directors of ECHAE, NIKAS, LogicDIS, the Entrepreneurship Club and the Hellenic-British Chamber. He was the founder and until 2008 Executive Chairman of the Board of Directors of KANTOR Business Consultants S.A.. He has served as Executive Chairman of the Board of Directors of Eurobank EFG Equities GNTO and Head of Global Equity Investment Banking, Brokerage & Private Equity of the Eurobank EFG Group, Managing Director of the Hellenic Republic Asset Recovery Fund, Executive Director of PwC in Greece, responsible for the development of the Advisory department as well as managing director of PQH, the Single Special Liquidation S.A..

The independent members are appointed by the General Assembly of shareholders and are free from conflicts of interest with the Company, and by close ties to the Management, the core shareholders, or the Company. Non-executive members shall be appointed by the Board of Directors.

The Board of Directors has the management (management and disposal) of the company's assets and the representation of the Company. It decides on all general matters concerning the Company within the framework of the corporate purpose, except those which according to the law or this statute belong to the exclusive competence of the General Assembly.
The Board of Directors has the power to provide a guarantee in the name of the Company for third parties of natural or legal persons if they do not fall under the restrictions of Article 23a of Law 4548/2018).

The Board of Directors may delegate the exercise of all its powers and responsibilities (except those requiring collective action), as well as the representation of the Company, to one or more persons, its members or not, while cleaning up the extent of such delegation. However, the responsibilities of the Board of Directors are without prejudice to Articles of Law 4548/2018).

<u>Indicatively, the responsibilities of the Board include:</u>

- The adoption of the Company's long-term strategy and operational objectives,
- Decision-making on major capital expenditures, acquisitions, and divestments,
- The choice and when necessary, the replacement of the Executive Leadership of the Company, as well as the supervision of succession planning,
- The performance control of the senior management and the harmonization of the remuneration of senior executives with the long-term interests of the Company and its shareholders,
- Ensuring the reliability of the Company's financial statements and data, financial reporting systems and publicly available information, as well as ensuring the effectiveness of internal risk control and management systems,
- The vigilance regarding existing and potential conflicts of interest between the Company and its Management, the members of the Board or the main shareholders, as well as the appropriate treatment of such conflicts. To this end, the Board of Directors should adopt a procedure for the supervision of the transactions of all parties involved,
- Ensuring the existence of an effective process of compliance of the Company with the relevant laws and regulations,
- The responsibility for making relevant decisions and monitoring the effectiveness of the Company's management system, including decision-making and delegation of powers and duties to other executives, and the formulation, dissemination and implementation of the Company's core values and principles governing its relations with all parties whose interests are related to those of the Company.

The Board of Directors met eighteen times (18) during the fiscal year 2022. The average frequency of membership was fourteen times (14).

The remuneration of the members of the Board of Directors is approved by the Ordinary General Assembly and is included in the Annual Financial Statements of the Company.

The responsibilities and operation of the Board of Directors are clearly defined in the fourth chapter of the Company's articles of association, which includes the following sections:

- Composition and term of office of the Board of Directors
- Power – Responsibilities of the Board of Directors
- Establishment of the Board of Directors
- Replacement of a Member of the Board of Directors
- Convening of the Board of Directors

ii. *Composition and Operation of an Audit Committee*

The Company, complying with the provisions and requirements of Law 4449/2017, elected the Audit Committee at the Ordinary General Assembly of shareholders that took place on May 7th, 2021. The Audit Committee was constituted into body, in accordance with the Audit Committee Assembly dated on May 31st, 2021. Today, the Audit Committee is composed of:

Chariman- Independend, Non Executive Member of BoD	THATONE CAPITAL PRIVATE COMPANY *
Member - Independend, Non Executive Member of BoD	Constantinos Mitropoulos
Member	Constantinos Schoinas

* Private Company with the corporate name "THATONE PC FINANCIAL CONSULTING SERVICES" with Greek tax registration number 801146885 of the Tax Authority of IB Athens has appointed Athanasios Tsotsoros, son of Evangelos, as the natural person for the exercise of the powers of the legal entity as a member of the Company's Board, independent non-executive member

<u>Indicatively, the responsibilities of the Audit Committee include the below:</u>

- Ensures the operation of the internal audit unit in accordance with international standards for the professional implementation of internal audit,
- Defines and examines the operation regulation of the Company's internal audit unit,
- Monitors and inspect the proper functioning of the internal audit unit, and examines the unit's quarterly audit reports,
- Ensures the independence of internal audit employees by proposing to the Board of Directors the appointment and withdrawal of the head of the internal audit unit,
- Evaluates the head of the internal audit unit,
- Through the Board of Directors, it makes proposals to the General Assembly regarding the appointment, reappointment, and withdrawal of the regular auditor, as well as on the approval of the remuneration and the conditions for the appointment of the regular auditor,
- Examines and monitors the independence of the regular auditor and the objectivity and effectiveness of the audit process, considering the relevant professional and regulatory requirements in Greece,
- Examines and monitors the provision of additional services to the Company by the audit firm to which the regular auditor/s belong. To this end, it should develop and implement a policy for the appointment of regular auditors for the provision of non-audit services, and oversee its implementation,

- Discusses with the regular auditor the material audit differences that occurred during its audit regardless of whether they were subsequently resolved or left unresolved,
- Discusses with the regular auditor its report on the weaknesses of the internal control system, those relating to the procedures for the provision of financial information and the preparation of financial statements.

The operation of the Audit Committee is described in detail in the Hellenic Code of Corporate Governance applied by the Company.

3. General Assembly of Shareholders

The General Assembly of the Company's shareholders is convened in accordance with the relevant provisions of law 4548/2018 as in force.

Regarding the operation of the General Assembly of the Company's shareholders, it follows the following practices:
• On time information of the Company's shareholders,
• Ensuring the ability of all shareholders to take part in the process of the General Assemblies either by expressing their views or by asking questions.

The responsibilities and the operation of the General Assembly are clearly defined in the third chapter of the Company's Articles of Association, which includes the following sections:

- General information
- The General Assembly with a meeting
- General Assembly without meeting by voting following proposals of the Board of Directors, General Assembly, preparation and signing of minutes by all shareholders.

4. Internal Audit System and Risk Management

The Internal Audit on the Company is carried out by the Internal Audit Service and is carried out in accordance with the control program established in accordance with the Company's Rules of Procedure. It reports to the Board of Directors of the Company cases of conflict between the private interests of the members of the Board of Directors or the directors of the Company with the interests of the Company, which it formulates in the performance of its duties. The internal auditor must inform the Board of Directors in writing once a year of the audit and attend the General Assemblies of the shareholders.
In general, Internal Audit is responsible for contributing to ensuring the conditions for the achievement of the company's objectives, but also to eliminate the risks and potential negative effects of the exercise of the business.

Indicative Application of Internal Audit to the Company's Financial Activities:

- Activities falling under financial controls, purchases, sales, rentals, transfers, receipts, contracts
- Financial planning
- Provision of Services
- Review of financial statements (cashier, cheques, accounts receivable, expenses, income, fixed assets)
- Safeguarding the Company's assets. Approval and correct registration of transactions, etc.
- The general rules of operation of the Company constitute the general safety control valves which are part of the Internal Audit system.

The safety valves are related to:

The general organizational structure of the Company, which covers issues of formulation and establishment of policy and procedures that ensure that decisions are taken at the appropriate level of responsibility and are implemented and followed consistently by the entire Company. It also covers staffing issues of the Company and ways of separating responsibilities. Specific:

- The organizational structure is appropriate and considers the size and nature of the work involved.
- All employees are accountable for their actions.
- The responsibilities, obligations and rights of each executive are clearly defined.
- Tasks shall be shared in such a way that a person is not allowed to handle a matter or transaction exclusively.
- Communication between the departments is sufficient to ensure the timely and clear transmission of administration instructions and the information generated.
- Employees shall have sufficient qualifications and knowledge of their positions and shall be adequately trained before new tasks are assigned.
- The division of tasks shall be carried out in such a way as to exclude the collection of the three main functions (delegation, accounting, preservation) to the same person.

The organizational structure of the services that produce and carry out services of an economic nature. Specific:

- Analyses shall be drawn up on a budgeted and accounting basis by investigating any deviations.
- Periodic financial reports shall be drawn up by area of responsibility identifying the problems arising.
- Financial services are staffed with properly trained and reliable people.

The protection and safeguarding of the assets of the Company, its customers or other third parties. Specific:

- There is a restriction on access to the places of storage of the assets.
- Access to storage and handling records is only permitted to authorized persons.

Risk Management
The Company has created the appropriate structures and procedures in order to evaluate and manage the risks related to the preparation of financial statements. Meetings of the Company's top executives are held on a weekly basis to address the Current Issues of the Company, including issues related to financial statements and fraud issues.

It is noted that from 1.1.2019 Law 4548/2018 is applied as amended and in force.

This Corporate Governance Statement is an integral and special part of the annual Management Report of the Company's Board of Directors.

N. Kifissia, July 6th, 2023

THE VICE-PRESIDENT AND
CEO

Natasha Covas-Kneiss

II. INDEPENDENT AUDITOR'S REPORT

To the Shareholders of ELTRAK S.A.

Report on Separate and Consolidated Financial Statements

Opinion

We have audited the accompanying separate and consolidated financial statements of ELTRAK S.A. ("the Company"), which comprise the separate and consolidated statement of financial position as of December 31, 2022, separate and consolidated statements of comprehensive income, changes in equity and cash flows for the year then ended and a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying separate and consolidated financial statements present fairly, in all material respects, the financial position of the Company and its subsidiaries (the Group) as of 31 December 2022, their financial performance and consolidated cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRS) that have been adopted by the European Union.

Basis for Opinion

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

Responsibilities of Management for the Separate and Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the separate and consolidated financial statements in accordance with International Financial Reporting Standards that have been adopted by the European Union and for such internal control as management determines is necessary to enable the preparation of separate and consolidated financial statements that are free from material misstatement, whether due to fraud or error. In preparing the separate and consolidated financial statements, management is responsible for assessing the Company's and the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the management's intention is to procced with liquidating the Company and the Group or discontinuing its operations or unless the management has no other realistic option but to proceed with those actions.

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

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

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

- Identify and assess the risks of material misstatement of the separate and consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's and the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's and the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the separate and consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company and the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the separate and consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding financial information of entities or business activities within the Group for the purpose of expressing an opinion on the separate and consociated financial statements to be able to draw reasonable conclusions on which to base the auditor's opinion. Our responsibility is to design, supervise and perform the audit of the Company and the Group. We remain solely responsible for our audit opinion.

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

Report on Other Legal and Regulatory Requirements

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

a. In our opinion, the Board of Directors' Report has been prepared in compliance with the effective legal requirements of Articles 150 and 153, Law 4548/2018, and its content corresponds to the accompanying separate and consolidated financial statements for the year ended as at 31/12/2022.

b. Based on the knowledge we acquired during our audit, we have not identified any material misstatements in the Board of Directors' Report in relation to the Company "ELTRAK S.A" and its environment

Athens, July 6th, 2023

The Chartered Accountant

Lina Kaza

I.C.P.A. Reg. No 62591

Grant Thornton

Chartered Accountants Management Consultants
58, Katehaki Av., 115 25 Athens, Greece
Registry Number SOEL 127

III. ANNUAL FINANCIAL STATEMENTS OF THE FISCAL YEAR 2021

The attached Financial Statements were approved by the Board of Directors of "ELTRAK S.A." on July 6th, 2023 and have been made public by posting them online at the website www.eltrak.gr.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

IV. STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

	Notes	Group		Company	
		1/1-31/12 2022	1/1-31/12 2021	1/1-31/12 2022	1/1-31/12 2021
Turnover	7	141.068	118.984	74.668	54.830
Cost of sales	8	(100.290)	(86.493)	(51.839)	(37.135)
Gross profit		**40.778**	**32.491**	**22.829**	**17.695**
Selling expenses	8	(17.777)	(16.169)	(10.333)	(9.502)
Administrative expenses	8	(9.680)	(8.489)	(6.349)	(5.488)
Other income /(expenses)	11	559	966	519	934
Operating profit/(loss)		**13.880**	**8.799**	**6.666**	**3.639**
Interest income	12	344	229	2.845	4.224
Interest expense	12	(1.021)	(748)	(844)	(598)
Other financial results	13	284	-	284	-
Loss on devaluation of land and buildings	17	(272)	-	(250)	-
Income from capital repayment	20	31	90	31	90
Profit/(loss) before tax		**13.246**	**8.370**	**8.732**	**7.355**
Income tax	14	(2.427)	(1.575)	(1.294)	(751)
Profit/(loss) after tax		**10.819**	**6.795**	**7.438**	**6.604**
Profit/(loss) after tax					
Distributed to:					
Shareholders of the company		10.819	6.795	7.438	6.604
Minority interests		-	-	-	-
		10.819	**6.795**	**7.438**	**6.604**
Other comprehensive Income					
Items not included in the Profit or Loss Statement					
Actuarial profit/(loss)		131	(157)	96	(120)
Deferred tax on actuarial profit/(loss)		(29)	35	(21)	26
Other comprehensive Income after tax		**102**	**(122)**	**75**	**(94)**
Total comprehensive income after tax		**10.921**	**6.673**	**7.513**	**6.510**
Distributed to:					
Shareholders of the company		10.921	6.673	7.513	6.510
Minority interests		-	-	-	-
		10.921	**6.673**	**7.513**	**6.510**
Profit / (Loss) after Tax per share - (in €)	16	0,7701	0,4836	0,5294	0,4700
Weighted average number of shares	16	14.049.688	14.049.688	14.049.688	14.049.688
Profit / (Loss) before Tax, Financial and Investment Results (EBIT)		13.880	8.799	6.666	3.639
Profit / (Loss) before Tax, Financial Investment Results, Depreciation and Amortisation (EBITDA)		16.377	11.378	8.123	5.108

The accompanying notes and appendices are an integral part of the financial statements

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

V. STATEMENT OF FINANCIAL POSITION

		Group		Company	
	Notes	31 December 2022	31 December 2021	31 December 2022	31 December 2021
ASSETS					
Non current assets					
Tangible assets	17	40.392	40.359	28.751	27.971
Investments in Real estate	18	217	217	2.946	3.035
Investments in subsidiaries	19	-	-	6.519	6.519
Financial assets at fair value through profit or loss (Non current)	20	395	12	383	-
Other long term receivables	21	1.728	1.744	1.693	1.709
Right of use assets	22	846	1.085	531	542
Total		**43.578**	**43.417**	**40.823**	**39.776**
Current assets					
Financial assets at fair value through profit or loss (Current)	19	139	-	139	-
Inventory	23	36.033	23.434	16.134	10.145
Trade Receivables	24	25.377	16.813	20.353	11.144
Advances and other receivables	24	3.164	1.918	1.835	1.644
Cash and cash equivalents	25	21.289	28.956	9.388	16.473
Total		**86.002**	**71.121**	**47.849**	**39.406**
Total Assets		**129.580**	**114.538**	**88.672**	**79.182**
Equity & Liabilities					
Equity					
Share Capital	26	4.777	4.777	4.777	4.777
Share premium		3.943	3.943	3.943	3.943
Retained earnings		36.590	25.609	19.397	11.824
Reserves	27	9.712	12.772	9.712	12.772
Other reserves		281	296	281	296
Treasury stock	28	(250)	(515)	(250)	(515)
Total Equity attributable to shareholders of parent		**55.053**	**46.882**	**37.860**	**33.097**
Total Equity		**55.053**	**46.882**	**37.860**	**33.097**
Non-Current liabilities					
Long term debt	30	13.250	2.738	10.490	1.493
Long-term Lease liabilities		417	622	347	360
Deferred tax liability	14	1.368	1.372	1.480	1.497
Liabilities for pension plans	31	1.386	1.426	1.046	1.123
Other long term liabilities		154	113	111	68
Total		**16.575**	**6.271**	**13.474**	**4.541**
Current liabilities					
Trade payables	32	32.608	29.916	19.003	18.085
Short term debt	33	5.119	12.147	5.119	12.147
Current portion of lease liabilities		459	488	207	201
Current portion of non-current debt	29	2.050	3.103	1.203	500
Income tax payable		2.365	1.574	1.446	968
Other short term liabilities	34	15.351	14.157	10.360	9.643
Total		**57.952**	**61.385**	**37.338**	**41.544**
Total Liabilities		**74.527**	**67.656**	**50.812**	**46.085**
Total Equity & Liabilities		**129.580**	**114.538**	**88.672**	**79.182**

The accompanying notes and appendices are an integral part of the financial statements

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

VI. STATEMENT OF CHANGES IN EQUITY OF THE GROUP

	GROUP						
	Share Capital	Share premiu	Reserves	Other Reserves	Own shares	Retained earnings	Total Equity
Opening Balance as of January 1st, 2021	**4.777**	**3.943**	**14.832**	**31**	**(515)**	**18.876**	**41.944**
Formation of special reserve for the disposal of own shares based on IFRS 2				265			**265**
Dividends Paid			(2.000)				**(2.000)**
Transfer To Reserves			(60)			60	-
Profit/(loss) for the period						6.795	**6.795**
Other comprehensive income							
Transfer of accumulated actuarial gains / (losses)						(157)	**(157)**
Deferred tax on actuarial gains / (losses)						35	**35**
Other comprehensive income after tax	-	-	-	-	-	**(122)**	**(122)**
Total comprehensive income for the period	-	-	-	-	-	**6.673**	**6.673**
Adjusted Closing Balance as of December 31st, 2021	**4.777**	**3.943**	**12.772**	**296**	**(515)**	**25.609**	**46.882**
Opening Balance as of January 1st, 2022	**4.777**	**3.943**	**12.772**	**296**	**(515)**	**25.609**	**46.882**
Formation of special reserve for the disposal of own shares based on IFRS 2				250			**250**
Disposal of treasury shares according to IFRS 2				(265)	265		-
Dividends Paid			(3.000)				**(3.000)**
Transfer To Reserves			(60)			60	-
Profit/(loss) for the period						10.819	**10.819**
Other comprehensive income							
Transfer of accumulated actuarial gains / (losses)						131	**131**
Deferred tax on actuarial gains / (losses)						(29)	**(29)**
Other comprehensive income after tax	-	-	-	-	-	**102**	**102**
Total comprehensive income for the period	-	-	-	-	-	**10.921**	**10.921**
Closing Balance as of December 31st, 2022	**4.777**	**3.943**	**9.712**	**281**	**(250)**	**36.590**	**55.053**

The accompanying notes and appendices are an integral part of the financial statements

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

VII. STATEMENT OF CHANGES IN EQUITY OF PARENT COMPANY

	Company						
	Share Capital	Share premium	Reserves	Other Reserves	Own Shares	Retained earnings	Total Equity
Opening Balance as of January 1st, 2021	**4.777**	**3.943**	**14.832**	**31**	**(515)**	**5.254**	**28.322**
Formation of special reserve for the disposal of own shares based on IFRS 2				265			**265**
Dividends Paid			(2.000)				**(2.000)**
Transfer To Reserves			(60)			60	**-**
Profit/(loss) for the period						6.604	**6.604**
Other comprehensive income							
Transfer of accumulated actuarial gains / (losses)						(120)	**(120)**
Deferred tax on actuarial gains / (losses)						26	**26**
Other comprehensive income after tax	**-**	**-**	**-**	**-**	**-**	**(94)**	**(94)**
Total comprehensive income of the period/year	**-**	**-**	**-**	**-**	**-**	**6.510**	**6.510**
Adjusted Closing Balance as of December 31st, 2021	**4.777**	**3.943**	**12.772**	**296**	**(515)**	**11.824**	**33.097**
Opening Balance as of January 1st, 2022	**4.777**	**3.943**	**12.772**	**296**	**(515)**	**11.824**	**33.097**
Formation of special reserve for the disposal of own shares based on IFRS 2				250			250
Disposal of treasury shares according to IFRS 2				(265)	265		-
Dividends Paid			(3.000)				**(3.000)**
Transfer To Reserves			(60)			60	-
Profit/(loss) of the period/year						7.438	**7.438**
Other comprehensive income							
Transfer of accumulated actuarial gains / (losses)						96	**96**
Deferred tax on actuarial gains / (losses)						(21)	**(21)**
Other comprehensive income after tax	**-**	**-**	**-**	**-**	**-**	**75**	**75**
Total comprehensive income of the period/year	**-**	**-**	**-**	**-**	**-**	**7.513**	**7.513**
Closing Balance as of December 31st, 2022	**4.777**	**3.943**	**9.712**	**281**	**(250)**	**19.397**	**37.860**

The accompanying notes and appendices are an integral part of the financial statements

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

VIII. STATEMENT OF CASH FLOWS (INDIRECT METHOD)

	Group		Company	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Cash Flow from Operating Activities				
Profit/(loss) before tax	13.246	8.370	8.732	7.355
Plus/Less Adjustments for:				
Depreciation	2.497	2.579	1.457	1.469
Provisions	352	342	292	209
(Gain) / Loss on sale of assets	(6)	(14)	-	(14)
(Profit) / loss from finance lease contracts	(265)	(306)	(265)	(306)
(Gain) / Loss on impairment of fixed assets	272	-	250	-
Derivatives Valuation Income	(522)	-	(522)	-
Loss from loan restructuring	238	-	238	-
Cost of valuation of own shares for disposal	250	265	250	265
Results (income,expenses,gain,loss) from investing activities	(31)	(90)	(2.534)	(4.090)
Interest Income	(344)	(229)	(342)	(224)
Interest and related expenses	1.021	748	844	598
Plus/Less Adjustments for Changes on Working Capital				
Accounts or Accounts Related to Operating Activities				
(Increase)/Decrease				
Inventory	(14.076)	(2.950)	(7.503)	(1.493)
Trade receivables	(9.122)	(3.607)	(9.778)	(2.176)
Advances and other receivables	(1.246)	(860)	(191)	(756)
Other long term receivables	305	(1.090)	305	(1.084)
Increase/(Decrease)				
Suppliers and other payables	2.692	1.891	918	4.584
Other short term payables	2.123	3.944	1.444	4.667
Other long term payables	41	(31)	43	(28)
Less:				
Interest and related expenses paid	(927)	(676)	(803)	(559)
Taxes paid	(2.328)	(897)	(1.275)	(264)
Net Cash Flows from Operating Activities (a)	**(5.830)**	**7.389**	**(8.440)**	**8.153**
Cash Flow from Investing Activities:				
Purchases of tangible and intangible fixed assets	(834)	(738)	(650)	(263)
Proceeds from the sale of tangible and intangible assets	43	55	1	29
Interest received	344	229	342	224
Subsidiary / Affiliate Share Capital Increase	-	-	-	-
Dividends received	31	90	2.533	4.090
Net Cash Flows from Investing Activities (b)	**(416)**	**(364)**	**2.226**	**4.080**
Cash Flows from Financing Activities				
Proceeds from borrowings	10.000	-	10.000	-
Repayment of borrowings	(7.853)	(716)	(7.612)	(70)
Operating lease payments	(568)	(552)	(259)	(245)
Dividends paid and to shareholders	(3.000)	(2.000)	(3.000)	(2.000)
(Purchase) / Sale of Treasury stock	-	-	-	-
Net Cash Flows from Financing Activities (c)	**(1.421)**	**(3.268)**	**(871)**	**(2.315)**
Net Increase /(Decrease) in Cash & Cash Equivalents of the period /year (a+b+c)	**(7.667)**	**3.757**	**(7.085)**	**9.918**
Cash & Cash Equivalents at the beginning of the year	**28.956**	**25.199**	**16.473**	**6.555**
Cash & Cash Equivalents at the end of the year	**21.289**	**28.956**	**9.388**	**16.473**

The accompanying notes and appendices are an integral part of the financial statements

IX. NOTES ON THE ANNUAL FINANCIAL STATEMENTS

1. GENERAL INFORMATION

The Company's separate and consolidated financial statements of the Group and the Company as of December 31st, 2022 covering the annual period from January 1st to December 31st, 2022 are in accordance with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Committee (IASB) and their Interpretations issued by the Committee for interpretation of Standards (IFRIC) and adopted by the European Union by December 31st, 2022.

ELTRAK S.A. is the parent company of the Group based in Greece. The headquarters of ELTRAK Group, which is also the headquarters of the Company, are Thivaidos 15 and Korniliou, P.C. 145 64, N. Kifissia.

Eltrak's parent company is ELTRAK CP LTD, which owns 88,48%, which is fully consolidated by CP Holdings Limited.

These annual financial statements of the Group and the Company as of December 31st, 2022 were approved by the Board of Directors on July 6th, 2023 and subject to final approval by the annual General Assembly.

2. ACTIVITIES

The Company "Public Limited Commercial Industrial and Machinery and Spare Parts Dealerships and Shipping Company ELTRAK S.A." with the distinctive title "ELTRAK S.A." operates as a Societe Anonyme since 1982 (Government Gazette 2829/15.6.82) and is subject to the relevant provisions of Law 4548/2018 which replaced Law 2190/1920 on Public Limited Companies and applies from 1.1.2019.

It is registered in the Register of Societe Anonyme Companies with registration number 7922/06/B/86/52 and General Electronic Commercial Registry (GEMI) No. 341201000.

The duration of the Company is unlimited and its headquarters are located in the Municipality of Kifissia, Attica, 15. Thivaidos Street and Kornilou, 14564 Nea Kifissia.

The purpose of the Company, in accordance with Article 2 of its Articles of Association, following the decisions to amend it, the Regular General Assemblys of June 21st 1996 (Government Gazet 5656/2.8.1996) and June 11th 2008 (Government Gazet 6793/9.7.2008), as well as the Extraordinary General Assembly of December 6th, 2017 (decision number of the General Secretariat of Commerce no. 139857/19.12.2017), as well as the Extraordinary General Assembly of December 23rd 2020 (Announcement no. prot.2319085) is:

(a) the marketing, production and resale, leasing, importation, and export of all kinds of machinery - machinery, vehicles, spare parts, and accessories, including tires.
(b) the exercise of an ordering business and representations of machinery, spare parts, and accessories.
(c) the operation of engines, vehicles, and ships.
(d) the conversion and construction of vehicles, bodywork, machinery and equipment and the installation of machinery - equipment and equipment in vehicles, ships, etc.
(e) component manufacturing, metalworking, various mechanical works,
(f) maintenance and repair work for construction, lifting, handling, loading, or unloading machinery and power generators.

(g) crane truck marketing, repair, and maintenance services on product lifting systems.
(h) the import and sale of mechanical equipment and industrial items suitable for workshops.
(i) the purchase and operation of ships and machinery.
(j) the undertaking and execution of subcontracting and subcontracting of earthworks, as well as the exercise of all kinds of maritime work.
(k) warehousing and other transport support activities.

Furthermore, the Company may:

(a) Participate in any way in any business with a similar or non-similar purpose, of any corporate type.
(b) Cooperate with any natural or legal person in any way.
(c) Establish branches or agencies anywhere.
(d) To represent any domestic or foreign company

3. BASIS FOR THE PRESENTATION OF FINANCIAL ARRANGEMENTS

i. ***Base for the preparation of the Financial Statements:*** The financial statements of the Company and the Group have been prepared in accordance with the historical cost principle as amended by the adjustment of specific assets and liabilities at current values, the principle of going concern and complying with International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Committee (IASB) and their Interpretations issued by the Committee on Interpretation of Standards (IFRIC) adopted by the European Union by December 31st, 2022.

ii. ***Statutory Financial Statements***: ELTRAK and its Greek subsidiaries, until December 31st, 2004, kept their accounts and prepared their financial statements on the basis Law 2190/1920 and the applicable tax legislation. The foreign subsidiary ELTRAK BULGARIA EOOD maintains its accounting data and prepares financial statements based on the applicable laws and regulations of the country in which it operates (Bulgaria). From January 1st, 2005 onwards, the parent Company and its Greek subsidiaries, prepare their statutory financial statements in accordance with IFRS adopted by the European Union. However, as they have the right, they continue to keep their accounts under the provisions of Greek tax legislation. Therefore, and regarding the preparation of the consolidated financial statements, the financial statements of the foreign subsidiary and the financial statements of the parent and Greek subsidiaries are adjusted and reformed through additional records to match IFRS.

iii. ***Approval of the Financial Statements:*** The Board of Directors of ELTRAK S.A. approved the Separate and Consolidated Annual Financial Statements for the fiscal year ended December 31st, 2022, on July 6th, 2023. These Financial Statements are subject to the approval of the General Assembly of shareholders.

iv. ***Use of Estimates***: The preparation of financial statements in accordance with IFRSs requires that management carry out estimates and assumptions affecting assets and liabilities, the disclosure of contingent claims and liabilities at the date of the financial statements as well as the amounts of revenue and expenses during the fiscal year. Actual results may differ from these estimates. Estimates and judgements are based on experience and other factors, including expectations for future events that are considered reasonable in these circumstances, and are constantly re-evaluated using all available information.

Specific amounts that are included or affect our financial statements as well as related disclosures are estimated, requiring us to make assumptions about values or conditions that may not be known with certainty during the period of preparation of the financial statements. An accounting estimate is considered significant when it is relevant to the Company's financial statement and results and requires the most difficult, subjective or complex management judgments, often as a result of the need to form estimates of the impact of assumptions that are uncertain. The Group evaluates such estimates on an ongoing basis, based on past results and experience, meetings with experts, trends and other methods that are considered reasonable in the circumstances, as well as our forecasts on how they may be change in the future.

The main judgments and estimates made by the Group's management and which have the most significant effect on the amounts recognized in the financial statements are mainly related to:

- **Stocks**

Stocks are valued at the lowest price between historical cost and net realizable value. In assessing the net realizable value, management shall take into account the most reliable evidence available at the time the assessment is made. Its activity is subject to significant technological developments which causes a significant change in prices.

- **Impairment estimate**

Property, plant and equipment are reviewed for impairment when events or changes in circumstances indicate that their carrying amount may not be recoverable. To calculate value for use, Management estimates future cash flows from the asset or cash-generating unit and selects the appropriate discount rate to calculate the present value of future cash flows.

- **Income taxes**

The Group is subject to income tax from tax authorities. Significant estimates are required to determine income tax provisions. There are many transactions and calculations for which the exact determination of the tax is uncertain in the normal course of the business. The Group acknowledges obligations for expected tax audit issues based on estimates of the amount of additional taxes that may be due. Where the result from the taxes of these cases differs from the amount originally recognized in the financial statements, the differences affect income tax and deferred tax provisions for the period during which these amounts are finalized.

- **Deferred tax claims on tax losses**

A deferred tax asset is recognized for all unused tax losses to the extent that it is probable that there will be sufficient taxable profits to be offset against those tax losses. Determining the amount of the deferred tax asset that can be recognized requires significant judgments and estimates of the Group Management, which are based on future taxable profits in combination with future tax strategies to be followed.

- **Measurement of expected credit losses**

The impairment of financial assets is based on assumptions about default risk and the percentages of expected credit losses. In particular, the Group's Management makes the formation of crises in the selection of these assumptions, as well as the selection of inputs for the calculation of the impairment, based on historical data, existing market conditions and forecasts for future financial figures at the end of the reporting period.

For assets from contracts, trade claims and lease claims, the simplified approach to IFRS 9 shall be used, calculating the expected credit losses over the lifetime of these items using a forecast table. This table is based on historical data but is adapted in such a way as to reflect forecasts for the future state of the economic environment. The correlation between historical data, the future financial situation and the expected credit requires significant estimates. This assessment takes into account the Group's credit policy, reports on the open balance of customers, experience regarding the rate of recovery of receivables by customer category, current financial conditions and possible collateral and guarantees received from specific clients. At the same time, the Group's Management examines the details of the Group's legal advisers that arise on the basis of the processing of historical data and recent developments of the cases it manages for the claims for which legal remedies have been brought.

The amount of expected credit losses depends to a large extent on changes in conditions and forecasts of the future financial situation. Moreover, historical data and forward-looking statements may not lead to conclusions indicative of the actual level of default of customers in the future.

- **Possible events**

The Group is involved in legal claims and damages during the normal course of its operations. Management considers that any settlements would not significantly affect the Group's financial position as of December 31st, 2022. However, determining potential obligations related to court claims and claims is a complex process involving judgments about the possible consequences and interpretations regarding laws and regulations. Changes in judgements or interpretations are likely to lead to an increase or decrease in the Group's eventual liabilities in the future.

- **Useful life of depreciating items**

The Company's management examines the useful lives of the amortized items each fiscal year. On December 31st, 2022, the Company's management estimates that the beneficial lives represent the expected usefulness of the assets. The results achieved, however, are likely to differ due to a technical gradual obsolescence, particularly regarding software and computer equipment.

- **Provision for staff compensation**

The amount of the provision for staff compensation is based on an actuarial study. The actuarial study includes the substantiation of assumptions related to the discount rate, the rate of increase of employees' wages, the increase of the consumer price index and the expected remaining working life. The assumptions used contain significant uncertainty and the Group Management is constantly reassessing them.

v. **Comparative amounts and reclassifications:** Where necessary, comparative figures have been restated to conform to changes in the presentation of the current year's figures without any effect on the equity, turnover and results after tax of the previous year for the Group and the Company.

Funds have been reclassified in the comparative financial statements, in order to make them comparable with the presentation of the corresponding funds in the financial statements of the closing year. More specifically, the amount of €3.753 thousand for the Group and the amount of €1.163 thousand for the Company, respectively, was transferred from the "Advances and other receivables" account and offset to the "Trade payables" account in the Statement of Financial Position of the Group and the of the Company on 31.12.2021, given that the conditions of IAS 32 on offsetting receivables and liabilities are met. This reclassification has no effect on the Group's and the Company's equity, results and cash flows.

3.1. CHANGES TO ACCOUNTING PRINCIPLES

The Financial Statements have complied with the accounting policies used to prepare the Financial Statements for the fiscal year 2021 adjusted for the new Standards and revisions required by IFRS for the fiscal years beginning January 1st, 2022.

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

The following new Standards, Interpretations and amendments of IFRSs have been issued by the International Accounting Standards Board (IASB), are adopted by the European Union, and their application is mandatory from or after 01/01/2022.

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

In May 2020, the IASB issued a package of amendments which includes narrow-scope amendments to three Standards as well as the Board's Annual Improvements, which are changes that clarify the wording or correct minor consequences, oversights or conflicts between requirements in the Standards. More specifically:

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

The amendments do not affect the consolidated or separate Financial Statements.

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

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

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

In May 2017, the IASB issued a new Standard, IFRS 17, which replaces an interim Standard, IFRS 4. The aim of the project was to provide a single principle-based standard to account for all types of insurance contracts, including reinsurance contracts that an insurer holds. A single principle-based standard would enhance comparability of financial reporting among entities, jurisdictions and capital markets. IFRS 17 sets out the requirements that an entity should apply in reporting information about insurance contracts it issues and reinsurance contracts it holds. Furthermore, in June 2020, the IASB issued amendments, which do not affect the fundamental principles introduced when IFRS 17 has first been issued. The amendments are designed to reduce costs by simplifying some requirements in the Standard, make financial performance easier to explain, as well as ease transition by deferring the effective date of the Standard to 2023 and by providing additional relief to reduce the effort required when applying the Standard for the first time. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any**.** The above have been adopted by the European Union with effective date of 01/01/2023.

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

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

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

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

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

In May 2021, the IASB issued targeted amendments to IAS 12 to specify how companies should account for deferred tax on transactions such as leases and decommissioning obligations – transactions for which companies recognise both an asset and a liability. In specified circumstances, companies are exempt from recognising deferred tax when they recognise assets or liabilities for the first time. The amendments clarify that the exemption does not apply and that companies are required to recognise deferred tax on such transactions. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any. The above have not been adopted by the European Union.

- **Amendments to IFRS 17 "Insurance contracts: Initial Application of IFRS 17 and IFRS 9 – Comparative Information" (effective for annual periods starting on or after 01/01/2023)**

In December 2021, the IASB issued a narrow-scope amendment to the transition requirements in IFRS 17 to address an important issue related to temporary accounting mismatches between insurance contract liabilities and financial assets in the comparative information presented when applying IFRS 17 "Insurance Contracts" and IFRS 9 "Financial Instruments" for the first time. The amendment aims to improve the usefulness of comparative information for the users of the financial statements. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any. The above have not been adopted by the European Union.

- **Amendments to IAS 1 "Classification of Liabilities as Current or Non-current" (effective for annual periods starting on or after 01/01/2024)**

In January 2020, the IASB issued amendments to IAS 1 that affect requirements for the presentation of liabilities. Specifically, they clarify one of the criteria for classifying a liability as non-current, the requirement for an entity to have the right to defer settlement of the liability for at least 12 months after the reporting period. The amendments include: (a) specifying that an entity's right to defer settlement must exist at the end of the reporting period; (b) clarifying that classification is unaffected by management's intentions or expectations about whether the entity will exercise its right to defer settlement; (c) clarifying how lending conditions affect classification; and (d) clarifying requirements for classifying liabilities an entity will or may settle by issuing its own equity instruments. Furthermore, in July 2020, the IASB issued an amendment to defer by one year the effective date of the initially issued amendment to IAS 1, in response to the Covid-19 pandemic. However, in October 2022, the IASB issued an additional amendment that aim to improve the information companies provide about long-term debt with covenants. IAS 1 requires a company to classify debt as non-current only if the company can avoid settling the debt in the 12 months after the reporting date. However, a company's ability to do so is often subject to complying with covenants. The amendments to IAS 1 specify that covenants to be complied with after the reporting date do not affect the classification of debt as current or non-current at the reporting date. Instead, the amendments require a company to disclose information about these covenants in the notes to the financial statements. The amendments are effective for annual reporting periods beginning on or after 1 January 2024, with early adoption permitted. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any**.** The above have not been adopted by the European Union.

- **Amendments to IFRS 16 "Leases: Lease Liability in a Sale and Leaseback" (effective for annual periods starting on or after 01/01/2024)**

In September 2022, the IASB issued narrow-scope amendments to IFRS 16 "Leases" which add to requirements explaining how a company accounts for a sale and leaseback after the date of the transaction. A sale and leaseback is a transaction for which a company sells an asset and leases that same asset back for a period of time from the new owner. IFRS 16 includes requirements on how to account for a sale and leaseback at the date the transaction takes place. However, IFRS 16 had not specified how to measure the transaction when reporting after that date. The issued amendments add to the sale and leaseback requirements in IFRS 16, thereby supporting the consistent application of the Accounting Standard. These amendments will not change the accounting for leases other than those arising in a sale and leaseback transaction. The Group will examine the impact of the above on its Financial Statements, though it is not expected to have any**.** The above have not been adopted by the European Union.

4. BASIC ACCOUNTING POLICIES

The accounting principles on the basis of which the financial statements were prepared are consistent with those used to prepare the financial statements for the financial year 2021 and have been consistently applied for all financial years presented. The main accounting policies adopted in the preparation of the attached financial statements are as follows:

i. **Consolidation Base:** The attached consolidated financial statements of the Company include the financial statements of the parent Company ELTRAK S.A. as well as all subsidiaries in which ELTRAK S.A. exercises control. Control over the subsidiaries exists when ELTRAK S.A., by direct or indirect shares holding, retains most of the voting rights or has the ability to exercise control over the Board of Subsidiaries. Subsidiaries shall be consolidated since the date on which effective control is transferred to the Group and cease to be consolidated since the day on which the control ceases to exist. All intracompany transactions and balances have been written-off in the attached consolidated financial statements. Where necessary, the accounting principles of the subsidiaries have been amended to ensure consistency with the accounting principles adopted by the Group. Note5provides a complete list of consolidated subsidiaries together with the relevant percentages owned by the Group.

ii. **Investments in Subsidiaries (simple financial statements):** The parent Company's holdings in its consolidated subsidiaries are valued at acquisition costs less any accumulated impairment losses. The impairment check shall be carried out on the basis of the requirements of IAS 36.

iii. **Investments in Joint Ventures:**

Consolidated financial statements: The Group's holdings in other jointly controlled companies are classified as joint ventures and accounted for by the net position method. On the basis of this method, the participation in the Joint Venture is recorded at the acquisition cost plus the adjustments of the Group's percentage in their net position after the initial acquisition date. The consolidated Statement of Comprehensive Income reflects the Group's ratio to the Joint Venture's results. The date on which the financial statements of the Joint Venture are compiled shall coincide with that of the parent company.

Separate financial statements: Investments in joint ventures in the separate financial statements are valued at acquisition costs less any accumulated impairment losses.

iv. **Currency of Operation and Presentation and Conversion of Foreign Currencies:** The currency of operation and presentation of ELTRAK S.A. and its Greek subsidiaries is the Euro. Transactions in other currencies shall be converted into Euro using the exchange rates in force at the date of the transactions. At the date of the drafting of the financial statements, monetary assets and liabilities denominated in other currencies shall be adjusted to reflect current exchange rates.

The gains and losses arising from transactions in foreign currencies and the valuation of a fee for the use of monetary data in foreign currencies shall be recorded in the attached statement of profit or loss.

The operating currency of the Group's foreign subsidiary is the official currency of the country where it operates (Bulgaria). Therefore, at each financial statement date all items in that subsidiary's Statement of Financial Position are converted to Euro based on the exchange rate in effect on the date of the financial statements. Revenue and expenses shall be converted on the basis of the average weighted rate during the year. Bulgaria's Leva exchange rate with the Euro is not irreversible but has remained unchanged since 2004.

v. **Revenue Recognition:**

Revenues are recognized when it is speculated that future economic benefits will flow to the entity and these benefits may be reliably measured. The income is valued at fair value of the consideration received and is net of value added tax, refunds, and all kinds of discounts. The amount of revenue shall be deemed to be reliably measured when all contingent liabilities related to the sale have been resolved. The revenues of the Group and the Company include mainly the sale of goods and services, net of the taxes recovered, discounts, and returns.

According to IFR15, a five-step model is introduced to determine revenue from contracts with customers:

1. Determination of the contract with the customer.
2. Identification of performance obligations.
3. Determination of the transaction price.
4. Distribution of the transaction price to the contract performance obligations.
5. Recognition of revenue when (or as) the performance obligations are satisfied by transferring a promised goods or services to a customer.

The transaction price is the amount of consideration in a contract for which the Group expects to be entitled, in exchange for the transfer of promised goods or services to a customer, excluding amounts collected on behalf of third parties (value added tax, other sales taxes).

Revenue is recognized when the relevant performance obligations are satisfied, either at a specific time (usually for promises relating to the transfer of goods to a customer) or over time (usually for promises relating to the transfer of services to a customer).

The Group recognizes a contractual obligation for amounts received from customers (prepayments) relating to performance obligations that have not been satisfied, as well as when it reserves the right to a price that is unconditional (deferred revenue) prior to the performance of the contract obligations and the transfer of the goods or services. The contractual obligation shall be recognized when the implementation commitments are executed, and the revenue is recognized in the Statement of Profit or Loss.

The Group recognizes a claim from a customer when there is an unconditional right to receive the price for the executed contract execution commitments to the customer. Accordingly, the Group recognizes an asset from contracts when it has met the execution commitments, before the customer pays or before the payment becomes due, for example when the goods or services are transferred to the customer prior to the Group's right to issue an invoice.

Revenue is recognized as follows:

Sale of goods: The income from the sale of goods is recognized at the time when the buyer acquires control of the goods, usually with the delivery of the goods.

Provision of services: Income from the provision of services is accounted for in the period during which the services are rendered, based on the stage of completion of the service in relation to the total services to be rendered.

Rental income: The income from the operating leases of the Group's investment properties is gradually recognized during the lease.

Interest income and dividends: Interest income shall be recognized using the effective interest rate method which is the interest rate that accurately discounts future cash payments or receipts for the duration of the financial instrument or, where required, for a shorter period, at the net book value of the financial asset or liability.

vi. **Tangible Fixed Assets:** Land and buildings are valued at historical cost less accumulated depreciation and any impairment provisions. Machinery, motor vehicles and furniture and other equipment shall be valued at acquisition costs less the accumulated depreciation and any impairment provisions.

Repairs and maintenance shall be recorded at the expenses of the fiscal year in which they are carried out. Significant improvements are capitalized at the cost of the respective fixed assets if they extent their useful life, increase their production capacity or reduce their operating costs.

The costs and accumulated depreciation of a fixed asset shall be written off at the time of their sale or withdrawal or when no further economic benefits are expected from their continued use. The gains or losses resulting from the write-off of a fixed asset are included in the Statement of Profit or Loss for the year in which that asset is written off.

Depreciation: Depreciation is calculated on a straight-line basis over the useful life spans of the respective fixed assets. For assets of less than €1,5 thousands, the depreciation shall be calculated a one-time basis at the time of their acquisition.

Following the assessment of the operational dynamics of the Group's fixed assets (other than real estate), their useful life has been determined as follows:

Category	Useful life
Buildings	40-50 years
Machines and machinery equipment	3-10 years
Motor Vehicles	7-10 years
Furniture and other equipment	2-10 years

vii. Impairment of Assets:

Non-financial assets: The carrying amounts of non-financial assets are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. When the carrying amount of an asset exceeds its recoverable amount, the corresponding impairment loss is recognized in the Statement of Comprehensive Income. Recoverable amount is defined as the higher amount between net realizable value and value in use. Net selling price is the amount that can be obtained from the sale of an asset in the context of a two-way transaction in which the parties are fully aware and voluntarily accede after deducting any additional direct costs of disposing of the asset, while the value of use is the net present value of the estimated future cash flows expected to be realized from the continued use of an asset and from the income expected to arise from its disposal at the end of its estimated useful life. For the purposes of determining impairment, assets are grouped at the lowest level at which cash flows can be determined separately.

Financial assets: The Group evaluates at each closing date the data on whether a financial asset or group of financial assets has been impaired. Financial assets subject to impairment control (if any indications exist) are assets valued at acquisition costs (holdings in subsidiaries, and joint ventures in the Corporate Statement of Financial Position) and assets valued at the net book value.
The recoverable value of holdings in subsidiaries and joint ventures shall be determined in the same way as for non-financial assets. The recoverable value of the other financial assets in order to carry out the relevant impairment checks shall be broadly determined on the basis of the present value of the estimated future flows, discounted either at the initial

effective discount rate of the item or group of assets concerned, or at the current rate of return of a similar financial item. The resulting impairment losses are recognized in the profit and loss of the year.

viii. **Inventories:** Inventories are valued at the lowest price between cost and net realizable value. The cost of acquiring the goods is determined on the basis of the Average Weighted Cost method. A provision for slowly moving or discredited stocks shall be formed if necessary. The Company's reserves, which are rented on fixed-term contracts, mainly project machinery, at the beginning of the lease, are transferred to the Company's assets and depreciated on the basis of their useful life, thus making a correlation the costs (depreciation) with the income (leases) from the assets. The Company's policy is that goods that have not been moved for 5 years are fully devalued.

ix. **Investment Property:** Investments in Real Estate are investments relating to all those properties (including land, buildings, or parts of buildings, either both) held by the Group, either to obtain rents from their lease, or to increase their value (capital aid), or for both.
Investments in real estate are initially recognized in their acquisition costs, which is plus all costs associated with the transaction for their acquisition. The cost of an investment made by the company includes all the costs required in order to be constructed, provided that the total cost does not exceed the recoverable amount. After initial recognition, the company values its properties at acquisition costs less accumulated depreciation and accumulated losses from a decrease in their value.

x. **Accounts Receivable and Credit Policy:** Short-term receivables are shown at nominal value, after provisions for any uncollectable, while long-term receivables (balances above the normal credit policy) are valued at the depreciable cost on the basis of the effective interest rate method. The Group has established criteria for providing credit to customers, which are generally based on the size of the customer's activities, while assessing relevant financial information. Transactions are generally carried out with customers on normal terms and with an expected average recovery period of 60 days from the shipment of the goods. At each reference date all arrears or bad debts shall be assessed to determine whether or not to provide for bad debts. The balance of this provision for bad debts shall be adjusted appropriately to each closing date of the Statement of Financial Position to reflect the suspected related risks. Any write-off of customer balances is charged to the existing provision for bad debts. It is the Group's policy not to write off any receivables until all possible legal actions for its collection have been taken.

xi. **Cash and cash equivalent:** The Group considers term deposits and other high-liquidity investments with an initial maturity of less than three months as cash reserves. For the preparation of cash flow statements, cash equivalents consist of cash and deposits with banks as well as cash equivalents as specified above.

xii. **Loans (Bond and from the Bank):** All debt obligations shall initially be recorded at the cost which reflects the reasonable value of the amount’s receivable reduced by the relatively direct costs of the transaction. After initial registration, they are valued at the amortized cost on the basis of the effective interest rate method. Loans in foreign currency are valued at the closing price of the respective date of the Statement of Financial Position.

xiii. **Borrowing Costs:** Borrowing costs are recognized as an expense in the period in which they are incurred.

xiv. Provision for Staff Compensation: The obligations to compensate staff shall be calculated at the present value of future benefits considered accrued at the end of the financial year on the basis of the recognition of workers' entitlement to benefits during the expected working life. The above liabilities are calculated on the basis of the financial and actuarial assumptions analyzed in Note 31 and determined using the Projected Unit Credit Method. The relevant provisions for the year are included in the payroll costs in the attached profit and loss statements consisting of the present value of benefits earned during the year, interest on the benefit obligation, any costs of an earlier service, actuarial gains or losses recognized in the use and any other additional pension costs. The costs of an earlier service are recognized on a constant basis over the average period until the benefits of the program are guaranteed. The obligations for the above benefits are not financed.

xv. State Insurance Plans: The company's staff is mainly covered by the main State Insurance Institution concerning the private sector (EFKA), which provides pension and medical benefits. Each employee is obliged to contribute part of his monthly salary to the fund, while part of the total contribution is covered by the Company. At retirement, the pension fund is responsible for paying employees’ pension benefits. Consequently, the Company has no legal or imputed obligation to pay future benefits under this program.

xvi. Income Tax (Current and Deferred):

Current income tax:
The current tax is calculated on the basis of the tax balance sheets of each of the Companies included in the consolidated financial statements, in accordance with the tax laws in force in Greece or other tax frameworks within which the foreign subsidiary operates. The expense for current income tax includes income tax arising on the basis of each company's profits as reformed in its tax returns and calculated according to the statutory or substantially statutory tax rates, as well as any differences in tax control for previous years.

Deferred income tax:
Deferred income tax shall be calculated using the liability method in all temporary differences at the date of the Statement of Financial Position between the tax base and the carrying amount of the assets and liabilities. Deferred tax liabilities shall be recognized for all taxable temporary difference:

- Unless the obligation to deferred income taxes results from the amortization of goodwill or the initial recognition of an asset or liability in a transaction, which is not a combination of Companies and at the time of the transaction does not affect either the accounting profit or the taxable profit or loss, and
- Regarding temporary tax disputes related to investments in subsidiaries, associates and joint venture stakes unless the timing of the reversal of temporary disputes can be controlled and it is likely that the temporary differences will not be reversed in the foreseeable future.

  Deferred tax assets shall be recognized for all deductible temporary differences and transferred tax assets and tax losses, to the extent that it is likely that a taxable profit will be available to be used against deductible temporary differences and transferred unused tax assets and unused tax losses.

- Except where the claim for deferred income tax related to deductible temporary differences results from the initial recognition of an asset or liability in a transaction that is not a combination of Companies and at the time of the transaction does not affect either the accounting profit or the taxable profit or loss, and

- Regarding deductible temporary disputes related to investments in subsidiaries, associates and joint ventures, a claim of deferred income tax is recognized to the extent that it is likely that the temporary differences will be reversed in the foreseeable future and a taxable profit will be available to be used against temporary differences.

Deferred tax assets are assessed at each date of the Statement of Financial Position and reduced to the extent that it is unlikely that there will be enough taxable profits against which part, or all the deferred income tax claims may be used.

Deferred tax assets and liabilities are calculated on the basis of the tax rates that are expected to be in effect the year in which the claim will be realized, or the obligation will be settled, and are based on the tax rates (and tax laws) that are in effect or are institutionalized at the date of the Financial Position.
Income tax related to items recognized directly in equity shall be recorded directly in equity and not in the Statement of Comprehensive Income.

xvii. **Leases:** The new accounting Standard IFRS 16 "Leases", affected the accounting treatment of the operating leases of the Group and the Company as a lessee. The Group and the Company applied IFRS 16 from 1/1/2019, applying the simplified retrospective approach, without redrafting the comparative amounts for previous years.

The Group as a lessor
For each new contract concluded on or after January 1, 2019, the Group evaluates whether the contract is, or contains a lease. A lease is or contains a lease, if this contract grants the right to control the use of a recognized asset for a period of time and for a certain consideration. In this context, the Group assesses whether:

- the contract grants the right to control the use of a recognized asset, which is specified either explicitly in the contract or indirectly if it is explicitly specified at the time the item becomes available for use by the Group,
- the Group has the right to obtain substantially all the financial benefits from the use of the recognized, and
- the Group has the right to direct the use of the recognized asset.

Leases are recognized in the Statement of Financial Position as a right to use an asset and a lease liability on the date that the leased asset becomes available for use. The rights of use of the assets as of January 1, 2019, are recognized in an amount equal to the lease obligation, adjusted according to the amount of prepaid or accrued rents.
Assets use rights are initially measured at cost less accumulated depreciation and any impairment losses. Initial recognition costs include the amount of the initial measurement of the lease liability, initial costs directly attributable to the lease, restoration costs and lease payments made on or before the commencement date, less the amount of rebates or other incentives. Upon initial recognition, the rights to use the assets are depreciated on a straight-line basis over the shortest period between the useful life of the asset and its useful life and are subject to impairment testing if any indication exists.
Lease liabilities are initially recognized at an amount equal to the present value of the leases over the total lease term and include contractual fixed leases, variable lease-

dependent leases and amounts related to residual value payments expected to be paid. They also include the price of exercising a right of purchase, as well as amounts of penalties for terminating a contract if it is almost certain that the lessor will exercise that right. The imputed lease rate is used to calculate the present value of the leases or, if this is not specified in the contract, the incremental borrowing rate. This interest rate represents the cost that the lessee would have to pay to borrow the necessary capital to acquire an asset with similar characteristics, and conditions with the leased asset in a similar economic environment.

Upon initial recognition, the amount of the lease liabilities increases with their financial cost and decreases with the payment of rents. If there is a change in the number of rents due to a change in an index, in the assessment of residual value or in the assessment of a right to purchase, extension or termination of the contract, then the amount of the obligation is reassessed.

In the Statement of Financial Position, the assets with right of use are included in the "Right of Use of Assets" and respectively the liabilities from leases are presented separately.

The Group as a lessee

The Group's leases as a lessor are classified as operating or as financial. A lease is classified as financial if it transfers substantially all the risks and rewards associated with the ownership of the underlying asset. A lease, on the other hand, is classified as operating if it does not transfer substantially all the risks and rewards of owning the asset.

Rental income from operating leases is recognized under the terms of the lease using the straight-line method. Initial direct costs that the Group incurs in the negotiation and settlement of an operating lease are added to the carrying amount of the leased asset and are recognized as lease income throughout the term of the lease.

Leased assets are derecognized and the Group recognizes a receivable equal to the net investment in the lease. The lease receivable is discounted using the effective interest method and the carrying amount is adjusted accordingly. Rents receivable increase based on interest on the receivable and decrease with the collection of rents.

xviii. **Provisions and Contingent Liabilities**: Provisions are recognized when the Group has present legal or presumed liabilities because of previous events, it is possible to liquidate them through an outflow of resources and the amounts of liabilities can be reliably assessed. The provisions shall be reviewed at each date of the Statement of Financial Position and adjusted to reflect the present value of the expenditure expected to be disbursed for the settlement of the liability. Regarding forecasts that are expected to be cleared in the long term, so the effect of the time value of money is significant, the relevant amounts are calculated by discounting the expected future cash flows at a pre-tax rate reflecting the market's current estimates of the time value of money, and where necessary, the risks specifically related to the liability. Contingent liabilities are not recognized in the financial statements but disclosed unless the likelihood of an outflow of resources incorporating economic benefits is minimal. Any claims are not recognized in the financial statements but are disclosed if the inflow of financial benefits is likely.

xix. **Earnings Per Share:** Basic earnings per share (EPS) are calculated by dividing the net profit attributable to the shareholders of the parent company by the weighted average number of common shares outstanding during each accounting period excluding the average of common shares acquired as Treasury Stock.

xx. Information by Activity Sector: The Group presents the required information by sector of activity, considering business activities as a sector-segmenting criterion. The business sectors are organized and monitored distinctly according to the nature of the products and services concerned, with each sector being a distinguished business entity producing and marketing different products and operating in different.

- ☐ The machinery sector concerns the trading of earthmoving and industrial machinery.
- ☐ The tire sector concerns the trading of tires.
- ☐ The spare parts sector concerns the trading of spare parts and other non-major goods.

Transactions between business segments are carried out in terms of purchase in a manner similar to transactions with third parties. The group's geographical sectors are determined by the location of the Group's assets and activity.

xxi. Financial assets:

A financial instrument is any contract that creates a financial asset in a business and a financial liability or a participation in another business.

(a) Recognition and measurement of financial assets

A financial asset or financial liability shall be recognized in the Statement of Financial Position when and only when the Group becomes one of the parties to the financial instrument.

A financial asset is derecognized by the Statement of Financial Position when the contractual rights to the asset's cash flow are exhaled, or when the Group transfers the financial asset and substantially all risks and benefits of ownership.

A financial liability (or part thereof) is recognized by the Statement of Financial Position where, and only when, the obligation specified in the contract is fulfilled, cancelled, or exhaled.

(b) Classification and Measurement of Financial Assets

In addition to those trade receivables that do not contain a significant financing component and are measured on the basis of their transaction price in accordance with IFRS 15, financial assets are initially measured at fair value by adding the relevant transaction costs except in the case of financial assets measured at fair value through profit or loss.

Financial assets other than those which are defined, and effective hedging instruments shall be classified in the following categories:

- financial assets at amortized cost,
- financial assets at fair value through profit or loss, and
- financial assets at fair value through other comprehensive income.

The classification is determined on the basis of the Group's business model on the management of financial assets, and the characteristics of their contractual cash flows.

All income and expenses related to financial assets recognized in the Profit and Loss Statement are included in "Other financial results", "Financial expenses" and "Financial income", except for the impairment of commercial assets included within the operating results.

(c) Subsequent measurement of financial assets

A financial asset shall be measured later at fair value through profit or loss, amortized cost or fair value through other comprehensive income. The classification is based on two criteria:

i. the business model of management of a financial asset, i.e. if the objective is to hold on to the purpose of collecting conventional cash flows or to collect contractual cash flows as well as to sell financial assets, and

ii. if the contractual cash flows of the financial asset consist solely in repayment of capital and interest on the outstanding balance ("SPPI" criterion).

The measurement category at amortized cost includes non-derivative financial assets such as loans and claims with fixed or predetermined payments that are not traded on an active market. After initial recognition, they shall be measured at amortized cost on the basis of the effective interest rate method. Where the impact of the discount is insignificant, the discount is omitted.

For financial assets measured at fair value through other comprehensive income, changes in fair value are recognized in the other comprehensive income of the Comprehensive Income Statement and are reclassified in the Statement of Profit and Loss at the time of derecognition of financial instruments.

For financial assets measured at fair value through profit or loss, they are measured at fair value and changes in fair value are recognized in the gains or losses of the Statement of Profit or Loss. The fair value of the items shall be determined by reference to transactions in an active market or using technical valuation methods, where there is no active market.

(d) Impairment of financial assets

The Group and the Company recognize impairment provisions for expected credit losses for all financial assets, except those measured at fair value through profit or loss.

The objective of IFRS 9 impairment claims is to recognize the expected credit losses for the entire life of a financial instrument whose credit risk has increased since initial recognition, regardless of whether the assessment is made at a collective or individual level, using all the information that can be collected, based on both historical and present data, but also data relating to reasonable future estimates.

For the implementation of this approach, a distinction shall be made between:

- financial assets whose credit risk has not deteriorated significantly since initial recognition or which have a low credit risk at the reference date (Stage 1),
- financial assets whose credit risk has deteriorated significantly since initial recognition and which do not have a low credit risk (Stage 2), and
- financial assets for which there is objective evidence of impairment at the reference date (Stage 3).

For financial assets included in Stage 1, expected credit losses are recognized for the period of the next twelve months, while for those included in Stage 2 or Stage 3, expected credit losses are recognized for the entire life of the financial asset.

The expected credit losses are based on the difference between conventional cash flow and the cash flow that the Company expects to receive. The difference is discounted using an estimate of the initial effective interest rate of the financial asset.

The Group and the Company apply the Simplified Approach of the Standard for contract assets, commercial and lease claims, calculating the expected credit losses for the lifetime of these items. In this case, the expected credit losses constitute the expected shortcomings in conventional cash flow, taking into account the potential default at any point over the life of the financial instrument. When calculating expected credit losses, the Group uses a forecast table having grouped the above financial instruments based on the nature and ageing of the balances and taking into account available historical data in relation to debtors, adjusted for future factors in relation to debtors and the economic environment.

(e) Derivative Financial Instruments

All derivative financial assets are recognized and measured at their fair value. Derivative financial assets are presented separately as assets when the fair value is positive and separately as liabilities when the fair value is negative.

The method of recognizing the gain or loss depends on whether a derivative has been designated as a hedging item and whether it is a hedge in the nature of the hedging item.

With cash flow hedging, the Group tries to cover the risks that cause a change in cash flow and come from an asset or a liability or a future transaction and this change will affect the result of the year.

The Group uses hedge accounting in the case where, at the inception of the hedging transaction and the subsequent use of the derivative financial assets, it can also document the hedging relationship between the hedged item and the hedging instrument in terms of risk management and the strategy for undertaking of compensation. In addition, hedge accounting is followed only when it is expected to be effective and can be measured reliably and on an ongoing basis for each reporting period.

IFRS 9 provides the possibility of determining the financial instrument (all or part of it) at fair value through the results of the year. The Group has chosen this option without evaluating the effectiveness of the hedging relationship and, therefore, records the effect of the changes in the fair value in the Results of the year.

(f) Fair value measurement methods

The fair values of financial assets and financial liabilities that are negotiable in active markets are determined from current asking prices without deducting selling costs. For non-tradable items, fair values are determined using generally accepted valuation techniques such as analysis of recent transactions, traded comparable, derivative valuation models and discounted cash flows.

The Group uses widely accepted valuation methods to estimate the fair value of common products, such as interest rate cap agreements. The data used is based on relevant market measurements (interest rates, etc.) at the reporting date of the Statement of Financial Position.

The method used to determine the fair value of financial instruments valued using valuation models includes the Group's estimates of the assumptions one would use in the fair value valuation and are selected based on the specific characteristics of each investment.

In accordance with the requirements of IFRS 9, at the end of each reporting period of the financial statements, the Company performs the required calculations regarding the determination of the fair value of its financial instruments.

xxii. Financial Liabilities: The Group's financial liabilities include bank loans and overdraft accounts, commercial and other liabilities. The Group's financial liabilities (excluding loans) are reflected in the Statement of Financial Position, the "Long-term Financial Liabilities" as well as the "Other commercial liabilities". Financial liabilities are recognized when the Group participates in a contractual agreement of the financial instrument and are written off when the Group is exempt from the liability or it is cancelled or expires.

Interest is recognized as an expense in the "Financial Expenses" item in the Statement of Comprehensive Income.

Trade liabilities are initially recognized at nominal value and then valued at the amortized cost less settlement payments.

Dividends to shareholders is included in the "Other short-term liabilities", when dividends are approved by the General Assembly of shareholders.

Where an existing financial liability is exchanged for another obligation of a different form with the same lender but substantially different terms, or the terms of an existing obligation are significantly modified, such as an exchange or modification, it shall be treated as repayment of the initial obligation and recognition of a new obligation. Any difference in the corresponding accounting values is recognized in the results.

xxiii. Offsetting of financial receivables and liabilities: Financial receivables and liabilities are offset and the net amount reflected in the statement of financial position only when the Group or the Company has the legal right to do so and intends to offset them on a net basis against each other or claim the asset and to settle the obligation at the same time. The legal right must not depend on future events and must be enforceable in the ordinary course of business and in the event of default, insolvency or bankruptcy of the company or the counterparty.

xxiv. Share-based payments: The Company has implemented share-based payments for its employees and executives. Under the effective agreements, the Company's employees and executives are granted the option to receive equity securities (shares) of the parent company, given that certain conditions of vesting have been met. None of the existing equity-based payment agreement plans are settled in cash.

Services received in return for equity-based payments are measured at fair value. The fair value of the services of executives and employees, at the date when the stock option is granted, is recognized in accordance with IFRS 2 as an expense in the income statement, with a corresponding increase in equity, during the period in which the services, for which the options are granted, are received.

Total expenses of the options during the vesting period are calculated based on the fair value of the options provided at the granting date. The expenses are allocated over the vesting period, based on the best available estimate of the number of stock options expected to be vested. The fair value of the options is measured by adopting an appropriate valuation model to reflect the number of options for which the performance conditions of the plan are expected to be met.

Estimates of the number of options expected to be exercised are revised if there is an indication that the number of stock options, expected to be vested, differs from previous estimates. Any adjustment to the cumulative share-based compensation arising from the revision is recognized within the current period.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

xxv. Share capital / Treasury Stock:

Expenses incurred for the issuance of shares reduce, after deducting the relevant income tax, the proceeds from the issue. Expenses related to the issuance of shares for the purchase of companies are included in the acquisition cost of the company acquired. Where any Group company purchases the Company's equity share capital (Treasury shares), the consideration paid, including any directly attributable incremental costs is deducted from equity attributable to the Company's equity holders until the shares are cancelled, reissued, or disposed of. Where such shares are subsequently sold or reissued, any consideration received, net of any directly attributable incremental transaction costs, is included in equity attributable to the Company's equity holders. Treasury stock does not hold any voting rights.

5. STRUCTURE OF THE GROUP AND METHOD OF CONSOLIDATING COMPANIES

The structure of the Group as of December 31st, 2022 is presented below:

Company	Country of Residence	% Participation	Consolidation Method	
ELTRAK S.A.	Greece		Parent	
ELASTRAK S.A.	Greece	100,00%	Full consolidation	*(1)*
CHRYSSAFIS S.A.	Greece	100,00%	Full consolidation	*(1) (2)*
ELTRAK BULGARIA EOOD	Bulgaria	100,00%	Full consolidation	*(1)*

(1) Direct participation – Full Consolidation

(2) Under liquidation

Eltrak's parent company is ELTRAK CP LTD, which owns 88,48%, which is fully consolidated by CP Holdings Limited.

6. FINANCIAL INFORMATION PER SECTOR

ELTRAK Group identifies two business sectors (machinery and tires) as its operational sectors. These operating sectors are under different management because each business requires different know-how and different marketing strategies. The activities undertaken by the Machinery sector include the trading, production, and resale, import and export of machines, spare parts, and parts both in Greece and Bulgaria. The tire sector includes the import, trading of tires for cars, motorcycles and in general any motor vehicle.

Management monitors the operational results of the business activities separately in order to make decisions regarding the allocation of resources and evaluate their performance. The performance assessment of each sector is based on results, gains or losses from operating activities. Transactions between operating sectors are carried out in a manner like that of external customers. It is noted that the accounting principles used to measure the operating results of the sectors are the same as those used to prepare the financial statements.

There is no customer from which the Group has revenues exceeding 10% of the Group's total revenue for the fiscal years ended December 31st, 2022 and 2021, respectively.

The following tables show the sales, results, assets, and liabilities of the Group's operating segments (in '000€):

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

Αποτελέσματα τομέα 1/1- 31/12/2022	**Μηχ/τα**	**Ελαστικά**	**Απαλοιφές**	**Ενοποιημένα**
Έσοδα από εξωτερικούς πελάτες	108.013	33.055	-	141.068
Έσοδα μεταξύ τομέων δραστηριότητας	429	55	(484)	-
Πωλήσεις	**108.442**	**33.110**	**(484)**	**141.068**
Λειτουργικά κέρδη/(ζημιές) (EBITDA)	**12.760**	**3.669**	**(52)**	**16.377**
Αποσβέσεις	(2.237)	(502)	242	(2.497)
Καθαρά χρηματοοικονομικά έσοδα	847	-	- 503	344
Καθαρά χρηματοοικονομικά έξοδα	(919)	(158)	56	(1.021)
Λοιπά χρηματοοικονομικά αποτελέσματα	284	-	-	284
Ζημιά από επανεκτίμηση παγίων	(272)	-	-	(272)
Έσοδα από αποπληρωμή κεφαλαίου συμμετοχής	31	-	-	31
Κέρδη/(ζημιές) προ φόρων	**10.494**	**3.009**	**(257)**	**13.246**
Φόροι εισοδήματος	(1.703)	(706)	- 18	(2.427)
Καθαρά Κέρδη/(ζημιές) περιόδου	**8.791**	**2.303**	**(275)**	**10.819**

Περιουσιακά στοιχεία και υποχρεώσεις την 31.12.2022	**Μηχ/τα**	**Ελαστικά**	**Απαλοιφές**	**Ενοποιημένα**
Ενσώματες και ασώματες ακινητοποιήσεις	37.336	328	2.728	40.392
Επενδύσεις σε ακίνητα	2.946	-	(2.729)	217
Επενδύσεις σε θυγατρικές επιχειρήσεις	3.000	-	(3.000)	-
Χρηματοοικονομικά στοιχεία του ενεργητικού στην εύλογη αξία μέσω των αποτελεσμάτων	522	12	-	534
Λοιπές μακροπρόθεσμες απαιτήσεις	1.693	201	(166)	1.728
Περιουσιακά στοιχεία με δικαίωμα χρήσης	623	1.376	(1.153)	846
Λοιπές απαιτήσεις	67.887	17.976	-	85.863
Σύνολο περιουσιακών στοιχείων τομέα	**114.007**	**19.893**	**(4.320)**	**129.580**
Υποχρεώσεις τομέα	**66.124**	**9.831**	**(1.427)**	**74.528**
Προσθήκες ενσώματων ακινητοποιήσεων	**802**	**33**	**(1)**	**834**

Segment results 1/1- 31/12/2021	**Machines**	**Tires**	**Consolidation entries**	**Group**
Revenue from external customers	86.241	32.743	-	118.984
Revenues between the segments	427	14	(441)	-
Turnover	**86.668**	**32.757**	**(441)**	**118.984**
Operating gain/(losses) (EBITDA)	**8.921**	**3.131**	**(674)**	**11.378**
Depreciation charge	(2.332)	(724)	477	(2.579)
Net financial income	229	-	-	229
Net financial expense	(673)	(198)	123	(748)
Icome from Capital Repayment	90	-	-	90
Profit/(loss) before tax	**6.235**	**2.209**	**(74)**	**8.370**
Income tax	(1.042)	(533)	-	(1.575)
Profit/(loss) after tax	**5.193**	**1.676**	**(74)**	**6.795**

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

Assets and Liabilities as of 31.12.2021	Machines	Tires	Consolidation entries	Group
Tangible and intangible assets	37.177	364	2.818	40.359
Investments in real estate	3.035	-	(2.818)	217
Investments in subsidiaries	3.000	-	(3.000)	-
Financial assets at fair value through profit or loss	-	12	-	12
Other long-term receivables	1.709	190	(155)	1.744
Right-of-use assets	670	1.810	(1.395)	1.085
Other receivables	54.145	16.976	-	71.121
Total Assets per segment	**99.736**	**19.352**	**(4.550)**	**114.538**
Segment payables	**61.937**	**11.118**	**(1.646)**	**71.409**
Additions on tangible assets	**442**	**296**	-	**738**

The income from external customers as well as the non-current assets of the Group based on their geographical distribution are summarized as follows:

	Revenue from external customers		Non-current assets	
	31.12.2022	**31.12.2021**	**31.12.2022**	**31.12.2021**
Greece	107.294	87.146	38.430	37.634
Bulgaria	33.971	32.015	8.679	9.305
Consolidation entries	(197)	(177)	(3.531)	(3.522)
Total	**141.068**	**118.984**	**43.578**	**43.417**

The total amounts presented in the above operating sectors of the Group are in line with the basic financial data presented in the financial statements.

7. SALES REVENUE

The sales shown in the attached financial statements is analyzed as follows:

	GROUP		COMPANY	
	1/1 - 31/12/2022	1/1 - 31/12/2021	1/1 - 31/12/2022	1/1 - 31/12/2021
Goods	130.727	110.034	66.753	47.966
Services	10.341	8.950	7.915	6.864
Total	**141.068**	**118.984**	**74.668**	**54.830**

8. ADMINISTRATION AND DISTRIBUTION COSTS

The administration and distribution costs displayed in the attached financial statements are analyzed as follows:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP		COMPANY	
	1/1 - 31/12/2022	1/1 - 31/12/2021	1/1 - 31/12/2022	1/1 - 31/12/2021
Cost of commodities	97.837	84.091	50.114	35.693
Employees remuneration and expenses (Note 9)	16.081	14.403	10.333	9.266
Depreciation	2.497	2.579	1.457	1.469
Travel expenses - transportation	1.713	1.366	601	418
Sales expenses	1.549	1.149	1.242	913
Leases	188	118	111	80
Freelancers and other third parties fees	1.570	1.983	1.040	1.444
Advertising & promotion costs	676	345	357	85
Other expenses	5.636	5.117	3.266	2.757
	127.747	**111.151**	**68.521**	**52.125**

Included in:

	GROUP		COMPANY	
	1/1 - 31/12/2022	1/1 - 31/12/2021	1/1 - 31/12/2022	1/1 - 31/12/2021
Cost of Sales	100.290	86.493	51.839	37.135
Selling & distribution expenses	17.777	16.169	10.333	9.502
Administration Expenses	9.680	8.489	6.349	5.488
	127.747	**111.151**	**68.521**	**52.125**

9. PAYROLL COST

The payroll costs, included in the attached financial statements, are analyzed as follows:

	GROUP		COMPANY	
	1/1 - 31/12/2022	1/1 - 31/12/2021	1/1 - 31/12/2022	1/1 - 31/12/2021
Wages and salaries	12.621	11.226	7.991	7.118
Employer's contribution	2.515	2.314	1.693	1.564
Other employee benefits (including pension costs)	945	863	649	584
Total employee benefit cost (Note 9)	**16.081**	**14.403**	**10.333**	**9.266**
Less: expenses included in the cost of sales	(1.556)	(1.570)	(1.042)	(948)
Total employee benefit expenses	**14.525**	**12.833**	**9.291**	**8.318**

10. NUMBER OF STAFF EMPLOYED

The number of employees of the Group and the Company on December 31st, 2022 was 417 and 230 compared to 405 and 223 at December 31st, 2021 respectively.

11. OTHER INCOME / (EXPENSES)

The other income/(expenses) shown in the attached financial statements are analyzed as follows:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP		COMPANY	
	1/1 - 31/12/2022	1/1 - 31/12/2021	1/1 - 31/12/2022	1/1 - 31/12/2021
Operating lease income	320	571	320	571
Additional sales revenue	280	548	241	220
Provisions of expected credit losses (Note 24)	(269)	(403)	(280)	(266)
Other income	1.379	756	917	872
Other expenses	(1.151)	(506)	(679)	(463)
Total	**559**	**966**	**519**	**934**

12. NET FINANCIAL INCOME/(EXPENSE)

The net financial income/(expense) shown in the attached financial statements are analyzed as follows:

	GROUP		COMPANY	
	1/1 - 31/12/2022	1/1 - 31/12/2021	1/1 - 31/12/2022	1/1 - 31/12/2021
Interest expense of long-term debt	(347)	(131)	(263)	(51)
Interest expense of short-term debt	(318)	(473)	(317)	(470)
Interest on rights of use assets	(45)	(53)	(30)	(29)
Other financial (expenses)/ income	(311)	(91)	(234)	(48)
Total finance costs	**(1.021)**	**(748)**	**(844)**	**(598)**
Interest and other financial income	344	229	2.845	4.224
Total finance income	**344**	**229**	**2.845**	**4.224**
Net finance income / (expense)	**(677)**	**(519)**	**2.001**	**3.626**

The significant amount in the line "Interest and other capital income" of the company is mainly attributable to the income of ELTRAK from intragroup dividends. In 2022, the amounts of €2.000 thousand and €503 thousand, concerns dividends from subsidiaries Eltrak Bulgaria EOOD and Elastrak SA. The corresponding amount in 2021 amounted to €4.000 thousand and was related to dividends from the subsidiary Eltrak Bulgaria EOOD. These amounts are fully eliminated in the consolidated results.

13. OTHER FINANCIAL RESULTS

The other financial results shown in the attached financial statements are analyzed as follows:

	GROUP		COMPANY	
	1/1 - 31/12/2022	1/1 - 31/12/2021	1/1 - 31/12/2022	1/1 - 31/12/2022
Modification Gain/(Loss)	(238)	-	(238)	-
Gains from valuation of Financial Asset measured at fair value through profit or loss	522	-	522	-
Other financial results	**284**	**-**	**284**	**-**

On December 31st, 2022, the Company recognized a financial asset related to interest rate risk hedging contracts with a total value of € 522 thousand, recognizing the corresponding profit from the valuation of the derivatives.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

In addition, as a result of the refinancing of its loans that took place in June 2022 (please refer to Note 30 for a detailed analysis), the Management proceeded with a valuation of the loans based on the requirements of IFRS 9, assessing that the restructuring of its bank loans to the National Bank constitutes a significant modification of the terms of the contract, consequently it proceeded with the derecognition of its existing loans and recognition of the new loan at fair value, while regarding the restructuring of its loan obligations to Eurobank Ergasias considered that this constitutes an insignificant modification of the terms of the contract and recognized an accounting loss of €238 thousand.

14. INCOME TAXES

Deferred income taxes are calculated on all temporary tax differences, using the tax rate that is expected to apply when a claim is settled or a liability is settled, considering that the tax rates established up to the date of the Financial Statements.

In accordance to the article 120 of Law 4799/2021, which was voted in May 2021, the paragraph 1 of article 58 of law 4172/2013 was amended in order to reduce the tax rate of profits from business activity. According to this provision, the income tax rate for the tax year 2021 onwards, is reduced to twenty-two percent (22%). The income tax rate remained stable for the tax year 2022 also.
The corresponding income tax rate in the subsidiary Eltrak Bulgaria EOOD for these fiscal years is 10%.
The income tax provision shown in the attached financial statements is analyzed as follows:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Income tax	2.466	1.734	1.334	897
Income tax provision	(7)	6	(2)	13
Adjustment on the deferred tax due to change in the income tax rate	-	(125)	-	(140)
Deferred tax	(32)	(40)	(38)	(19)
Total Income Tax as at Income Statement	**2.427**	**1.575**	**1.294**	**751**

The provision for the amount of income taxes determined by the application of the Greek tax rate to pre-tax profits is summarized as follows:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Profit/(loss) before income tax	**13.246**	**8.370**	**8.732**	**7.355**
Greece	*22%*	*22%*	*22%*	*22%*
Income tax rate for ELTRAK Bulgaria	*10%*	*10%*	-	-
Tax applicable to companies with headquarters in Greece	2.033	1.224	1.921	1.618
Tax applicable to ELTRAK Bulgaria	383	293	-	-
Applicable tax	**2.416**	**1.517**	**1.921**	**1.618**
income tax rate	-	(125)	-	(140)
Income not deductible for tax purposes	-	-	(550)	(880)
Expenses not deductible for tax purposes	11	183	(77)	153
Total Income Tax as at Income Statement	**2.427**	**1.575**	**1.294**	**751**

Deferred taxes on assets and liabilities displayed in the attached consolidated Statement of Financial Position as follows:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP 31/12/2022	COMPANY 31/12/2022
Deferred tax liabilities opening balance	**(1.372)**	**(1.497)**
Tangible assets	(5)	(5)
Deferred tax liabilities	**(5)**	**(5)**
Deferred tax asset		
Tangible assets	1	-
Post-employment benefits	(47)	(38)
Other	26	39
Deferred tax asset	**(20)**	**1**
Net deferred tax liabilities	**(25)**	**(4)**
Staff Compensation due to retirement recognized in equity	29	21
Deferred tax liability closing balance	**(1.368)**	**(1.480)**

	GROUP 31/12/2021	COMPANY 31/12/2021
Deferred tax liabilities opening balance	**(1.168)**	**(1.278)**
Tangible assets	(282)	(282)
Deferred tax liabilities	**(282)**	**(282)**
Deferred tax asset		
Tangible assets	(5)	(1)
Post-employment benefits	35	19
Other	82	71
Deferred tax asset	**112**	**89**
Net deferred tax liabilities	**(170)**	**(193)**
Staff Compensation due to retirement recognized in equity	(34)	(26)
Deferred tax liability closing balance	**(1.372)**	**(1.497)**

15. UNAUDITED YEARS

The Group's tax liabilities are not final, as there are unaudited tax fiscal years by the public tax authorities. The unaudited tax uses of Eltrak Group companies are as follows:

	Unaudited years
ELTRAK SA	2017 - 2022
ELASTRAK SA	2017 - 2022
CHRISAFIS SA	2017 - 2022
ELTRAK BULGARIA EOOD	2017 - 2022

For the unaudited tax years mentioned in the above tables, additional taxes and surcharges may be imposed at the time to be considered and finalized. The Group shall make an annual assessment of any liabilities expected from the audit of past financial years by taking the corresponding forecasts where necessary. Management considers that, beyond the forecasts formed, any amounts of taxes that may arise will not have a significant effect on a consolidated financial position, its operating results, and the Group's cash flow. The Group and the Company have formed on December 31st, 2022 a sufficient provision of €49 thousand and €44 thousand, respectively.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

Tax Compliance Report

For the fiscal years 2011 to 2021, the Companies of the Group operating in Greece and meeting the relevant criteria for inclusion in the tax audit of the Certified Auditors, received a Tax Compliance Report, in accordance with paragraph 5 of Article 82 of Law 2238/1994 and Article 65A paragraph 1 of Law 4174/2013, without any material differences. According to circular POL. 1006/2016, companies subject to that specific tax audit are not exempted from carrying out a regular audit by the competent tax authorities. The Group's Management estimates that in any future reaudits by the tax authorities, if they are ultimately carried out, no additional tax differences will arise with a significant impact on the Financial Statements.

For the fiscal year 2022, the special audit for receiving a Tax Compliance Report is ongoing. If additional tax liabilities arise until the completion of the tax audit, it is estimated that these will not have a material impact on the Financial Statements. It is noted that, according to recent relevant legislation, the audit and publication of the Tax Compliance Report is valid for the fiscal years 2016 and on a voluntary basis.

16. PROFIT/(LOSS) PER SHARE

The calculation of basic earnings/ (loss) per share as of December 31st, 2022 and 2021 is as follows:

	Group		Company	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Net profit / (loss) attributable to the shareholders of the parent	10.819	6.795	7.438	6.604
Weighted average number of shares outstanding	14.049.688	14.049.688	14.049.688	14.049.688
Earnings / (Loss) per share in €	**0,7701**	**0,4836**	**0,5294**	**0,4700**

17. TAGIBLE ASSETS

Tangible fixed assets are analyzed as follows:

GROUP	Land	Buildings	Machinery	Motor Vehicles	Equipment	Construction in progress	Total
Cost as of 01.01.2022	**18.057**	**15.483**	**11.952**	**1.645**	**5.380**	**2**	**52.519**
Additions	-	304	4.603	101	267	-	5.275
Transfer to finanical leasing	-	-	(2.027)	-	-	-	(2.027)
Transfer from finanical leasing	-	-	-	-	-	-	-
Impairment of assets	(272)	-	-	-	-	-	(272)
Disposals/ Write offs	-	-	(1.809)	(70)	(11)	-	(1.890)
Cost as of 31.12.2022	**17.785**	**15.787**	**12.719**	**1.676**	**5.636**	**2**	**53.605**
Accumulated depreciation 01.01.2022	**-**	**2.145**	**4.187**	**1.132**	**4.696**	**-**	**12.160**
Depreciation charge	-	421	1.233	133	182	-	1.969
Transfer to finanical leasing	-	-	(57)	-	-	-	(57)
Disposals/ Write offs	-	-	(796)	(53)	(10)	-	(859)
Accumulated depreciation 31.12.2022	**-**	**2.566**	**4.567**	**1.212**	**4.868**	**-**	**13.213**
NET BOOK VALUE	**17.785**	**13.221**	**8.152**	**464**	**768**	**2**	**40.392**

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

COMPANY	Land	Buildings	Machinery	Motor Vehicles	Equipment	Construction in progress	Total
Cost as of 01.01.2022	**15.633**	**6.125**	**8.890**	**674**	**3.678**	**-**	**35.000**
Additions	-	304	4.024	-	232	-	4.560
Transfer to finanical leasing	-	-	(2.027)	-	-	-	(2.027)
Transfer from finanical leasing	-	-	-	-	-	-	-
Impairment of assets	(250)	-	-	-	-	-	(250)
Disposals/ Write offs	-	-	(939)	-	(2)	-	(941)
Cost as of 31.12.2022	**15.383**	**6.429**	**9.948**	**674**	**3.908**	**-**	**36.342**
Accumulated depreciation 01.01.2022	**-**	**560**	**2.546**	**563**	**3.360**	**-**	**7.029**
Depreciation charge	-	209	791	28	105	-	1.133
Transfer to finanical leasing	-	-	(57)	-	-	-	(57)
Transfer from finanical leasing	-	-	-	-	-	-	-
Disposals/ Write offs	-	-	(513)	-	(1)	-	(514)
Cost as of 31.12.2022	**-**	**769**	**2.767**	**591**	**3.464**	**-**	**7.591**
NET BOOK VALUE	**15.383**	**5.660**	**7.181**	**83**	**444**	**-**	**28.751**

GROUP	Land	Buildings	Machinery	Motor Vehicles	Equipment	Construction in progress	Total
Cost as of 01.01.2021	**14.467**	**15.030**	**13.208**	**1.712**	**5.035**	**2**	**49.454**
Additions	-	184	3.851	120	353	-	4.508
Transfer to finanical leasing	-	-	(1.846)	-	-	-	(1.846)
Transfer from finanical leasing	-	-	184	-	-	-	184
Reclassification to fixed assets from assets held for sale	3.590	330	-	-	-	-	3.920
Disposals/ Write offs	-	(61)	(3.445)	(187)	(8)	-	(3.701)
Cost as of 31.12.2021	**18.057**	**15.483**	**11.952**	**1.645**	**5.380**	**2**	**52.519**
Accumulated depreciation 01.01.2021	**-**	**1.723**	**3.939**	**1.184**	**4.524**	**-**	**11.370**
Depreciation charge	-	469	1.283	134	178	-	2.064
Transfer to finanical leasing	-	-	(37)	-	-	-	(37)
Disposals/ Write offs	-	(47)	(998)	(186)	(6)	-	(1.237)
Accumulated depreciation 31.12.2021	**-**	**2.145**	**4.187**	**1.132**	**4.696**	**-**	**12.160**
NET BOOK VALUE	**18.057**	**13.338**	**7.765**	**513**	**684**	**2**	**40.359**

COMPANY	Land	Buildings	Machinery	Motor Vehicles	Equipment	Construction in progress	Total
Cost as of 01.01.2021	**12.043**	**5.672**	**9.347**	**681**	**3.624**	**-**	**31.367**
Additions	-	184	3.047	-	56	-	3.287
Transfer to finanical leasing	-	-	(1.846)	-	-	-	(1.846)
Transfer from finanical leasing	-	-	184	-	-	-	184
Reclassification to fixed assets from assets held for sale	3.590	330	-	-	-	-	3.920
Disposals/ Write offs	-	(61)	(1.842)	(7)	(2)	-	(1.912)
Cost as of 31.12.2021	**15.633**	**6.125**	**8.890**	**674**	**3.678**	**-**	**35.000**
Accumulated depreciation 01.01.2021	**-**	**374**	**2.410**	**538**	**3.252**	**-**	**6.574**
Depreciation charge	-	233	758	32	109	-	1.132
Transfer to finanical leasing	-	-	(37)	-	-	-	(37)
Transfer from finanical leasing	-	-	-	-	-	-	-
Disposals/ Write offs	-	(47)	(585)	(7)	(1)	-	(640)
Cost as of 31.12.2021	**-**	**560**	**2.546**	**563**	**3.360**	**-**	**7.029**
NET BOOK VALUE	**15.633**	**5.565**	**6.344**	**111**	**318**	**-**	**27.971**

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

Property, plant and equipment are tested for impairment whenever events and circumstances indicate that their carrying amount may not be recoverable. As of 31 December 2022, Management proceeded to revaluation of its property resulting in an impairment of €250 thousand.

In 2022, the subsidiary ELTRAK BULGARIA EOOD entered into a long-term loan agreement with UBB bank, which provides a real estate guarantee of €5.221 thousands (BGN 10.212 thousand). ELTRAK SA no longer guarantees the loan obligations of ELTRAK BULGARIA EOOD.

Apart from this, there are no other restrictions on the ownership or transfer or other charges on the Group's real estate. Moreover, no other items of land, buildings and mechanical equipment have been pledged as collateral against liabilities.

On December 31, 2022 and 2021, ELTRAK SA had no contractual obligations to purchase tangible fixed assets.

18. INVESTMENT PROPERTIES

Investment properties are valued at historical cost less accumulated depreciation and any impairment forecasts.

	GROUP			COMPANY		
	Cost	Depreciation	Net book value	Cost	Depreciation	Net book value
1/1/2022	240	(23)	217	3.396	(361)	3.035
Depreciation charge	-	-	-	-	(89)	(89)
31/12/2022	**240**	**(23)**	**217**	**3.396**	**(450)**	**2.946**

The rental income of the above investment properties for the Group amounts to €17 thousand and €21 thousand for 2022 and 2021 respectively, while for the Company €288 thousand and €367 thousand for 2022 and 2021 respectively. The Company's rental contracts with the Group's companies expire on various dates until 2027. The same depreciation rates apply to the rest of the properties. There are no burdens on these properties.
On December 31st, 2022 and 2021, ELTRAK S.A. had no contractual obligations for the purchase of investment properties.

19. INVESTMENTS IN SUBSIDIARIES

The Company's investments in subsidiaries for the fiscal years 2022 and 2021 are analyzed as follows:

Investments in subsidiaries	**Cost value**	**Accumulated devaluation**	**Net value**
ELASTRAK SA	3.000	-	3.000
ELTRAK BULGARIA EOOD	3.519	-	3.519
CHRYSSAFIS SA	-	-	-
	6.519	-	**6.519**

Each year, the management of the Group evaluates the prospects of its holdings and confirms their value. Information on the facilities and participation rates of subsidiaries are included in Note 5 In the separate financial statements the companies are evaluated at the acquisition cost.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

20. FINANCIAL ASSETS IN THE FAIR VALUE THROUGH PROFIT OR LOSS

The fair values of derivative financial products are based on observable market data. For all interest rate hedging contracts, the actual values are confirmed by the credit institutions with which the Company has entered into the relevant contracts.
The Company manages its exposure to interest rate risk by making use of interest rate cap agreements "freezing" interest rates which ensure hedging of the risk of rising interest rates to which the Company is exposed. On December 31st, 2022, the value of the Financial assets it fair value through results is as follows:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Derivative Value (Non-Current Asset)	383	-	383	-
Derivative Value (Current Asset)	139	-	139	-
Value of interests at the beginning of year/ period	12	452	-	440
Less: Impairment of interests	-	(440)	-	(440)
Value of interests at the year/period end	**534**	**12**	**522**	**-**

As of 31/12/2020, the Company proceeded to full impairment of its interests in Energyst BV. amounting to €158 thousands. During 2021 and 2022, Energyst BV. was in the process of liquidation and therefore paid the Company € 90 thousand and € 31 thousand respectively, as capital interests repayment.

As of 31/12/2022, the Company recognized a financial asset related to interest rate risk hedging contracts with a total value of € 522 thousand, recognizing the corresponding profit from the valuation of the derivatives.

21. OTHER LONG-TERM RECEIVABLES

The other long-term receivables of the Group and the Company are analyzed as follows:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Long-term receivables from customers	676	387	676	387
Long-term receivables from financial leasing	958	1.259	958	1.259
Other long-term receivables	94	98	59	63
Σύνολο	**1.728**	**1.744**	**1.693**	**1.709**

22. RIGHT OF USE OF ASSETS

After the application of IFRS 16, the Company proceeded to the recognition of rights of use from the leases in its possession. The analysis of the amounts for the Group and the Company are below:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

GROUP	Buildings	Vehicles	Total
Cost at the beginning of the year	**573**	**1.413**	**1.986**
Additions	-	227	227
Discontinuance/Termination of contracts	(19)	(260)	(279)
Impairment of value	-	-	-
Cost as of 31.12.2022	**554**	**1.380**	**1.934**
Accumulated depreciation at the beginning of the year	**230**	**671**	**901**
Depreciation charge	181	347	528
Discontinuance/Termination of contracts	(67)	(274)	(341)
Accumulated depreciation as of 31.12.2022	**344**	**744**	**1.088**
NET BOOK VALUE	**210**	**636**	**846**

COMPANY	Buildings	Vehicles	Total
Cost at the beginning of the year	**97**	**873**	**970**
Additions	-	162	162
Discontinuance/Termination of contracts	(19)	(186)	(205)
Impairment of value	-	-	-
Cost as of 31.12.2022	**78**	**849**	**927**
Accumulated depreciation at the beginning of the year	**70**	**358**	**428**
Depreciation charge	23	212	235
Discontinuance/Termination of contracts	(67)	(200)	(267)
Cost as of 31.12.2022	**26**	**370**	**396**
NET BOOK VALUE	**52**	**479**	**531**

GROUP	Buildings	Vehicles	Total
Cost as of 01.01.2021	**572**	**1.232**	**1.804**
Additions	1	233	234
Discontinuance/Termination of contracts	-	(52)	(52)
Impairment of value	-	-	-
Cost as of 31.12.2021	**573**	**1.413**	**1.986**
Accumulated depreciation at the beginning of the year	**46**	**411**	**457**
Depreciation charge	183	332	515
Discontinuance/Termination of contracts	1	(72)	(71)
Accumulated depreciation as of 31.12.2021	**230**	**671**	**901**
NET BOOK VALUE	**343**	**742**	**1.085**

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

COMPANY	Buildings	Vehicles	Total
Cost as of 01.01.2021	**96**	**752**	**848**
Additions	1	173	174
Discontinuance/Termination of contracts	-	(52)	(52)
Impairment of value	-	-	-
Cost as of 31.12.2021	**97**	**873**	**970**
Accumulated depreciation at the beginning of the year	**44**	**231**	**275**
Depreciation charge	25	199	224
Discontinuance/Termination of contracts	1	(72)	(71)
Cost as of 31.12.2021	**70**	**358**	**428**
NET BOOK VALUE	**27**	**515**	**542**

23. INVENTORIES

All inventories relate to goods and are analyzed as follows:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Machines	16.933	11.267	7.564	4.764
Spare parts	19.100	12.167	8.570	5.381
Total	**36.033**	**23.434**	**16.134**	**10.145**

24. TRADE AND OTHER RECEIVABLES

Trade receivables are analyzed as follows:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Domestic Customers	15.688	11.509	11.449	6.603
Foreign Customers	1.106	979	-	-
Receivables from Financial Leasing	2.014	631	2.014	592
Post Dated Cheques	10.211	7.595	8.172	5.479
Notes Receivable	1.474	946	1.435	907
Subtotal	**30.493**	**21.660**	**23.070**	**13.581**
- Less: Accumulated Provision for Bad Debts	(5.116)	(4.847)	(2.717)	(2.437)
Total	**25.377**	**16.813**	**20.353**	**11.144**

The present value of the receivables on the leases of machinery at 31.12.2022 and 31.12.2021 and their maturity is described in the following table:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	Ο Όμιλος		Η Εταιρία	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Μικτή Επένδυση - Εντός 1 Έτους	2.251	783	2.251	743
Μείον μη δεδουλευμένο χρηματοοικονομικό έσοδο	237	152	237	151
Παρούσα αξία	**2.014**	**631**	**2.014**	**592**
Μικτή Επένδυση - Από 1-5 Έτη	1.032	1.334	1.032	1.334
Μείον μη δεδουλευμένο χρηματοοικονομικό έσοδο	74	75	74	75
Παρούσα αξία	**958**	**1.259**	**958**	**1.259**
Σύνολο Μικτής Επένδυσης	3.283	2.117	3.283	2.077
Μείον Συνολικό μη δεδουλευμένο χρηματοοικονομικό έσοδο	311	227	311	226
Σύνολο Παρούσας αξίας	**2.972**	**1.890**	**2.972**	**1.851**

The other receivables are analyzed as follows:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Receivable from foreign suppliers	29	5	29	5
Prepayments on commodities purchases	650	27	-	-
Accured income	221	329	219	325
Other	2.264	1.557	1.587	1.313
Total	**3.164**	**1.918**	**1.835**	**1.644**

For all the group's receivables, an assessment of the indications for their impairment has been carried out. In addition, some of the non-impaired receivables are in arrears. The ageing of the non-impaired receivables (Commercial and Other) is displayed in the table below:

	GROUP	COMPANY
Expected maturity:	31/12/2022	
Less than 4 months	86	53
Between 5 and 8 months	129	79
Between 9 and 12 months	215	132
Total	**430**	**264**

The movement of provisions for the measurement of expected credit losses for the years ended December 31st, 2022 and 2021 is as below:

	GROUP	COMPANY
Balance as of January 1st, 2021	4.444	2.171
Provision for the period	403	266
Usage of provisions	-	-
Balance as of December 31st, 2021	**4.847**	**2.437**
Provision for the period	269	280
Usage of provision	-	-
Balance as of December 31st, 2022	**5.116**	**2.717**

25. CASH AND CASH EQUIVALENTS

The cash and cash equivalents are analyzed as below:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Cash in Hand	**24**	**47**	**12**	**29**
in Euro	15	35	12	29
in Bulgarian Leva	9	12	-	-
Bank deposits	**21.265**	**28.909**	**9.376**	**16.444**
in Euro	16.939	17.584	9.204	16.444
in Bulgarian Leva	4.152	11.220	-	-
in USA Dollar	174	105	172	-
Total	**21.289**	**28.956**	**9.388**	**16.473**

Bank deposits bear interest rates with floating interest rates based on monthly bank deposit rates.

26. SHARE CAPITAL

The Company's share capital as of December 31st, 2022, was €4.777 thousand, divided into 14.050.971 ordinary shares with voting rights with a nominal value of 0,34 euros per share.

27. REGULAR, TAX-FREE, AND SPECIAL RESERVES

Regular, tax-free, and special reserves are analyzed as follows:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Statutory reserves	2.959	2.959	2.959	2.959
Extraordinary reserves	288	288	288	288
Tax-free reserves under special provisions of laws and special reserves	6.465	9.525	6.465	9.525
Total	**9.712**	**12.772**	**9.712**	**12.772**

Regular Reserve: According to Greek commercial law, companies are required by the profits of the fiscal year to form 5% as a regular reserve until it reaches one third of their paid share capital. During the life of the Company, the distribution of the regular reserve is prohibited.

Tax-free Reserves under special provisions of laws and other special reserves These reserves are related to undistributed income from subsidiary dividends.

28. TREAURY STOCK

According to the resolution of the Extraordinary General Assembly dated on 29/12/2020, the acquisition of Treasury Shares was approved, the nominal value of which will not exceed 1.5% of the paid-up share capital of the Company during the acquisition period. The acquisition price of the shares amounted to €3,3 per share. As of 31/12/2021, the Company owned 156.117 treasury stock.

The terms of the distribution plan have been met for the fiscal year 2021, and therefore the participants received 80.303 shares during the fiscal year 2022. As of December 31st, 2022, the Company owned 75.184 treasury stock.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

29. DIVIDENDS

According to the provisions of Greek commercial law (from 1.1.2019 law 4548/2018 as amended and in force), companies are obliged to distribute each year a dividend corresponding to at least 35% of profits after tax and after the formation of the statutory reserve. This provision shall not apply if the General Assembly so decides by a majority of at least 70% of the paid-up share capital. Greek commercial law also requires that certain conditions for the distribution of dividend be fulfilled, which are as follows:

a. It is prohibited to distribute a dividend to shareholders if the Company's net position as shown in the Statement of Financial Position after this distribution is less than the equity in addition to the undistributed reserves.

b. The distribution of a dividend to shareholders shall be prohibited if the outstanding balance of the first installation costs is greater than the extraordinary reserves plus the remaining profits in a new one.

On September 12th, 2022, the subsidiary ELASTRAK SA paid the parent company ELTRAK SA a dividend of €503 thousand.

On September 27th, 2022, ELTRAK SA paid its shareholders the amount of €3.000 thousand as a dividend of its subsidiaries exempted under the Article 48 Law 4172/2013, following a relevant decision of the Ordinary General Assembly of September 23rd, 2022.

On November 16th, 2022, the subsidiary ELTRAK BULGARIA EOOD paid to the parent company ELTRAK SA a dividend of €2.000 thousand (BGN 3.912 thousand).

30. LONG-TERM LOANS

The long-term loans as of December 31st, 2022 and 2021 are analyzed as below:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Syndicated and long-term borrowings	15.300	5.841	11.693	1.993
Other	-	-	-	-
Total	15.300	5.841	11.693	1.993
Less: Short-term portion of long-term bank	(2.050)	(3.103)	(1.203)	(500)
Total syndicated and long-term borrowings	**13.250**	**2.738**	**10.490**	**1.493**

In July 2020, ELTRAK SA and ELASTRAK SA, proceeded to the issuance of Five-Year Bilateral Bond Loans, with Eurobank Ergasias and National Bank respectively, with the guarantee of the Hellenic Development Bank, amounting to €2.000 thousand each.

In May 2022, the subsidiary ELTRAK BULGARIA EOOD entered into a long-term borrowing agreement with UBB bank, amounting to €2.500 thousand, which provides a guarantee on its real estate. ELTRAK SA no longer guarantees the loan obligations of ELTRAK BULGARIA EOOD.

In June 2022, ELTRAK S.A. proceeded with the issuance of two Five-Year Common Bond Loans, with Eurobank SA. and the National Bank of Greece respectively, amounting to €5.000 thousand each, in the context of refinancing its existing borrowing. More specifically, the Company paid off its short-term loan obligations to Eurobank Ergasias of up to €5.000 thousand, as well as part of its short-term

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

loan obligations to the National Bank (€2.000 thousand) and received new loans of up to €10,000 thousand.
As a result of the restructuring, the Management proceeded with a valuation of the loans based on the requirements of IFRS 9, assessing that the restructuring of its bank loans to the National Bank constitutes a significant modification of the terms of the contract, consequently it proceeded with the derecognition of its existing loans and recognition of the new loan at fair value, while regarding the restructuring of its loan obligations to Eurobank Ergasias considered that this constitutes an insignificant modification of the terms of the contract and recognized an accounting loss of €238 thousand.
Additionally, in order to manage its exposure to the interest rate risk to which the Company is exposed due to its bond loans, in June 2022, ELTRAK S.A. signed Interest Rate Cap agreements with Eurobank S.A. and National Bank.

The balance of the Bonds and long-term loans dated 31/12/2022, was €15.300 thousand for the Group and €11.693 thousand for the Company.

The weighted average interest rate of the Bond loans for 2022 was 2.68% for the Group and 2.93% for the Company.

The financial flows of the loans of the Group as well as of the Company for the year ended 31.12.2022 and 31.12.2021 respectively, are analyzed as follows:

		GROUP		
	Long-term Loans	**Payable next fiscal year**	**Short-term loans**	**Total**
1 January 2022	2.738	3.103	12.147	17.988
Cash-Flows				
Repayment	(334)	(3.083)	(7.000)	(10.417)
Drawdowns	12.500	-	-	12.500
Non-Cash				
Fair Value	96	300	-	396
Interest payable next fiscal year	-	(20)	(28)	(48)
Reclassification	(1.750)	1750	-	-
31 December 2022	**13250**	**2.050**	**5.119**	**20.419**

		COMPANY		
	Long-term Loans	**Payable next fiscal year**	**Short-term loans**	**Total**
1 January 2022	1.493	500	12.147	14.140
Cash-Flows				
Repayment	(167)	(500)	(7.000)	(7.667)
Drawdowns	10.000	-	-	10.000
Non-Cash				
Fair Value	81	286	0	367
Interest payable next fiscal year	-	-	(28)	(28)
Reclassification	(917)	917	0	-
31 December 2022	**10490**	**1.203**	**5.119**	**16.812**

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

GROUP	Long-term Loans	Payable next fiscal year	Short-term loans	Total
1 January 2021	5.568	917	12.219	18.704
Cash-Flows				
Repayment	-	(667)	-	(667)
Drawdowns	-	-	-	-
Non-Cash				
Fair Value	3	-	-	3
Interest payable next fiscal year	-	20	(72)	(52)
Reclassification	(2.833)	2.833	-	-
31 December 2021	**2.738**	**3.103**	**12.147**	**17.988**

COMPANY	Long-term Loans	Payable next fiscal year	Short-term loans	Total
1 January 2021	1.991	-	12.219	14.210
Cash-Flows				
Repayment	-	-	-	-
Drawdowns	-	-	-	-
Non-Cash				
Fair Value	2	-	-	2
Interest payable next fiscal year	-	-	(72)	(72)
Reclassification	(500)	500	-	-
31 December 2021	**1.493**	**500**	**12.147**	**14.140**

31. STAFF COMPENSATIONS DUE TO RETIREMENT

According to the provisions of the labour law of the countries in which the Group operates, employees are entitled to compensation in the event of their dismissal or retirement. Regarding the Greek subsidiaries (which constitute the majority of the Group's activity) the amount of compensation varies according to the salary, the years of service and the manner of the employee's dismissal (dismissal or retirement). Officials who resign or are dismissed reasoned are not entitled to compensation. The compensation payable in the event of retirement is equal to 40% of the compensation that would be payable in the event of unjustified dismissal.

The obligation of the Company to the persons working in Greece, for the future payment of benefits according to the time of each person's previous service, is counted and illustrated on the basis of the expected paid right of each employee, at the date of the Statement of Financial Position, discounted at its present value, in relation to the estimated time of payment.

As of 01/01/2013, the policy of recognition has been changed to the financial statements of pension benefit liabilities, as the revised IAS 19 "Employee Benefits" as adopted by the European Union in the fourth quarter of 2012 is implemented.

The amended IAS 19 "Employee Benefits" was applied retroactively from 1 January 2012. According to this, the option of phasing out actuarial gains and losses by the 'margin method' is eliminated. Therefore, actuarial gains and losses incurred in a financial year will be fully and directly recognized in the Statement of Total Income for that financial year and will no longer be able to be gradually recognized in the subsequent Statement of Comprehensive Income.

The IFRS Interpretations Committee issued in May 2021 the final decision on the agenda entitled "Distribution of benefits in periods of service in accordance with International Accounting

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

Standard (IAS) 19", which includes explanatory material on how to distribute benefits in periods service on a specific defined benefit plan.

The application of this final Decision in the consolidated financial statements, results in the distribution of benefits in the last 16 years until the date of retirement of employees in accordance with the applicable legal framework and additional contractual obligations in accordance with the respective collective agreements of subsidiaries of the Group.

The effects of severance pay are as follows:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Opening balance	**1.426**	**1.326**	**1.123**	**1.058**
Adjustment due to amendement of IAS 19	-	0	-	0
Restated Opening balance	**1.426**	**1.326**	**1.123**	**1.058**
Provision recognized in Current Results	194	222	121	202
Provision recognized in Other Comprehensive Income	(131)	157	(96)	120
Payments of Compensation	(102)	(279)	(102)	(257)
Total charge for the period	**(39)**	**100**	**(77)**	**65**
Ending balance	**1.386**	**1.426**	**1.046**	**1.123**

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Current employment costs	180	120	108	116
Cost of service due to modifications	-	15	-	14
Net interest	8	3	7	2
Settlement/Curtailment/Termination effect	6	84	6	70
Total	**194**	**222**	**121**	**202**

Key assumptions for 2022	
Discount Rate	4,4% during 31/12/2022
Mortality	EAE2012p
Annual Payroll Increase	3,2% = Long term inflation + 1%
Average Annual Rate of Long-Term Inflation	2,20%
Average Turnover Rates of employees with permanent contract	

Group age	Valundart termination	Dismissal
Up to 45	1%	1%
From 46 to	1%	1%
Above 56	0%	0%

A Sensitivity Analysis Table of the Staff Compensation Forecast is listed:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	COMPANY
Percentage Effect on Present Value Determination	
Change in the discount rate + 0.5%	*-2%*
Change in the of discount rate -0.5%	*+2%*
Percentage Effect on Current Employment Cost	
Change in the of discount rate + 0.5%	*-3%*
Change in the of discount rate -0.5%	*+4%*

32. TRADE PAYABLES

Trade Payables are analyzed as below:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Domestic Suppliers	2.070	1.656	1.335	948
Foreign Suppliers	30.538	28.260	17.668	17.137
Σύνολο	**32.608**	**29.916**	**19.003**	**18.085**

33. SHORT-TERM LOANS

The short-term loans relate to withdrawals from certain credit limits maintained by the Group and the Company with partner banks. The use of these appropriations is shown below:

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Available credit limits	50.068	55.379	37.000	38.500
Non utilised bank limits	(44.949)	(43.232)	(31.881)	(26.353)
Utilised bank limits	**5.119**	**12.147**	**5.119**	**12.147**

Short-term loans are presented in Euro.

The average weighted interest rate on short-term loans of December 31st, 2022 was 4,29%. The total interest expense of the short-term loans for the fiscal years ended December 31st, 2022 and 2021 included in the financial expenses in the Statement of Profit or Loss and Other Comprehensive Income, amounted to €318 thousands and €473 thousands respectively, while for the Company at €317 thousand and €470 thousand, respectively.

34. OTHER SHORT-TERM LIABILITIES

The amount shown in the attached financial statements is analyzed as follows:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Advances from customers	8.586	7.750	5.975	6.075
Taxation excluding income tax	2.778	2.510	2.002	1.334
Social security payable	598	544	426	386
Accrued expenses	1.024	1.114	713	737
Salaries payable	585	653	356	340
Dividends payable	155	155	155	155
Others	1.625	1.431	733	616
Σύνολο	**15.351**	**14.157**	**10.360**	**9.643**

35. TRANSACTIONS WITH RELATED PARTIES

Related parties' transactions during 2022 were made under normal course of business. They remained low as in the previous financial year and did not materially affect the financial position and performance of the parent company. Relevant analysis is displayed below.

Transactions with subsidiaries

The Company's transactions and outstanding amounts with its subsidiaries during the period January 1st to December 31st, 2022, which are fully eliminated in the consolidated financial statements were as follows:

	Sales	Purchases	Receivables	Payables
ELASTRAK S.A.	695	55	-	-
ELTRAK BULGARIA EOOD	147	50	-	-
CHRYSSAFIS S.A.	4	-	84	-
	846	**105**	**84**	**-**

The corresponding transactions between January 1st and December 31st, 2021, were as follows:

	Sales	Purchases	Receivables	Payables
ELASTRAK S.A.	945	14	-	-
ELTRAK BULGARIA EOOD	177	-	4	1
CHRYSS.A.FIS S.A.	4	-	68	-
	1.126	**14**	**72**	**1**

Sales to ELASTRAK S.A. mainly related to consulting services and rentals, while purchases are related to goods. For CHRYSSAFIS S.A. they are related to rentals. For ELTRAK BULGARIA EOOD are related to sales and purchases of goods respectively.

On November 16th, 2022, the subsidiary ELTRAK BULGARIA EOOD paid to the parent company ELTRAK SA a dividend of €2.000 thousand (BGN 3.912 thousand).

On September 12th, 2022, the subsidiary ELASTRAK SA paid the parent company ELTRAK SA a dividend of €503 thousand.

Transactions with the parent company

The transactions of the Group and the Company and the outstanding balances with its parent company during the period January 1st to December 31st, 2022, were as follows:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP			
	Sales	Purchases	Receivables	Payables
CP HOLDINGS LIMITED	-	302	-	303
	-	**302**	**-**	**303**

	COMPANY			
	Sales	Purchases	Receivables	Payables
CP HOLDINGS LIMITED	-	157	-	158
	-	**157**	**-**	**158**

The corresponding transactions during the year 2021 were the following:

	GROUP			
	Sales	Purchases	Receivables	Payables
CP HOLDINGS LIMITED	-	502	-	371
	-	**502**	**-**	**371**

	COMPANY			
	Sales	Purchases	Receivables	Payables
CP HOLDINGS LIMITED	-	250	-	179
	-	**250**	**-**	**179**

The transactions with CP Holdings LTD relate to consulting services and expenses.

On September 27th, 2022, ELTRAK SA paid its shareholders the amount of €3.000 thousand as a dividend of its subsidiaries exempted under the Article 48 Law 4172/2013, following a relevant decision of the Ordinary General Assembly of September 23rd, 2022.

Transactions with other related parties

The subsidiary Elastrak S.A. in the context of its normal course of business, paid a fee for the alternative management of used tires to the related company ECOELASTIKA S.A. amounting to €597 thousand and €430 thousand for 2022 and 2021, respectively. The subsidiary's obligations to ECOELASTIKA S.A. for these transactions were nil as of 31/12/2022 and €187 thousand as of 31/12/2021.

Remuneration of Board members and Directors

The short-term benefits to the main directors of the Group and the Company for the periods 1/1-31/12/2022 and 1/1-31/12/2021 respectively are analyzed as follows:

	GROUP		COMPANY	
	1/1-31/12/2022	1/1-31/12/2021	1/1-31/12/2022	1/1-31/12/2021
Board of directors fees	490	445	370	325
Payroll and other short term employee benefits	1.120	1.060	788	764
Total	**1.610**	**1.505**	**1.158**	**1.089**

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP		COMPANY	
	1/1-31/12/2022	1/1-31/12/2021	1/1-31/12/2022	1/1-31/12/2021
Obligations to the members of the Board of Directors and the Managing Directors	28	30	23	25
Total	**28**	**30**	**23**	**25**

Free Treasury Stock Plan

In accordance with the decision of the General Assembly held on September 17th, 2021, the Company implemented a plan for the free disposal of own (treasury) common registered shares, in the framework of the incentive policy for the benefit of specific executives it applies. The aforementioned common shares were decided to be acquired by the Company, in accordance with the decision of the General Assembly dated on December 29th, 2020. The plan of free disposal of own (treasury) shares is implemented under Article 114 L. 4548/2018, as applicable, and based on the fulfillment of the objectives as requirement for the free distribution of shares. The Free Treasury Stock Plan expires on December 31st, 2022.

The terms of the disposal plan have been met for the fiscal year 2021, and therefore the participants are entitled to receive 80.303 shares, the valuation of the fair value of which amounts to € 3,3 per share. The amount of €265 thousand related to the plan of free disposal of own shares had been included in the expenses of 2022 and had been credited to a special reserve of the Company until its distribution based on the requirements of IFRS 2. Upon the distribution of the shares within 2022, the aforementioned reserve was transferred as a reduction of the Equity Reserve of the Statement of Changes in Equity.

Given that the terms of the disposal plan have been met for the fiscal year 2022 as well, the participants are entitled to receive the remaining 75.814 shares of the program, the valuation of the fair value of which amounts to € 3,3 per share. Consequently, the amount of €250 thousand related to the plan of free disposal of own shares has been included in the expenses of 2022 and has been credited to the special reserve of the Company until their disposal based on the requirements of IFRS 2.

Upon completion of the transfer of 75,814 shares to the beneficiaries, the own shares, acquired in accordance with the resolution of the Extraordinary General Assembly dated on December 29th, 2020, have been transferred as a whole (i.e. 156,117 shares).

36. COMMITMENTS

(a) Litigation:

The Company and its subsidiaries are involved (as the defendant and the plaintiff) in various court and arbitration proceedings in the context of their normal operation. Management and legal advisors consider that the pending cases are expected to be settled without significant negative effects on the financial position of either the Group or the Company, or on the results of their operation.

(b) Commitments:

i. **Guarantees:**

The Group and the Company on December 31st, 2022 had issued letters of guarantee to ensure liabilities and good performance totaling €604 thousand and €534 thousands while on December 31st, 2021 had issued letters of guarantee to ensure liabilities and good performance totaling €709 thousands and €688 thousands.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

ii. **Commitments from operating leases as a lessee:**
Future building rents of non-cancellable operating lease contracts as of December 31st, 2022 that do not fall under IFRS 16 "Leases" are as below:

	GROUP	COMPANY
Within 1 year	96	47
2-5 years	-	-
Longer than 5 years	-	-
Total	**96**	**47**

iii. **Commitments from operating leases as a lessor:**
On December 31st, 2022, the Group and the Company had operating lease agreements concerning the rental of buildings and machinery.

The rental income of the Group and the Company included in the attached statements of comprehensive income for the year ended December 31st, 2022 amounted to €3.370 thousand and €3.045 thousand respectively, while on December 31st, 2021 they amount to €2.698 thousand and €2.861 thousand, respectively.

Future rental receivable, up to one year, of operating equipment lease duration on December 31st, 2022 amount to €3.551 thousand for the Group and €2.800 thousand for the Company.

iv. **Capital commitments:**
On December 31st, 2022 and December 31st, 2021, the Group and the Company did not have any commitments for capital expenditure.

v. **Loan commitments:**
The loans of the subsidiaries are granted by the banks on market terms.
As at 31.12.2022, the subsidiary ELASTRAK S.A. had no loan balances guaranteed by ELTRAK S.A.
In 2022, the subsidiary ELTRAK BULGARIA EOOD entered into a long-term loan agreement with UBB bank, which provides a real estate guarantee of €5.221 thousands (BGN 10.212 thousand). ELTRAK SA no longer guarantees the loan obligations of ELTRAK BULGARIA EOOD.

37. FAIR VALUE OF FINANCIAL INSTRUMENTS

Fair value measurement of financial instruments

Analysis of levels of financial instruments

The financial assets and financial liabilities measured at fair values in the Statement of Financial Position of the Group and the Company are classified based on the following hierarchy into 3 Levels for determining and disclosing the fair value of financial instruments by valuation technique:

- Level 1: Investments valued at fair value based on traded (unadjusted) prices in active markets for similar assets or liabilities.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

- Level 2: Investments valued at fair value based on valuation models in which all elements that significantly affect fair value are based (either directly or indirectly) on observable market data.
- Level 3: Investments valued at fair value based on valuation models in which the elements that significantly affect fair value are not based on observable market data. This level includes investments whose fair value calculation is based on unobservable market data (five-year business plan), however, using observable market data (Beta, Net Debt/Enterprise Value of identical companies in each sector as included in the calculation of WACC).

The following tables illustrate the financial elements of the Group's assets and liabilities that are valued at fair values on a recurring basis during 12/31/2022 and 12/31/2021:

	GROUP							
	31/12/2022				31/12/2021			
Financial Assets	Valuation at fair values at the end of the				Valuation at fair values at the end of the			
Amounts in '000 €	Level 1	Level 2	Level 3	Total	Level 1	Level 2	Level 3	Total
Financial assets at fair value through profit or loss:								
- Stocks	-	12	-	12	-	12	-	12
- Derivatives								
a) Amount classified under Non-Current Assets	-	383	-	383	-	-	-	-
b) Amount classified under Current Assets	-	139	-	139	-	-	-	-
Total Financial Assets	-	534	-	534	-	12	-	12

Within the years 2022 and 2021 there were no transfers between Levels 1 and 2.

38. RISK MANAGEMENT OBJECTIVES AND POLICIES

The Group is exposed to multiple financial risks such as market risk (interest rates, market prices, exchange rate fluctuations, etc.), credit and liquidity risk. The Group's risk management program aims to limit the negative impact on the Group's financial results resulting from the inability to forecast financial markets and the variation in cost and sales variables.

The procedure followed for risk assessment and management is as follows:
Evaluation of risks related to the group's activities and operations, design of methodology and selection of appropriate financial products to reduce risks and execution/ implementation, in accordance with the procedure approved by management, of the risk management process.

The Group's financial instruments consist mainly of deposits with banks, overdraft rights to banks, commercial debtors and creditors, dividend payable and liabilities from leases.

The possible impact of the most important risks on the Group's activities are analyzed below.

Foreign exchange risk

The Group's transactions are generally in Euro and therefore the foreign exchange risk to which it is exposed is very limited. This type of risk mainly results from trade in US dollar as well as from net investments in foreign entities. In order to manage this risk category, the Group's department of cash management shall conclude derivative and non-derivative financial instruments with financial institutions on behalf of and in the name of the Group Companies. In the case of transactions of significant value in foreign currency (e.g. US Dollar), corresponding foreign currency pre-purchase contracts are concluded in order to fully hedge the relevant foreign exchange risk.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

The Group holds investments in foreign entities whose net assets are exposed to exchange rate risk. The exchange rate risk of this kind is derived from the exchange rate of the Bulgarian Leva against the Euro and is partially offset by corresponding liabilities (e.g. loans) of the same currency. Bulgaria's exchange rate with the Euro is not irreversible but has remained unchanged since 2004.

Interest rate risk sensitivity analysis

The group's corporate policy is to finance investments and working capital needs through bank lending, short- and long-term, and variable interest-rate bonds. Any change in interest rates shall affect the profit and loss account accordingly.

The following table shows the sensitivity of the profit and loss of the financial year as well as equity to a reasonable change in the interest rate of +0.5% or –0.5% on the average borrowing of the year. Changes in interest rates are estimated to be on a reasonable basis in relation to recent market conditions.

GROUP	2022		2021	
	-0,5%	+0,5%	-0,5%	+0,5%
P&L effect	95	-95	91	-91
Equity Effect	95	-95	91	-91

COMPANY	2022		2021	
	-0,5%	+0,5%	-0,5%	+0,5%
P&L effect	78	-78	71	-71
Equity Effect	78	-78	71	-71

Management shall monitor relevant developments in interest rates in conjunction with the available interest rate risk hedging instruments in order to take the necessary measures when appropriate.

The financial implications of any possible change in interest rates should always be considered with any other relevant factors. For example, with a possible increase in economic activity in general, or an expansion of the liquidity of the economy, etc., factors that affect the structure and soundness of the economic aggregates of the economic unit.

Credit risk analysis

Credit risk is the risk of possible late payment of current and contingent liabilities. The Group's exposure to credit risk arises mainly from cash and cash equivalents, trade and other receivables.

The Group constantly checks its receivables, either separately or in groups and incorporates this information into the controls of credit control. Where available at a reasonable cost, external reports or customer analytics are used.

All the necessary impairments have been formed in the Group's financial assets and management considers these assets to be of high credit quality. There are financial assets of the Group covered by bank letters of guarantee.

Due to the market conditions that have developed in recent months, there are indications that the risk of liabilities for a portion of customers to the company may increase. Under these circumstances, the Company's management has intensified the measures to contain the risk from commercial receivables (stricter criteria for granting credits, drastic restriction of credits granted, coverage of important receivables with additional collateral such as letters of guarantee, checks, guarantees, etc.).

The Group's exposure to credit risk is limited to the financial assets (instruments) which at the date of the Statement of Financial Position are analyzed as follows:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP		COMPANY	
	31/12/2022	31/12/2021	31/12/2022	31/12/2021
Categories of financial data				
Cash and cash equivalents	21.289	28.956	9.388	16.473
Trade and other receivables	28.541	18.731	22.188	12.788
Financial assets at fair value through profit or loss	534	12	522	-
Total	**50.364**	**47.699**	**32.098**	**29.261**

The ageing of the Group's trade receivables on 31/12/2022 is as follows:

	GROUP	COMPANY
Expected maturity:	31/12/2022	
Less than 4 months	86	53
Between 5 and 8 months	129	79
Between 9 and 12 months	215	132
Total	**430**	**264**

The corresponding ageing of the Group's trade receivables on 31/12/2021 is as follows:

	GROUP	COMPANY
Expected maturity:	31/12/2021	
Less than 4 months	33	3
Between 5 and 8 months	50	5
Between 9 and 12 months	83	8
Total	**166**	**16**

Liquidity risk analysis

Liquidity risk is that the Group or the Company may not be able to meet their financial obligations at the time due. The Group manages its liquidity needs by carefully monitoring debts, long-term financial liabilities as well as daily payments. Liquidity needs are monitored in various time zones, on a daily and weekly basis as well as over a rolling period of 30 days. The long-term liquidity needs for the next 6 months and the following year are determined monthly.

The Group maintains sufficient cash and credit limits to smoothly meet short-term liquidity needs. In the event of a long-term event, it is possible to further contain the assets of the short-term assets in order to release the funds concerned. This policy has already been implemented, to a considerable extent, in recent years. The Group's management carefully monitors developments in the markets and considers all relevant factors.

The maturity of the financial liabilities as of December 31st, 2022, for the Group and the Company is analyzed as follows:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP			
	Short term		Long term	
	with in 6 months	6-12 months	1-5 years	after 5 years
Bank debt	5.884	1.084	13.000	-
Leasing obligations	265	229	439	-
Trade liabilities	32.608	-	-	-
Other short term payables	17.716	-	-	-
Total	**56.473**	**1.313**	**13.439**	**-**

	COMPANY			
	Short term		Long term	
	with in 6 months	6-12 months	1-5 years	after 5 years
Bank debt	5.467	667	10.250	-
Leasing obligations	122	115	367	-
Trade liabilities	19.003	-	-	-
Other short term payables	11.806	-	-	-
Total	**36.398**	**782**	**10.617**	**-**

Respectively for December 31st, 2021, it is analyzed as follows:

	GROUP			
	Short term		Long term	
	with in 6 months	6-12 months	1-5 years	after 5 years
Bank debt	14.467	667	2.750	-
Leasing obligations	287	253	698	1
Trade liabilities	29.916	-	-	-
Other short term payables	15.731	-	-	-
Total	**60.401**	**920**	**3.448**	**1**

	COMPANY			
	Short term		Long term	
	with in 6 months	6-12 months	1-5 years	after 5 years
Bank debt	12.300	250	1.500	-
Leasing obligations	134	100	385	1
Trade liabilities	18.085	-	-	-
Other short term payables	10.611	-	-	-
Total	**41.130**	**350**	**1.885**	**1**

Management policies and procedures

The Group's objectives regarding the management of the fund are as follows:

- to ensure the Group's ability to continue its activities (going concern) and
- ensure a satisfactory return to shareholders.

The Group controls capital adequacy using the leverage ratio as shown by the accounting of net lending to total employee capital (net lending in addition to equity). The relevant ratio for the Group and the Company for the fiscal years 2022 and 2021 is as follows:

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

	GROUP		COMPANY	
	31/12/2022	**31/12/2021**	**31/12/2022**	**31/12/2021**
Debt	20.419	17.988	16.812	14.140
Less: Cash and cash equivalents	(21.289)	(28.956)	(9.388)	(16.473)
Net Debt	(870)	(10.968)	7.424	(2.333)
Equity	55.053	46.882	37.860	33.097
Total working capital	54.183	35.914	45.284	30.764
Net Debt	**(870)**	**(10.968)**	**7.424**	**(2.333)**
Total working capital	**54.183**	**35.914**	**45.284**	**30.764**
Leverage ratio	(0,02)	(0,31)	0,16	(0,08)

Other risks and uncertainties

The earthmoving machinery industry is affected by the course of major construction projects. Factors such as the volume, start time or pace of development of construction projects lead to similar fluctuations in sales of the earthmoving machinery industry.

39. PRESENTATION OF FINANCIAL ASSETS AND LIABILITIES BY CATEGORY:

	GROUP	
	31/12/2022	31/12/2021
Non-current assets		
Financial assets at fair value through profit or loss	395	12
Other long-term assets	1.728	1.744
Total	**2.123**	**1.756**
Current assets		
Financial assets at fair value through profit or loss	*139*	-
Trade and other receivables	25.377	13.060
Cash and cash equivelants	21.289	28.956
Total	**46.805**	**42.016**
Non-Current liabilities		
Long-term loans		
Financial liablilities at amortized cost	13.250	2.738
Total	**13.250**	**2.738**
Current liabilities		
Short-term loans	5.119	12.147
Short-term portion of long term bank borrowings	2.050	3.103
Trade payables	32.608	29.916
Other short-term liabilities	17.716	15.731
Total	**57.493**	**60.897**

40. EVENTS AFTER THE DATE OF THE STATEMENT OF FINANCIAL POSITION

BORROWINGS

In March 2023, following a meeting held with Eurobank S.A., a reduction in the interest rate of both the Company's Long-term and Short-term loans was agreed, with effective date of the new interest rate on April 1st, 2023. The modification of the interest rate of the Company's Bond Loan with the Bank was validated in accordance with the decision of the Company's Board of Directors dated on March 22nd, 2023.

(The amounts in all tables and notes are in thousands of Euros, unless otherwise stated)

In June 2023, ELTRAK SA proceeded to the issuance of a Five-Year Common Bond Loan, with Piraeus Bank, amounting to €6.000 thousand.

In addition, following a meeting held with National Bank of Greece, a reduction in the interest rate of both the Company's Long-term and Short-term loans was agreed in June 2023, with effective date of the new interest rate on July 1st, 2023.

PLOT SALE

In April 2023, the Company proceeded to sell a plot in the area of Thermi Thessaloniki in accordance with the sales agreement dated April 6th, 2023, for the amount of €260 thousand. On December 31, 2022, the Company recorded the plot at the value of €255 thousand. Consequently, the Company recognized a profit of €5 thousand from its sale.

There are no other significant events after 31 December 2022, that could materially affect the financial position or results of the Company and the Group for the year ended on that date, or events that should be disclosed in the financial statements.

The Vice President and Managing Director	Chief Accountant	Member of the Board of Directors and Director of Financial Services
Natasha Covas-Kneiss	Sofia Mylona	Fragkiskos Georg. Doukeris

X. ONLINE SITE OF THE ANNUAL FINANCIAL REPORT

The Annual Financial Statements, the Audit Reports of the Auditors as well as the Reports of the Board of Directors of the Company and the Companies incorporated in the Consolidated Financial Statements for the year ended 31.12.2022, are posted on the Company's website https://www.eltrak.gr.