THESSALONIKI PORT AUTHORITY
SOCIETE ANONYME
(ThPA SA)
TRADE REG. NO. 42807/06/B/99/30
GEMI No. 58231004000
Registered Office: Thessaloniki

Annual Financial Report for Fiscal Year from January 1 until December 31, 2016, pursuant to Article 4, Law 3556/2007, based on the International Financial Reporting Standards as they have been adopted by the European Union

TABLE OF CONTENTS

A. Statements by Members of the BoD
(pursuant to article 4, par. 2c, Law 3556/2007)

The members of the Board of Directors of Public Limited Company with trade name "THESSALONIKI PORT AUTHORITY" and mark designation "Th.P.A. S.A." (hereinafter the "Company"), with its registered office in Thessaloniki, inside the Port:

1. Konstantinos Mellios, son of Charalampos, Chairman
2. Dimitrios Makris, son of Georgios, Chief Executive Officer
3. Georgios Tozidis, son of Markos-Menelaos, Member of the Board of Directors, specifically appointed for this by virtue of decision no. 7037/27.04.2017 by the Board of Directors of the Company,

in our aforementioned capacity, declare and warrant by the present that insofar as we know:

A. The annual financial statements of the Public Limited Company "THESSALONIKI PORT AUTHORITY SOCIÉTÉ ANONYME" for the fiscal year 01.01.2016 – 31.12.2016, which were prepared in compliance with the International Financial Reporting Standards, as adopted by the European Union, depict in a true manner the assets and liabilities, the net position and the operating results of the Company.

B. The annual Board of Directors Report depicts in a true manner the development, performance and position of the Company, including an outline of the major risks and uncertainties it faces.

Thessaloniki,27/04/2017

The Chairman	The Chief Executive Officer	The Member appointed by the BoD
K. Mellios	**D. Makris**	**G. Tozidis**
ID Card no. T798243	**ID Card no.X772479**	**ID Card no. AI 723948**

B. Management Report by the Board of Directors of "THESSALONIKI PORT AUTHORITY SOCIÉTÉ ANONYME" TO THE REGULAR GENERAL MEETING OF SHAREHOLDERS

Dear Shareholders,

We submit, for your approval, the financial statements of the Company ThPA SA for managerial year 1.1.2016 – 31.12.2016. The fiscal year that ended was the 17th for the ThPA SA as a Public Limited Company and was also profitable as every other one before it.
The present financial statements have been prepared in compliance with the International Financial Reporting Standards (IFRS) as adopted by the European Union, the implementation of which is obligatory for the Company and for fiscal years that end on or after 31.12.2004, since it is listed in the Athens Stock Exchange. The Report was compiled and is harmonized with the relevant provisions of Codified Law 2190/1920 (article 43a paragraph 3, article 107A, paragraph 1, article 43bb), of Law 3556/2007 (Gov. Gaz. 91^{A}/30.4.2007, article 4) and the implemented decisions by the Securities and Exchange Commission issued on it and especially decision no. 7/448/11.10.2007 (articles 1 and 2) of the Board of Directors of the Securities and Exchange Commission and Law 3873/2010 on corporate governance.

The present Report contains all relevant information, as necessitated by the law, in order to derive material informing on the activity, in the fiscal year closed, of the Company "THESSALONIKI PORT AUTHORITY – SOCIÉTÉ ANONYME".

A description of the major risks and uncertainties which the Company might face in the future is also made, and the important transactions between the issuer and the related parties are cited.
Furthermore, a statement of corporate governance in compliance with article 43a of Cod. Law 2190/1920 is also cited.

1. Nature of activities:

ThPA SA is a Public Limited Utility Company aiming to serve the public interest, operates under private economy principles and enjoys an administrative and economic autonomy.
It has been incorporated in 1999 by the conversion of the Public Law Legal Entity "THESSALONIKI PORT AUTHORITY" to a Public Limited Company.

1.1. The company's objectives are to manage and exploit the port of Thessaloniki and or other ports and specifically:

- To provide berthing services for the ships and transport services of cargo and passengers from and to the Port.
- The installation, organization and exploitation of any type of port infrastructure.

- Any port related activity, as well as any other commercial, industrial, oil and business activity, including, in particular, tourism, cultural and fishing activities, as well as port services planning and organization.
- Any other activity assigned to Thessaloniki Port Authority under Law as a Public Law governed Legal Entity.

1.2. The main activities of the Company are:
The provision of services, ship berthing, loading and unloading, cargo handling and storage, other port services (water, electricity, telephone connection, waste removal etc), the servicing of passengers (coastal shipping and cruisers) and the exploitation of premises for cultural or other functions.
The Company is active in the sector of auxiliary related to transport activities and travel agency activities (Statistic Classification of Branches of Economic Activity – STAKOD '08, code 52). The nature of its activity is such that allows for its engagement only in the territory of Greece, independent of the fact that its clientèle also includes international companies, while, furthermore, the Company does not engage in any other commercial or industrial activities, beyond the provision of services, which are rendered in the area of the Port of Thessaloniki.
Its business activities regard the provision of services:

- to unitized cargo (containers),
- to conventional cargo (bulk, general, RO-RO),
- to coastal shipping and cruiser passengers,
- to ships (berthing, mooring, docking and other services),
- to car parking space services.
- to the exploitation of spaces for commercial, cultural and other uses.

1.3. The Port's competitive environment is determined by its geographic location, the type, origin/destination of the transported cargoes, the quality and cost of the services rendered and includes of ports with different operating features.

The wider geographic territory at present served by the Port of Thessaloniki is:

- Macedonia, Thrace and part of Thessaly.
- FYROM, SW Bulgaria and North Serbia.
- The Black Sea countries.

The potential for attracting cargoes today serviced by the ports of Alexandroupolis, Kavala, Stavros, N. Moudania and Volos is limited, while with respect to the handling of containers competition is limited, since no other port in N. Greece possesses of the means required to handle containers. It is foreseen that the ports in Alexandroupolis and Kavala will contest a small market share following the completion or realization of their plans.

ThPA S.A. intends to attract new major clients from FYROM, SW Bulgaria and North Serbia by upgrading its infrastructure, procuring of the necessary equipment and, in parallel, improving the performance of its marketing and sales services.

1.4. The key clients of the Company are industries, shipping agents, container transportation companies, freight transport companies (companies which undertake the transport of merchandise), while its sales are marketed:

- Via a system of collaborating shipping agents who represent third parties (companies engaged in the transportation of containers, the trade of cereals, the trade of minerals, steelworks etc);
- By direct contact and negotiation between ThPA S.A. and the officers of the clients.

2 Key resources

2.1. The Company has the exclusive right for the use and exploitation of the land, buildings and facilities at the Terrestrial Zone in the Port of Thessaloniki, ownership of the Greek Government. The aforementioned exclusive right was vested to ThPA S.A. for 40 years, by virtue of the concession contract dated June 27, 2001 between the Greek State (as represented by the Ministers of Economy and Merchant Shipping) and ThPA S.A. and expires in the year 2041, against consideration amounting to a percentage of 1% on sales for the first three years of the contract and 2% for the remaining period. The contract above was sanctioned by Law 3654/2008 on 3.4.2008 by virtue of which the original term of the contract was extended from 40 to 50 years, thus now expiring in 2051, while ThPA's exclusive right to use and exploit the land-buildings and facilities grants to ThPA S.A. the right to transfer it to third parties for purposes related to the provision of port services and easements and for term not beyond that of the extension of the contract.

2.1.1. The terrestrial port zone of ThPA S.A. covers an area of roughly 1,550,000 m², and extends along roughly 3,500 meters. It possesses of 6,200 meters of wharfs with a net depth up to 12 meters, 6 piers, administration and technical support buildings, warehouses, depots, special equipment and other facilities.

2.1.2. The Container Terminal is the newest building complex of ThPA S.A.. Designed and operating based on state-of-the-art technologies and the corresponding equipment for handling containers. It is located on pier 6, at wharf 26, its length is 600 meters and can berth ships with drafts up to 12 meters. Its indoor operating space extends over 200,000m^2, configured so as to handle delivery and receipt of containers.

2.1.3. The part of the Port outside the Container Terminal constitutes its conventional part which is serviced by wharfs 1-24 and covers an area of approximately 1,070,000 m² and 5 piers in total. The conventional port is divided into the Free Zone (quays no. 15 to 24), via which cargo from third countries is handled, while its remaining part (quays no. 1 to 14) is dedicated to shipments from EU countries. In parallel, inside the boundaries of the conventional port and outside the Free Zone passenger ships, hydrofoils and cruisers, servicing the passenger traffic moving via the Port of Thessaloniki, may berth.

2.2. Company assets include :

2.2.1. Four land plots for exploitation, located outside the conceded land, of total fair value amounting to 3,220 thousand € and which are:

- Land plot at Kountouriotou & Salaminos Sts. (Thessaloniki) leased to the "Union of Thessaloniki's Customs Brokers – SETH", of total area 1,233.49m^2.
- Land plot at Kountouriotou & Fokaias Sts. (Thessaloniki) leased to the "Shipping Brokers Union", of total area 285,50m^2.
- Plot at the Old Quarry of Nares, including two granite quarries, the abandoned buildings of the company to which the exploitation thereof was assigned and the installations for the transportation of the quarries' products. The quarries were in operation until the end of the '50s, while presently they remain unexploited. However, soil and subsoil morphology render any residential development and exploitation prohibitive. Total area 104,023.00m$^{2.}$
- Plot in Triandria, Thessaloniki, of total area 152.98m^2.

2.2.2. Building, mechanical and other equipment-installations, of total value (historic cost) 110,022 thousand €.

Excluding the building facilities, the assets contributing more than 10% to the provision of services are, concisely, the following:

- 4 travelling gantries, 18 Straddle Carriers, 5 Front Lifts, 1 Transtainer;
- 32 Cranes, 67 Forklifts, 4 100-150 ton. Mobile Cranes, 37 Derricks, and various other loading equipment.

2.2.3. Furthermore, the Company has developed a state-of-the-art digital communication network, by installing optic fibers for the setting up of a Backbone Network with the total length of fibers exceeding 75 kilometers.

The specialized software applications used, of total value 804 thousand € (unamortized balance) already cater for a large part of the port's operations, mainly the Financial Services, Statistic Data processing, Human Resources Management, Maintenance, Document Organization and Management and the Container Terminal Management.

2.3. The driving force for the Company is its personnel, which is divided into the clerical personnel (Administrative, Technical, Auxiliary) and the longshoremen. In 2016 it employed 402 people (of whom 212 were regular staff, 125 longshoremen and 65 Technical Institute of Education (TEI) students, Hellenic Manpower Organization (OAED) apprentices and temporary staff), against 420 in 2015 (214, 126 & 80 people correspondingly). Labor relations are regulated by the General Personnel Regulation, the National General Collective Agreement, or the Sectoral (Industry-wide) or similar-profession Contracts, while the remuneration of the employees are governed by the Operational Collective Agreement for regular staff and longshoremen and for year 2010 by Law 3833/2010 (Protection of the national economy – Emergency measures for coping with fiscal crisis) and Law 3845/2010 (Measures for the application of the support mechanism for the Greek economy by euro area Member States and the International Monetary Fund) and since 1/11/2012 by the provisions in article 31 of Law 4024/2012.

The company invests in the continuous training and informing of its personnel by virtue of educational and training programmes and seminars on general issues, such as communication, management, economics, hygiene and safety.

3. Goals and strategies

3.1. The port of Thessaloniki is the first transit port in Greece with respect to conventional cargo. It is the European Union port nearest to the Balkan and the Black Sea Zone countries, offers safety to the cargo in transit and possesses of a natural sea entrance which may cater for ships with deep drafts. One of its advantages is the Container Terminal, operating on a 24-hour basis with fixed rates, the operation of the conventional Port with two shifts and high level equipment and the "Free Zone" which is one of the 27 in operation throughout the European Union and aimed to principally facilitate and develop trade between EU Member-States and third countries.

3.2. The strategy of the company aims at the increase of its shareholders' assets combined with the fulfillment of its obligations, being a Public Utility Company:

- maintaining the important (dominating) position the port holds with respect to its area and elevating it to become the principal port in the Balkans;
- reinforcing of its role in Eastern Mediterranean as a center for combined transports, and
- its evolution to a transit hub and important Regional Port-Gateway for the Southeastern European markets, where a significant share will be held by the handling of containers in transit.

Towards these it seeks:

- to reinforce its competitive position by improving its efficiency and adopting an appealing pricing policy;
- to increase its profitability by improving its operating margin, attracting cargo, decreasing costs and providing new integrated port logistics services, oriented toward Third Party logistics (3PL) services;
- to improve the quality of the services rendered by means of its investment and modernization programme, as well as the extension of port infrastructure and superstructure, personnel training and the upgrading of technological infrastructure by the implementation of advanced software suites and the development of specialized computerized applications;
- to further develop the Container Terminal.

3.3. The main axis of the Company's pricing policy is to maintain the prices for its services at competitive, compared to the other ports of the area, levels, aiming to attract customers. For this reason and taking account of the global economic crisis which made its appearance in 2008, the prices of the loading/unloading services for transit or final destination cargo have remained at the same level since 2007. Furthermore the prices for conventional cargo have been kept at the same levels for 2016, cargo which is handled and priced based on the special agreements (contracts) signed by ThPA S.A. and its clients, following a raise by 7% in 2008. Moreover, further discounts were granted for transit cargoes since 2010. For 2016 the pricing policy that was followed was the same as that for 2015 and 2014 and the price list was kept in the same levels without any further increases but with small scale differentiations.

3.4. A key objective is also the attraction of new freights and the provision of value added services combined with safety and expedience in the handling thereof. It is for this that ThPA continuously strives to modernize and renovate its relatively new mechanical equipment and further develop its infrastructures, financing these investments from its available funds.

Thus, in the context of its approved Strategic and Business Plan, it plans to:

gradually modernize the container terminal and conventional cargo facilities (infrastructure and electric-mechanical equipment) aiming to be able to accommodate more tons of cargo, by:

- Procuring mechanical equipment (7 diesel-powered tractors, 10 semi-trailer container handling vehicles, 2 fork lifts with 37 tons capacity, 4 bulk cargo grapples, 2 spreaders, 1 Front/Propulsive Sweeper, etc.).
- Upgrading the mechanical equipment [control system for gantry cranes (PLC and Drives), system for the alignment of the gantry crane and tractor, etc.].
- Construction of new and reconstruction of the existing sewage network for rain and waste water in the port area.
- Automation at the Container Terminal Gates.
- Additional functionality of the Container Terminal's integrated informatics systems.
- Definitive survey of the Historical Archive of ThPA SA.
- Restoration of wharf depths – deepening.
- Extension of the traveling crane runways in wharf 26
- Procurement and installation of new illuminating LED-type bodies for lighting masts.
- Shaping of the area housing the archive of ThPA SA.
- Works for the reconstruction and layout of the areas for phytopathology testing.
- Surveys for Egnatia Motorway "Egnatia Motorway Vertical Axis 56: Completion of works for the connection of the 6th Pier in the Port of Thessaloniki with the Patra-Athens-Thessaloniki-Evzonoi (PAThE) Motorway and Egnatia Motorway.
- Seaplane airport (Licensing).
- Works for the operation of the new international RO-RAX line between Izmir and Thessaloniki.
- Construction of petrol station at the Container Terminal.

As well as:

- Repair and maintenance of the facades of the traditional building housing the Passenger Terminal.
- Operation of a central warehouse.
- RFID for vehicles at the Gates of ThPA SA.
- Wharf barricades and wind barriers (protection against dust).

- Procurement of equipment for the modernization of electronic assemblies.
- Procurement of Software and upgrades for existing.
- Arrangement of building constructions (surveys and changes of use).
- Issue of active fire protection and energy certificates for all of the buildings of ThPA SA.

4. Financial developments and fiscal year performance

In analyzing the results for 2016 it is necessary to point out that in the fiscal year just lapsed the port of Thessaloniki served a total of 6.119.171 tons of cargo against 6.904.174 in 2015 (-11,36%), 344.316 Containers (Teu's) against 351.741 TEUs in 2015, 1.828 ships against 1.983 ships in 2015 and 69.508 passengers against 26.356 passengers in 2015.

Furthermore in the course of this fiscal year the following were completed:
- The works for the layout of the space for physical testing at the Container Terminal (Disinsectisation facilities).
- The layout of office premises housing Custom's House services.

4.1. Given these facts, the handling of bulk cargoes exhibited a decrease by 29.66%, compared to 2015, while general cargo exhibited an increase by 23.61%, ship traffic a decrease by 7.82% , RO-RO cargo traffic a decrease by 6.94%, unitized cargo (containers) a decrease by 2.11% in terms of Teu, while the passenger traffic exhibited an increase by 163.73%.

4.1.1. Based on what has been cited above, the Company’s turnover, for fiscal year 2016, amounted to € 48.061.529,27 against € 50.881.604,79 for the correspondent fiscal year of 2015, exhibiting a decrease by 5.54%, attributed to the decrease of the sales of the conventional port by -10.95%, the sales of the Container Terminal by -3.46% and of the Passenger Port by -9.15% (independently of the readiness of ThPA SA). The Space Exploitation sector exhibited an increase of its turnover by 16.80% due to the increase in revenues from the exploitation of parking spaces.

The small decrease in the sales of the Container Terminal is largely attributed to the strikes by employees that took place during the first semester of 2016, as well as the extreme weather conditions in our country during December. The decrease in the sales of the Conventional Port, besides the aforementioned causes, was also attributed to the closing of the rail line at Eidomeni for a notable period, due to the refugees, but also to extrinsic factors (suspension of the operation of a major steel industry unit in Northern Greece, fall in the international prices for ores/steel products).

4.1.2. Concerning expenses, it is noted that personnel salaries & expenses decreased by 0,95% due to the continued implementation of Law 4024/2012 and personnel retirement. Third parties compensation and expenses increased by 24,59%, third parties benefits decreased by 3,68%, taxes – duties decreased by 4,11%, various expenses increased by

23,45%, financial expenses and amortizations increased by 2,99%, provisions decreased by 108,94% while consumption of consumables and spare parts for fixed assets decreased by 22,61%. Income Tax was burdened with an additional tax provision for open tax years amounting to €796 thousand and appears increased by €398 thousand.

4.1.3 As a result of the decrease of sales and expenses, the gross profits amounted to the sum of € 22.171.088,30 (compared to €24.333.038,56 in 2015), exhibiting a decrease by 8,88%. Profits before tax amounted to € 21.081.796,50 (compared to €24.514.351,69 in 2015), exhibiting a decrease by 14,00%, while profits net of tax amounted to € 14.084.474,47 (€ 17.915.015,70 in 2015), exhibiting a decrease by 21,38%. The results of the activities of the Company/Operational Sector as defined by the resolution of the BoD no. 4060/22.5.2009, exhibit profits in the sectors of the Container Terminal, the Conventional Port and the Exploitation of Premises and loss only in the sector of Passenger Traffic.

4.2. Furthermore, for the preparation of the attached financial statements in compliance with the adopted by the European Union International Accounting Standards-International Financial Reporting Standards, the accounting principles and depreciation factors, as defined by the decision of the BoD of ThPA SA number 2623/22.6.2005, were followed and specifically:

- The valuation of assets was performed by:
  - the fair value method for the land plots (investment real estate), as determined by an independent surveyor on 31.12.2016. From this valuation the income statement for the fiscal year was encumbered by €126.376,35 .
  - the historic cost method for intangible and tangible fixed assets.
  - the fair value method for the post-service liabilities towards the employees, based on the data from the actuarial survey on 31.12.2016, from which actuarial profits amounting to € 57.698,39 ensued.
  - the commercial transaction values for other assets and liabilities, which, due to their short-term nature, approach their corresponding fair values.
  - the fair value through Equity for the items classified as "investments available for sale" i.e. one financial product held by ThPA SA. Its valuation on 31/12/2016 resulted to the increase of this item and of Equity by €88.147,44.

  - The straight line depreciation method was followed for the depreciation of the fixed assets, without the calculation of residual values.

4.3. From the comparison of the figures of the Financial Position Statement and the Comprehensive Income Statement, it follows that the capital structure and the financial power of the Company remain strong.

4.3.1. The distribution of the Company's capital between fixed and current assets, is deemed satisfactory, given that the fixed assets (tangible and intangible including also investments in real estate) cover 37.70% of the Company's total assets, current assets account for 57.55% of total assets, while 4.75% of assets relate to other financial items of ThPA SA and deferred tax assets.

Concerning the amount of capitals committed to fixed equipment, it is noted that ThPA, being a Public Utility, is obliged to invest in high technology mechanical equipment and infrastructure, in order to ameliorate the quality of the services it provides and respond to its utility objectives and, therefore, commits significant funds to this end.

4.3.2. Due to its high cash holdings (inclusive of other financial assets), that amount to 55.79% of equity, the Company maintains its financial independence and is able to finance its investments without resorting to taking out loans. Equity covers 89.81% of its assets, while its obligations (long and short term) account for only 10.19% of liabilities.

The Company's working capital, due to high cash holdings, amounts to the sum of €75,917 thousand .

The Company maintains low inventory level (materials and spare parts of fixed assets) amounting to 1,882 thousand €, of which 2.64% concerns fuel-lubricants stock, 88.81% consumables and 8.55% spare parts of fixed assets.

Finally, the turnaround time for current assets (35 days for the collection of receivables and, taking deposits into account, 7 days) and liabilities (61 days for the payment of suppliers) render the Company capable to settle its liabilities at regular dates and to maintain its self-sufficiency and its solvency. The Company has no due debts, no short term loans or cheques receivable in its portfolio.

From its clients, it collects down payments before carrying out the work, which in 2016 amounted to 3.882 thousand € and, consequently, the real receivables of the Company amount to 622 thousand € (4.504 thousand – 3.882 thousand.) on 31.12.2016.

The cash liquidity index is at 6,94 while the general liquidity index at 7,97, from 7.65 and 9.11 in fiscal year 2015 correspondingly.

4.3.3. The Return on Equity (ROE) is deemed satisfactory, since it yielded:

- 15,56% based on pretax profits (2015: 19,29%)
- 10,40% based on net of tax earnings (2015: 14,10%)

figures greater than the interest rates for time deposits with Banks in 2016 and 2015 correspondingly, while the ROA (Return on Assets) yielded:

- 13,87% based on pretax profits (2015: 17,41%),
- 9,26% based on net of tax earnings (2015: 12,72%).

4.4. ThPA SA shares are listed on the Mid Cap category and in sector "Industrial Products & Services – Transportation Services". The Company's share is included in the following indices:

GI: General Price Index of Athens Stock Exchange

ASI: All Share Index of Athens Stock Exchange

FTSEM:Mid Cap Medium Capitalization

OGIPI: Overall GI Performance Index

HELMSI: Greek Mid & Small Cap Index

From 1.1.2016 until 31.12.2016 the price for the share fell by 27,18%.

In the same interval the price of the ASE General Index increased by 1.95% and the share of OLP SA decreased by 4.18%.

Share price on 31.12.2016 was €17.55 (2015: 24,10). The book value (BV) of the share was €13.44 against €12,61 in fiscal year 2015, while Price to Book Value (PBV) was €1.31, compared to €1.91 in fiscal year 2015.

The ratio of the stock exchange price of the share to earnings per share (P/E) on 31.12.2016 was 12.56.

5. Dividend Policy

The Company's dividend policy aims to satisfy its shareholders while, in parallel, to build reserves to finance its investments. It is proposed that a sum of 4.939.200 Euros from the net profits for fiscal year 2016 be distributed as dividend, namely 0.49€/share, pending on the approval by the Annual General Meeting of Shareholders.
It is noted that the Regular General Meeting of Shareholders of 10.06.2016 decided on the distribution of dividend totaling €5.846.400,00, which amounts to 0,58 €/share.

6. Environmental – labour issues and other information.

6.1. The Company's movable and fixed property has not been encumbered with restrictive liens on behalf of its creditors. At the time this report was drawn up, ThPA SA had not granted any guarantees in favor of any third party.

6.2. Furthermore, the Company has a significant number of clients and suppliers. The rendering of services and the pricing thereof is uniform and irrespective of contracts. The conclusion of contracts is part of the business policy by ThPA SA to attract clients and increase the cargoes handled by the Port of Thessaloniki. The contracts concluded afford easements to the clients in the context of a "Memorandum of Understanding", without any exclusivity rights on the contracting parties as regards the provision of port services, beyond the short-term contracts the company concludes for the concession of sites.

6.3. The Company has no branches.

6.4. Moreover, in order to secure its assets and also its liability against third parties and its personnel for damages, it has insured its fixed equipment (machinery – tools – vehicles and vessels – buildings) conceded to it by the Greek State, against all risks and against civil liability and employer's civil liability, as well as the cargoes of its clients against civil liability etc.

6.5. Having the promotion and protection of the environment as principal concern, ThPA SA:

1. Possesses of the following environmental terms approvals for the operation and for its works:

- Prot. No. 18098/95 Approval of environmental terms for the project for the extension of the 6th pier of ThPA.
- Prot. No. 101850/06/06 Extension of the validity of the approval of environmental term granted by the Joint Ministerial Decision with prot. no. 18098/95 for the extension of the 6th pier of ThPA.
- Prot. No. 144914/09 Amendment of the Joint Ministerial Decision for the Approval of Environmental term with prot. no. 18098/95 for the project "Extension of the 6th pier of ThPA, located in the sea space of the Port of Thessaloniki", the validity of which was extended by the document with prot. no. 101850, issued by the General Director for the Environment of the Ministry for the Environment, Physical Planning and Public Works.
- Prot. No. 195175/11 Amendment of the Joint Ministerial Decision with prot. no. 18098/95 on the Approval of Environmental Terms for the project "Extension of the 6th pier of ThPA, located in the sea space of the Port of Thessaloniki", the validity of which was extended by means of the document with prot. no. 101850, issued by the General Director for the Environment of the Ministry for the Environment, Physical Planning and Public Works with respect to the gathering of materials from the sea and the installation of four (4) tanks for oil waste by Company NORTH AEGEAN SLOPS – ILIAS ORFANIDIS.
- Prot. No. 203978/12 Approval of environmental terms for the "Operation of the Port of Thessaloniki".
- Prot. No. 170059/14 Amendment of the Joint Ministerial Decision with prot. no. 18098/95 for the Approval of the Environmental Terms for the project "Extension of the 6th pier of ThPA, located in the sea space of the Port of Thessaloniki", as amended and in force, with respect to the tanks for the

storage of oil waste by Company NORTH AEGEAN SLOPS – ILIAS ORFANIDIS.

- Prot. No. oik. 171836/14 Amendment of Decision with prot. no. 203978/21-12-2012 for the approval of Environmental Terms for the project "Operation of the Port of Thessaloniki" with respect to the storage of sodium hydroxide (NaOH) at pier 4.
- Prot. no. oik. 173239/14 Amendment of Decision with prot. no. 203978/21-12-2012 on the Approval of the Environmental Terms for the project "Operation of the Port of Thessaloniki" with respect to the installation of stations for refuelling vehicles with liquid fuel.
- Prot. no. 151696/4-9-2015 Amendment of Ministerial Decision with prot. no. oik. 203978/21-12-2012 on the Approval of the Environmental Terms for the project "Operation of the Port of Thessaloniki", with respect to the construction of a natural gas pipe and the installation of cranes, gantry cranes and a medium voltage substation.

2. Has developed, applies and possesses of a ISO 14001 certificate in the following fields: "Berthing of commercial ships, loading and unloading of bulk cargoes and containers, storage and handling of merchandise and other goods and berthing of passenger and cruise ships. Concession of spaces for commercial and cultural activities".

3. Possesses of an approved plan for the collection and management of ships' waste.

4. Possesses of emergency plans to deal with incidences relating to the pollution of the sea from:

-Oil
-Hazardous and harmful substances.

5. Recycles all of the produced waste and in particular:

-Lubricant oil waste
-Used tyres
-Batteries
-Wood packaging
-Metallic packaging
-Lamps and lighting fixtures.
-Inert waste
-Filters
-Polluted sawdust.

6.6. Ever since 2007 ThPA SA has implemented the Port Facility Safety Plan of ThPA SA, drawn up in compliance with the I.S.P.S Code (International Ship and Port Facility Security Code), in order to safeguard ships docking at Port facilities, cargoes handled by it, their personnel and passengers and so on from any malicious activity.

6.7. ThPA SA complies with all provisions and requirements of applicable Laws and regulations relating to employment, Collective Labour Agreements, Company-level Employment

Agreements and labour relations, ratified International Labour Treaties, as well as Laws and Regulations in force on health and safety at work.

There are company-level collective employment contracts, as well as regulations set by decisions by the Board of Directors of ThPA SA, such as the General Personnel Regulation, the Internal Organization and Operation Regulation, the Hygiene and Safety Regulation, etc.

6.8. Beyond the liabilities and contingent liabilities included in the Financial Statements and which are not expected to have significant impacts in the operation of the Company and its financial status, the Company has no commitments arising from past events which could result in an outflow of resources, nor any commitments due to onerous contracts or reconstruction schemes that would pose any risks to its continuing operation.

7. Risk Management

7.1. Financial Risk Factors:

The company is not exposed to significant financial risks, such as the market risk, fluctuations of foreign exchange rates, market prices, credit risk or liquidity risk. Its financial instruments comprise of bank deposits (sight and time), trade and other debtors and creditors and financial instruments available for sale.

7.2. Market Risk.

- Exchange rate risk: The company does business with domestic and foreign clients and the transaction currency is Euro. Consequently, there is no exchange rate risk.
- Price risk**:** The Company is not exposed to price risk since it is a service provider and thus not affected by fluctuations in raw materials prices. The services it renders are priced based on its published pricelist, the prices of which are increased or decreased as and when it is deemed necessary by the Company. With respect to the cost of the services provided, since it mainly comprises of payroll costs, it is affected due to increases or decreases thereof. Furthermore, the Company is affected by a change of the fair value of its investments in real estate. A change in the price of real estate by + 5% shall bring about a corresponding change by the sum of 161 thousand € in the income statement.
  Finally, a change in the fair value of the financial instruments available for sale by ± 5% shall bring a about a change in Equity by ± 21 thousand €.
- Interest rate risk**:** The Company is not exposed to risks connected with the fluctuation of interest rates, since it has no debt obligations. Finally, the company holds short-term time and other deposits, which are highly liquid. An increase (decrease) in the interest rate in the order of +1% or -1% would result in an increase (decrease) in the results for the fiscal year by approximately 752 thousand €.

7.3. Credit Risk.

The exposure of the Company to credit risk is limited to its financial instruments.

The credit risk to which the company is exposed with respect to its customers is limited given, on the one hand, its large customer base and, on the other hand, that as a standard practice it receives down payments or letters of credit prior to the commencement of works.
Additionally, with respect to the financial assets as well as the cash or equivalents, the management of the company applies a dispersion policy for the number of banks it does business with, as well as a policy for assessing their creditworthiness.

7.4. Liquidity risk.

There is no liquidity risk for the company, since its operating costs are covered by its cash equivalents which account for 89,82 % of circulating assets.

7.5. Capital risk management:

The company does not utilize loan capital and the leverage ratio is, therefore, zero.

7.6. Fair value: The amounts in the Statement of Financial Position for cash, receivables and short-term liabilities approximate their corresponding fair values, due to their short-term maturity.

8. Important events in fiscal year 2016.

- In the year ended on 31.12.2016 the procedure for the privatization of Thessaloniki Port Authority moved ahead by the Hellenic Republic Asset Development Fund (HRADF). The candidate investors were informed on the existing financial position and the prospects of the Company by means of corporate presentations and interviews.
- The BoD/ThPA SA by means of its decision no. 6584/11.03.2016 approved the Master Plan for the Port of Thessaloniki, the Business Plan for the Evaluation of Investments with a 35 year horizon (2016-2050), as well as the Medium-Term Business Plan for ThPA SA for the five years from 2017 until 2021.

  The file for the Master Plan for the Port by ThPA SA includes:

- ➢ The bulletins of the Master Plan elaborated pursuant to Law 4150/2013, Law 3316/2005 and the Project Folder and more specifically:
  - Stage A which includes the analysis and evaluation of the existing state of the port (port installations, road and rail infrastructure, networks, electrical-mechanical equipment and building facilities), the existing transportation work and the forecasts for the handling, the spatial-city planning organization inside and outside the port zone, the presentation of the economic state and the Strategic Plan of ThPA SA.
  - Stage B which includes the general planning-recommendation for the development/utilization of the port, road and rail infrastructure, networks, electrical-mechanical equipment and building facilities, the spatial and city-planning organization and other proposals for development.
- ➢ The detailed Medium-Term Business Plan by ThPA SA for the five years from 2017 until 2021 aimed and the specialization and detailed financial planning for the actions and investments by ThPA SA for years 2017-2021.
- ➢ The Financial-Technical Survey (Cost-Benefit Analysis) for the projects proposed in the Master Plan, which was elaborated in order for there to be a financial analysis and evaluation

of the performance for each project-investment in the Master Plan and the evaluation of the socio-economic effects and factors, in case where some investment does not prove to be financially fruitful.

9. Development Prospects

The port is expected to recuperate the domestic market share it has lost as it modernizes its equipment via capital investments. The acquisition of modernized equipment is anticipated to allow the port to fully recover its market share and maintain it fixed for the following years.

The container transit section exhibits significant opportunities for the port of Thessaloniki and relates not only to the markets directly bordering with Greece to the North, but also the other markets in Southeast Europe. After the modernization and expansion of the port, its role for the northern transit market shall be considerably upgraded and its market share is anticipated to reach 18%.

Demand for solid bulk cargo is expected to rise, principally due to the increased penetration in the transit market of the neighboring northern countries.

The general cargo sector shall continue to be dominated by steel and iron products and, consequently, will follow the trend of the construction and industrial sector both in the domestic as well as the northern transit markets.

Cruise ship traffic is expected to increase, following the trends of the tourist sector, since Thessaloniki is strategically promoted as “destination-city”. At the same time, the port is expected to act as a “homeport”, from 2019 and onwards, offering corresponding services to Greek or Mediterranean cruise companies.

Regarding current year 2017 and based on the data available up to and including 31/3/2017 a clear significant increase in the handling of cargoes compared to the 1st three months of 2016 ensues (+31% for conventional cargoes and +8% in the handling of TEU's) which allows us to proceed with optimistic assessment with respect to the total cargoes handled.

10. Important transactions with associated parties, as such are defined in IAS 24 Management remuneration.

The total remuneration and attendance fees paid to members of the Board of Directors during fiscal year 2016 amounted to 154.645,36 (2015: € 158.567,45). Senior managers, accounting department executives, the head of Legal Affairs, the internal auditors and other Company executives were paid, over the same period, € 572.500,85 (2015: €591.305,28).

Besides the remunerations just cited there is no other business relation or transaction from 1.1.2016 until 31.12.2016 as well as no other provision of benefits during the current fiscal year between the company and the persons participating in its Management.

No loan from the Company has been extended to its Chairman, its Managing Director, the Members of the Board of Directors as well as senior management and other company executives, the personnel of the Internal Audit Department. Furthermore, on 31.12.2016 the Company owed Board of Directors fees amounting to €5.921,34 (2015: €3.334,23) which regarded the month of December 2016 and were settled in January 2017.

The remuneration of Senior and other executives is regulated by the Sectoral Collective Labour Agreement for Company staff, while the remuneration of its General Managers and the Legal Board are regulated by Board of Directors decisions, and the remuneration of the Chairman, the Vice-Chairman and Managing Director and the compensation paid to the Directors in the BoD are determined by the resolution adopted by the General Meeting of ThPA SA shareholders.

11. Events after the Reference Period

The Hellenic Republic Asset Development Fund (HRADF) proceeded in current fiscal year 2017 with the procedure for the privatization of Thessaloniki Port Authority. As it was announced by HRADF on 24/03/2017, three binding bids were submitted for the acquisition of 67% of the share capital of Thessaloniki Port Authority Société Anonyme.

Binding bids were submitted by:

- International Container Terminal Services Inc.
- The Peninsular and Oriental Stream and
- Deutsche Invest Equity Partners GmbH, Belterra Investments Ltd and Terminal Link SAS.

HRADF announced that the procedure for opening the three binding financial bids for the acquisition of 67% of the share capital of company ThPA SA was concluded and pursuant to the terms for the procedure above, the submission of improved offers was requested.

The Hellenic Republic Asset Development Fund (HRADF) announced on 24.04.2017 the highest bidder of the international call for bids for the acquisition of 67% of the shares of ThPA SA, who was the consortium of companies "Deutsche Invest Equity Partners GmbH", "Belterra Investments Ltd." and "Terminal Link SAS", that submitted an offer amounting to €231,926,000.

The relevant Press Release by HRADF (www.hradf.com):

Athens, 24/04/2017

In a landmark development for the HRADF, the Hellenic Republic's Privatization Programme and Northern Greece, the consortium comprising «Deutsche Invest Equity Partners GmbH», «Belterra Investments Ltd.» and «Terminal Link SAS» submitted an improved financial offer for the acquisition of 67% of Thessaloniki Port Authority SA, as part of the respective international competitive process.

The improved financial offer envisages payment of a consideration of EUR Two Hundred Thirty-One Million Nine Hundred Twenty-Six Thousand (€231,926,000) for the acquisition of 67% of shares in ThPA S.A. In assessing the improved financial offer, HRADF's Board of Directors took into account the two independent valuations for THPA and decided to declare the above-mentioned consortium as the Highest Bidder.

The total value of the agreement amounts to EUR 1.1 billion and includes among others the aforementioned EUR 231,926,000 offer, the mandatory investments amounting to EUR 180 million over the next seven years and the expected revenues from the Concession Agreement for the Hellenic Republic, in an expected amount

in excess of EUR 170 million. The total amount takes also into account the expected dividends receivable by the HRADF for the remaining 7.22% shareholding as well as the estimated investments (in excess of the mandatory ones) until the expiration of the concession, in 2051.
The above development signals a new era for the Port of Thessaloniki, the prospects of economic development of Northern Greece and the country as a whole.
A file relating to the tender process will be submitted to the Court of Auditors in the coming weeks for a pre-contractual review of the legality of the process; the share purchase agreement (SPA) will be signed, following the Court of Auditors' approval.
The completion of the transaction is subject to the competent authorities' approvals and the satisfaction of certain further conditions provided for the share purchase agreement (SPA). Morgan Stanley and Piraeus Bank acted as financial advisors, Freshfields Bruckhaus Derringer LLP and Alexiou - Kosmopoulos Law Firm acted as legal advisors, the Hamburg Port Consulting (HPC) and Marnet acted as technical advisors on behalf of HRADF.

Besides the above and with the exception of the approval of the Master Plan by the Commission for the Planning and Development of Ports (ESAL) in March 2017, there were no other events after the financial statements on December 31, 2016 which significantly affect the understanding of these financial statements and must be either disclosed or differentiate the items in the published financial statements.

12. CORPORATE GOVERNANCE STATEMENT, pursuant to LAW 3873/2010

12.1. Reference to the corporate governance code to which the Company is subsumed or which the Company has unilaterally decided to implement, as well as the location where the relevant text is available to the general public.

By virtue of resolution no. 4683/11.03.2011 by its Board of Directors, the Company has instituted and observes a Corporate Governance Code, in compliance with Law 3873/2010, code which is posted on the Company's website at www.ThPA.gr under "investors Relations/CGC".

The Corporate Governance Code for listed companies that was published by the Hellenic Federation of Enterprises and the Corporate Governance principles and best tactics by OECD, as amended in the context of its first amendment by the Hellenic Corporate Governance Council in 2013, were taken into account for its compilation.

The general principles of the code cover the following sections:

- Role and competences of the Board of Directors
- Size and composition of the Board of Directors
- Role and required capacities of the Chairman of the Board of Directors
- Duties and conduct of the members of the BoD
- Election of members of the Board of Directors
- Operation of the Board of Directors

- Role and competences of the Managing Director (CEO)
- Role and competences of the Management Board
- Evaluation of the Board of Directors
- Internal Audit System
- Internal Audit Service
- Remuneration
- Communication with shareholders
- The General Meeting of Shareholders

12.2. Reference to the corporate governance practices implemented by the Company beyond those provided by the Law and reference to the location where these are publicized

The practices instituted and implemented by the Company are in compliance with its articles of incorporation and internal regulations and are described in detail in the implemented Corporate Governance Code which is posted on the Company's website in the internet and more specifically at www.ThPA.gr under "investors Relations/CGC".

12.3.Description of the principal features of the Company's internal audit and risk management systems with respect to the preparation of financial statements

12.3.1 *The Internal Audit Department* is an independent service directly reporting to the Board of Directors of the company via the Audit Board which comprises of members of the BoD and supervised by the Audit Board as appointed by the General Meeting.
Internal auditors are granted free access to all company information and are present at General Meetings.

The Internal Audit Department assists Management in the effective performance of its duties, by providing analyses, appraisals, evaluations, suggestions, counseling and information of all company activities it audits.

Internal Audit:
1.- Functions in a consultative role to Management, in compliance with auditing principles and international standards.
2.- Operates objectively and independently of the activities it audits.
3.- Offers high level services at all hierarchical levels of the Company, via reports, evaluations and relevant recommendations.
4.- Functions as a assistance service on all levels of Company managerial and operational structure and the human resources staffing them.
5.- Enjoys unhindered access to records, resources and, in general, Company information necessary for conducting the audit.

The competences of the Internal Audit Department include, besides those foreseen by the provisions of Law 3016/2002, also of:

- The sample test of company operations and transactions as to ensure:
- Concord with corporate strategy and tactics, as well as the individual programmes run by the company, their operational procedures, the laws and regulations, as well as preventive auditing mechanisms instituted for every operation and transaction.
- The reliability and integrity of financial and operational information.
- The proper and effective use of resources.
- The fulfillment of objectives set for operations and programmes.
- Safeguarding the assets against various kinds of threats.

The drafting of the Annual Audit Plan by the Internal Audit Department is based on risk assessment performed for this reason, as well as issues pointed out by Management and the Audit Board. The above procedure for risk management is carried out formally at least once every year and takes account of the risk assessment for which the BoD is responsible and which is performed in the context of the company's Risk Management.

Moreover, in extraordinary circumstances, either with a mandate by the Audit Board or a mandate by Management extraordinary audits are carried out. Submitted to the Board of Directors at the end of every year is a review of the work carried out by the Internal Audit Department, via the Audit Board.

12.3.2 *Audit Board*

The Audit Board monitors:

- financial information procedures and the reliability of the company's financial statements;
- the effective operation of the internal audit and risk management systems;
- the proper operation of the internal audit service;
- the progress of the review of interim financial statements and the mandatory audit of annual financial statements by external chartered auditors;
- the survey and review of issues relating to maintaining objectivity and independence for the statutory auditor or auditing firm, especially with regard to the provision, to the audited entity, of other services rendered by the statutory auditor or auditing firm.

The Regular General Meeting on 08/07/2016 appointed as members of the Audit Board of ThPA SA the following:

a) Routos Dimitrios,	Independent, non-executive member
b) Tozidis Georgios,	Independent, non-executive member
c) Dimarelos Georgios	Independent, non-executive member

12.3.3 *Other risk management practices (safety valves)*

The company has developed policies and procedures which ensure effective risk management for its activities supporting and safeguarding the internal control system and the preparation of the Company's financial reports and statements.

These policies regard, amongst others:

- The assignment of competencies and authorities both to the senior management as well as middle and entry executives of the company, which ensures the reinforcement of the internal audit system's efficiency, while in parallel safeguards the required segregation of competencies.
- Appropriate staffing of Financial Services with personnel which possesses the required technical expertise and experience for the competences assigned to them.
- Closure procedures which include submission deadlines, competencies and classification of accounts.
- Audit and accounting agreement procedures in order to ensure the correctness and legitimacy of the entries in the accounting books.

The existence of safety valves for fixed assets, reserves, cash and other company assets, such as, indicatively, the physical safety of the Treasury or Warehouses and the Inventory and comparison of quantities measured with those on the accounting books.

Institution and operation of a regulation for the operation of the data network and information systems of ThPA SA for the recording and codification of security requirements, user obligations and rights but also of the services attending to their smooth operation, in the context of respecting personal information.

12.4. Information required pursuant to article 10 paragraph 1 items (c), (d), (f), (g), (h) of Directive 2004/25/EC of the European Parliament and Council on April 21, 2004, regarding public take-over bids, provided the company falls under the scope of said Directive

The information required pursuant to article 10 par. 1 of Directive 2004/25/EC of the European Parliament and of the Council are included, in compliance with article 4 par. 7 of Law 3556/2007 in the Explanatory Report, which is cited below under Section 13 of the Board of Directors' Management Report.

12.5. Information on the mode of operation of the General Meeting of Shareholders and its basic authorities, as well as a description of shareholders' rights and they manner such are exercised

The General Meeting of Shareholders is the supreme body of the Company and decides on every Company affair, save if otherwise established by law or the articles of association.

The convocation of the General Meeting of Company Shareholders is effected in compliance with the relevant provisions in Codified Law 2190/1920 as in force.

The General Meeting is convoked by the Board of Directors and convenes at the Company's registered seat, statutorily once a year and up to the tenth (10th) calendar day of the nineth (9th) month from the end of the fiscal year.

The General Meeting may convene also extraordinarily whenever the Board of Directors deems it necessary, when shareholders representing one twentieth of the paid-up capital request it, as well as on those cases provided by the law or the articles of association.

When shareholders representing one twentieth of the paid-up capital request the convocation of an extraordinary General Meeting, the Board of Directors must within ten (10) days from the service of the request to its Chairman, convoke the meeting with its agenda being the subject on the application.

The Board of Directors shall ensure that the preparation and conduct of the General Meeting of shareholders facilitates the effective exercise of shareholders' rights, and especially those of minority shareholders, foreign shareholders and all those domiciled in remote areas in order for them to be fully informed on all issues relating to their participating in the General Meeting, including the items of the agenda, and their rights in the General Meeting.

The Board of Directors must utilize the General Meeting of shareholders to facilitate their substantial and open dialogue with the company.

Shareholders reserve the right to participate in the General Meeting either in person or by a legally authorized representative, in compliance with the legal procedure in force at each time. Shareholders exercise their rights vis-à-vis the management of the Company, exclusively by participating in the General Meetings of shareholders of the Company. Each share confers the right to a single vote. Joint holders of a share, in order to be entitled to vote, must designate to the Company in writing a common representative for said share, who shall represent them in the General Meeting; while until such designation, the exercise of their rights shall be suspended.

The General Meeting is the only competent body to rule on the following matters:

a) Amendment of the articles of association, including the increases or decreases of the share capital.

b) Windup, extension of term, merger, split, conversion and revival of the Company.

c) Election of Board of Directors members, in compliance with article 9, and of Auditors and approval of the remuneration thereof.

d) Approval of the annual financial statements of the Company.

e) Appropriation of annual profits.

f) Issue of Bond loan.

g) Release of the Board of Directors and the Auditors from all liability.

h) Appointment of liquidators.

i) Lodgment of actions against members of the Board of Directors and the auditors in case of neglect of their statutory duties.

Combined with the provisions of Law 3884/2010, the company posts on its website at least twenty (20) days prior to the General Meeting, both in Greek and English, information regarding:

- the date, time and place of the General Meeting of shareholders;

- the basic rules and practices for participating, including the right to introduce items on the agenda and pose questions, as well as the deadlines within which such rights may be exercised;
- voting procedures, terms for representation by proxy and the documents used for voting by proxy;
- the proposed agenda for the meeting, including the drafts of the resolutions to be deliberated and voted on, as well as any possible accompanying documents;
- the total number of shareholders and voting rights at the date of the convocation;
- the annual financial report which includes the Board of Directors' management report.

The Chairman of the Board of Directors of the company, the General Managers, the Chief Financial Officer and the internal auditors are all present at the General Meeting of Shareholders, in order to inform and brief on issues of their competence to be discussed, and provide answers or clarifications as requested by the shareholders. The Chairman of the General Meeting shall provide ample time for shareholders to pose questions.

The Chairman of the Board of Directors shall provisionally preside at the commencement of the General Meeting, who shall appoint as secretary of the general meeting, the Secretary of the Board of Directors.
After the validation of the table of shareholders with voting rights, the General Meeting shall elect its definitive Chairman and secretary.
A summary of the resolutions adopted by the general meeting shall be available on the company's website within five days from the date it has taken place by the latest.

12.6. Composition and operation of the Board of Directors and other possible administrative, managerial or supervisory bodies or boards of the company

12.6.1 Board of Directors

The Board of Directors is the supreme management body of the Company and shapes the development strategy and policy of the Company, while it also supervises, inspects and manages company assets. It decides on all issues relating to the Company, within the context of the company scope, with the exception of those matters which, in compliance with the law or the articles of association, fall under the exclusive competence of other bodies.

The competences of the Board of Directors are described in detail in the Corporate Governance Code.

The Board of Directors has eleven members and comprises of:

a) Seven members elected by the General Meeting of the shareholders of the Company, amongst whom also the Chief Executive Officer.

b) Two representatives of Company employees, coming from the two most representative secondary trade unions, one representing clerical employees and the other dockers and each elected by his/her trade union, in compliance with the procedure established in article 6 par. 3 section three of Law 2414/1996, as supplemented by article 17 par. 1 of Law 2469/1997, within a deadline of two (2) months from the notification of the relevant trade union by the Company. The representatives elected must work at the Company.

c) One member nominated by the Economic and Social Committee (ESC), drawn from bodies related to Company activities. The member nominated by the ESC is nominated within a deadline of two (2) months from the ESC being notified by the Minister for Economic Affairs.

d) One representative of the municipality where the registered seat of the Company.

The term in office of the Board of Directors is five years.

The composition of the Board of Directors for the period **1/1/2016 – 7/7/2016** was the following:

Konstantinos Mellios	:	Vice Chairman of the BoD of ThPA SA
Dimitrios Makris	:	CEO of ThPA SA
Georgios Tozidis	:	Member
Aggelos Vlachos	:	Member
Panagiotis Kardaras	:	Member
Dimitrios Bikas	:	Member
Lazaros Tantalidis	:	Member, employees’ representative
Dimitrios Thiriou	:	Member, dockworkers' representative
Georgios Dimarelos	:	Member, representing the Municipality of Thessaloniki
Konstantinos Karoulis	:	Member, ESC representative

The composition of the Board of Directors for the period **8/7/2016 – 31/12/2016** was the following:

Konstantinos Mellios	:	Chairman of the BoD of ThPA SA
Dimitrios Makris	:	CEO of ThPA SA
Dimitrios Routos	:	Vice-Chairman of the BoD of ThPA SA
Georgios Tozidis	:	Member
Aggelos Vlachos	:	Member
Panagiotis Kardaras	:	Member
Dimitrios Bikas	:	Member
Lazaros Tantalidis	:	Member, employees’ representative
Dimitrios Thiriou	:	Member, dockworkers' representative
Georgios Dimarelos	:	Member, representing the Municipality of Thessaloniki
Konstantinos Karoulis	:	Member, ESC representative

The remuneration of the members of the Board of Directors are presented in paragraph 10 of the present Report and note 8.26 on the financial statements.

Pursuant to the resolution adopted by the Annual General Meeting of Company Shareholders on 8/6/2012 the compensation/meeting for the members of the Board of Directors was designated at the sum of: € 171,92 with a maximum 3 meetings per month. The sum remained unchanged for years 2015 & 2016.

The Board of Directors is convoked following an invitation by its Chairman at the Company's registered office and at a time to be determined by him. The Board of Directors convenes at least once a month.
The Board of Directors is also compulsory convoked by its Chairman within ten (10) working days from the service of a written application by at least two (2) of its members. The application shall designate all topics that the members ask to be included on the meeting's agenda.
The invitation, which shall cite the topics of the agenda, is serviced by proof of delivery at least three (3) working days before the day of the meeting. In urgent cases, under the estimation of the Chairman, the invitation, which shall cite the urgency, can be serviced even on the day before the meeting. The procedure and these deadlines shall not be observed if all of its members are present and no one objects to the convening of the meeting and taking of decisions.
The Board of Directors is in quorum provided that at least six (6) of its members are present, amongst whom the Chairman and the CEO or their substitutes.
Each one of the directors can, following a mandate in writing, validly represent only one other director. Representation in the Board of Directors cannot be assigned to any person who is not a member of the Board.
The decisions of the Board of Directors are taken by majority vote of the present members.

12.6.2 Chief Executive Officer.

The Chief Executive Officer (CEO) is a member of the Board of Directors of the Company and is elected by the General Meeting. His serves a five year term. His office is not incompatible with the office of the BoD Chairman.
The CEO presides over all Company services, directs its work and takes the necessary decisions in the context of the provisions governing Company operation, the approved programs and budgets and the Strategic and Operational Plan. It is possible to release the CEO from his duties by a resolution taken by the General Meeting and provided that a major reason conduces.
The CEO has also the competences appointed to him on each occasion by the Board of Directors.
When absent or unavailable, the Chief Executive Officer is replaced in his duties by another member of the Board of Directors or by one of the General Managers or, in the case there are no General Managers, by one of the Company's Directors, appointed by a decision of the BoD, after a recommendation by the CEO.

Should the CEO pass away, the duties of the CEO are provisionally performed by the Chairman of the BoD and should the offices of the CEO and Chairman of the BoD concur in the same person, by the Vice-Chairman. In this case, the BoD convokes immediately a General Meeting in order to elect a CEO.

12.6.3 Management Board

The CEO, as Chairman, and the General Managers, as members, participate in the Management Board, or should there be only one General Manager, he and the Directors or in any other case the Directors.

The Management Board has the competences analytically described in the Company Corporate Governance Code, that the Company implements.

13. EXPLANATORY REPORT BY THE BOARD OF DIRECTORS (Pursuant to article 4 pars. 7 and 8 of Law 3556/2007)

13.1. Structure of the Company's share capital

The share capital of ThPA SA stands at thirty million two hundred and forty thousand Euros (30,240,000), is divided in ten million and eighty thousand (10,080,000) common nominal shares, of a value of three Euros (3,0) each. In the share capital there are not any shares that do not represent capitals of the Company or rights to acquire bonds.

The Regular General Meeting of the Company's shareholders on 22.6.2001 decided to list the shares of the Company "ThPA SA" in the Main Market of the Athens Stock Exchange and to dispose the existing shares owned by the Greek State.

From the total number of the Company shares (10,080,000), were disposed by public offering 2,520,000 shares owned by the Greek State (25% of the total capital), 120,000 shares of which were disposed by private offer to the Company's employees.

Furthermore, the Vendor-Shareholder granted a share retention incentive of two (2) shares for every ten (10) shares that the shareholders, who had acquired shares by public offering or private placement, would hold for a period of three (3) months from the date that the transfer of the shares is registered in the Central Securities Depository in Athens and up to a total number of two hundred (200) free shares per investor.

The trading of the aforementioned 2,520,000 shares sold by public offering and private placement begun on 27.8.2001.

A change in the percentage held by the Greek Government in the share capital of the Company occurred on 25/1/2012 due to the transfer without consideration of 2,348,840 shares (a percentage of 23.30%) to the Hellenic Republic Asset Development Fund (HRADF SA), pursuant to Law 3986/2012 pars. 4 & 5 of article 2 and the decision by the Inter-ministerial Committee for Restructuring and Privatizations no. 195/2012. On 11/5/2012 in compliance with the aforementioned Law and by virtue of decision no. 206/2012 by the Inter-ministerial Committee for Restructuring and Privatizations the remaining 5,137,554 shares held by the Greek Government were also transferred to HRADF. HRADF now holds 74.27% of the share capital of Th.P.A. SA.

The shareholder structure of the Company on 31/12/2016 was as follows:

Shareholders	***Number of shares***	**Percentage**
HRADF SA	7.486.194	74,27%
Investing public	2.593.806	25,73%
TOTAL	**10.080.000**	**100,00%**

In 2017 the competitive procedure for the sale and purchase of shares and the Shareholder's Agreement moved along ad as HRADF announced, three bidning offers were submitted for the acquisition of 67% of the share capital of ThPA SA.

The Company does not hold any own shares.

All the Company's shares are listed in the Athens Stock Exchange.

Shareholder liability is limited to the nominal value of the shares they hold. No own shares have been acquired.

13.2. Limitations on share transfer

Company shares are all common registered shares.

Every Company share incorporates every right and liability prescribed by Law and the Company's articles of association, which do not include provisions imposing further limitations than those provided by Law.

By virtue of Law 4092/2012, (Gov.Gaz. A΄8.11.2012 Medium-Term: Sanction of PNP 2012- Exploitation of public property) the Legislative Act of 7/9/2012 was sanctioned and entered into force. Pursuant to this act the minimum percentage of the stake of the Greek Government in ThPA SA is abolished. The Articles of Association of the Company (articles 6 par. 2 and 7) where the minimum stake of the Greek Government in the Share Capital of the Company was provided never to be less than 51% also after the Company is listed in Athens Stock Exchange has already been amended with respect to the corresponding articles in the Articles of Association by virtue of the resolution of the Regular General Meeting of 27/6/2013.

Law 4092/2012 abrogates article 11 of Law 3631/2008 pursuant to which "1. For Public Limited Companies of national strategic importance or which had a monopoly and especially when regarding companies which own or exploit or manage national infrastructure networks, the acquisition by some other shareholder, save for the Greek Government or affiliated with it enterprises in the sense of article 42 of Law 2190/1920, or by shareholders jointly acting in a harmonized way, of voting rights over 20% of the entire share capital, presupposes the prior approval of the Cabinet Committee for Privatizations of Law 3049/2002, following the procedure set forth in that law".

13.3 Significant direct or indirect holdings set out by articles 9 to 11 of Law 3556/2007

Besides HRADF, which holds 74.27% of the share capital of ThPA SA, there were no other shareholders on 31.12.2016, with significant direct or indirect holdings set out by the provisions of Law 3556/07 (articles 9, 10, 11).

13.4 Shares granting special control rights

Besides HRADF, the reference shareholder, with a percentage of 74.27%, there are no other Company shares granting special control rights to their owners.

13.5 Voting rights restrictions-Deadlines for the exercise of relevant rights

Every share grants the right of one vote. Joint holders of a share, in order to have the right to vote in the General Meeting, have to appoint to the Company, in writing, one common representative for this share, who shall represent them in the General Meeting, while until this appointment, the exercise of their rights shall be suspended. The Company's shares are freely negotiable. The shareholders exercise their rights regarding the management of the Company, exclusively by participating in the General Meetings of the shareholders of the Company.

13.6 Shareholder agreements, disclosed to the Company, entailing restrictions to the transfer of shares or to the exercise of the rights to vote

No agreements between shareholders, entailing restrictions to the transfer of shares or to the exercise of the rights to vote, have been disclosed to the Company, nor are such agreements provided for in its Articles of Association.

13.7 Rules for the appointment and replacement of members of the Board of Directors and for amending the articles of association

The BoD represents ThPA SA both in and out of court. It has issued a decision to assign part of its powers to its Chairman and to the CEO, jointly or each one individually.

It is the supreme management body of the Company and shapes its strategy and development policy, while it supervises, controls and manages its assets. It decides on every issue regarding the Company, in the context of the corporate scope with the exception of those matters that, in compliance with Law or the articles of association, fall under the exclusive competence of other bodies. There are no competences for the issuance of new shares and purchase of own shares, pursuant to article 16 of Codified Law 2190/20. The composition, term, constitution, operation and competences of the BoD are governed by the provisions of articles 9 to 12 of the Company's articles of association. The BoD has eleven members and their term in office is five years. Of the 11 members, 7 are elected by the General Meeting of the Company's shareholders, among whom the CEO, while the other 4 are appointed by the following representative groups and who, although they are not shareholders, have the right to appoint members of the BoD as follows:

Two (2) members can be appointed as representatives by the Company's employees. These representatives come from the two most representative secondary trade unions, one from the employees and the other from the dockworkers and must work for the Company.

One (1) member is appointed by the Economic and Social Committee (ESC) and comes from bodies relevant to the Company's activities.
One (1) member represents the Municipality of Thessaloniki.

13.8. Competence of the BoD to issue new shares or to purchase own shares

The articles of association determines that by decision of the General Meeting the share capital shall increase by issuing new shares, provided that any increase does not result to the decrease of holding of the Greek State under the percentage of 51%. As it was mentioned above, Law 4092/2012 abolished the condition of the minimum holding of the Greek State. The Board of Directors may purchase own shares in the context of a decision of the General Meeting, pursuant to article 16, par.5 to 13 of Codified Law 2190/20.

13.9. Significant agreements between the Company and third parties that will come into effect, be amended or expire in case of modification of the company control after a public offering.

There are no agreements between the Company and third parties that will come into effect, be amended or expire in case of modification of the company control after a public offering.

13.10. Agreements that the Company has made with members of the BoD or with its personnel, which provide a compensation in case of resignation or dismissal without a justified reason or the termination of their term in office or employment due to a public offering

There are no agreements between the Company and members of the BoD or with its personnel, which provide compensation in case of resignation or dismissal without a justified reason or the termination of their term in office or employment due to a public offering.

Thessaloniki, April 27, 2017
The Board of Directors

ERNST & YOUNG (GREECE)
Chartered Auditors Accountants S.
Heimarras St. no. 8B, Marousi
151 25 Athens

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C. Independent Chartered Auditor Accountant's Report

To the Shareholders of "**THESSALONIKI PORT AUTHORITY SOCIÉTÉ ANONYME**"

Review Report on the Financial Statements

We have audited the attached financial statements of the Company "THESSALONIKI PORT AUTHORITY SOCIETE ANONYME" which comprise of the statement of the financial position of December 31st 2016, the statements of the comprehensive income, the changes in equity and cash flow for the fiscal year that has ended on this date, as well as the summary of major accounting principles and methods and other explanatory notes.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in compliance with the International Financial Reporting Standards, as adopted by the European Union, as well as for the internal control, that the management implements as necessary, in order to render the preparation of the financial statements free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We carried out our audit in compliance with the International Financial Reporting Standards that have been incorporated in Greek Legislature (Gov.Gaz. B'/2848/23.10.2012). These standards require us to comply with the rules of conduct, as well as to plan and perform the audit aiming to obtain reasonable assurance whether the financial statements are free of material misstatement.

The audit involves the performance of procedures in order to obtain audit evidence, regarding the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment including the assessment of the risks of material misstatement in the financial statements, whether due to fraud or error. While making those risk assessments, the auditor examines the internal control with respect to the preparation and fair presentation of the financial statements of the company, in order to design auditing procedures appropriate to the circumstances, but not for the purpose of expression of an opinion on the effectiveness of the internal control of the company. The audit also includes the evaluation of the suitability of the accounting principles and methods used and of the reasonableness of the assessments made by the management, as well as the evaluation of the total presentation of the financial statements.

We believe that the auditing evidence we have obtained is sufficient and suitable to provide the foundations of our auditing opinion.

Opinion

In our opinion, the attached financial statements give a true and fair view, from any material respect, of the financial position of the company “THESSALONIKI PORT AUTHORITY SOCIÉTÉ ANONYME”, as of December 31st 2016, of its financial performance and its cash flows for the fiscal year that ended on this date in compliance with the International Financial Reporting Standards, as such have been adopted by the European Union.

Report on Other Legal and Regulatory Issues

Taking account that Management is responsible to prepare the Management Report by the Board of Directors and the Corporate Governance Statement which are included in this report, in implementation of the provisions of paragraph 5, article 2 (part B) of Law 4336/2015, we note that:

a) The Management Report by the Board of Directors includes a corporate governance statement, which provides the information established in paragraph 3d of article 43a of Codified Law 2190/1920.

b) In our view, the Management Report by the Board of Directors has been prepared in compliance with the current legal requirements of article 43a and 107A and of paragraph 1 (cases c' and d') of article 43bb, Codified Law 2190/1920 and the contents thereof correspond to the attached financial statements for the fiscal year ended on 31/12/2016.

c) Based on the opinion we formed during our audit with respect to Company “THESSALONIKI PORT AUTHORITY SOCIÉTÉ ANONYME” and its environment, we have not detected material inaccuracies in the Management Report by its Board of Directors

Athens, April 27, 2017

SOFIA KALOMENIDOU
ICPA (SOEL) Reg. No. 13301

VASILEIOS KAMINARIS
ICPA Reg. No. 20411

ERNST & YOUNG (GREECE)
CHARTERED AUDITORS ACCOUNTANTS SA
Heimarras St. 8B, 15125 MAROUSI
COMPANY ICPA Reg. No. 107

D. Annual Financial Statements

Financial Position Statement

ASSETS	Note	31.12.2016	31.12.2015
Non current assets			
Investments in property	**8.1**	3,219,704.12	3,346,080.47
Tangible fixed assets	**8.2**	52,836,496.81	54,589,042.00
Intangible assets	**8.3**	804,421.96	729,289.33
Financial instruments available for sale	**8.4**	424,560.00	336,412.56
Long-term receivables	**8.5**	27,534.32	27,534.32
Other long-term receivables	**8.27.1**	3,526,110.96	3,526,110.96
Deferred tax assets	**8.24**	3,182,563.42	3,095,519.97
Total non-current assets		**64,021,391.59**	**65,649,989.61**
Current assets			
Inventories	**8.6**	1,881,756.15	1,625,442.06
Trade receivables	**8.7**	4,503,836.24	4,613,750.76
Down payments and other receivables	**8.8**	4,858,994.62	2,832,717.54
Other financial items	**8.9**	27,107,626.76	0.00
Cash holdings and equivalents	**8.9**	48,458,476.62	66,124,087.61
Total current assets		**86,810,690.39**	**75,195,997.97**
Total Assets		**150,832,081.98**	**140,845,987.58**

EQUITY	Note	31.12.2016	31.12.2015
Equity			
Share capital	**8.10**	30,240,000.00	30,240,000.00
Reserves	**8.10**	65,044,887.16	64,217,870.88
Profits carried forward		40,170,234.96	32,630,063.47
Total Equity		**135,455,122.12**	**127,087,934.35**
LIABILITIES			
Long-term liabilities			
Provisions for liabilities to employees	**8.11**	4,215,460.97	4,176,558.50
Other provisions	**8.12**	152,816.58	823,881.73
Other long-term liabilities	**8.13**	114,582.20	114,563.87
Total long-term liabilities		**4,482,859.75**	**5,115,004.10**
Short-term liabilities			
Liabilities to suppliers	**8.14**	2,679,620.94	1,695,096.97
Customer down payments	**8.14**	3,881,768.44	3,289,433.00
Other liabilities and accrued expenses	**8.14**	4,332,710.73	3,658,519.16
Total short-term liabilities		**10,894,100.11**	**8,643,049.13**
Total Liabilities		**15,376,959.86**	**13,758,053.23**
Total Equity and Liabilities		**150,832,081.98**	**140,845,987.58**

The attached explanatory notes are an integral part of the present financial statements.

Comprehensive Income Statement

	Note	1/1-31/12/2016	1/1-31/12/2015
Sales	8.16	48,061,529.27	50,881,604.79
Cost of sales	8.17	-25,890,440.97	-26,548,566.23
Gross Profit		**22,171,088.30**	**24,333,038.56**
Other income	8.18	3,083,869.39	3,099,075.38
Administrative expenses	8.19	-3,853,379.03	-3,633,715.90
Distribution expenses	8.20	-1,002,481.01	-518,257.76
Other expenses	8.22	-399,832.09	-183,738.75
Operating results before tax, financial and investment results		**19,999,265.56**	**23,096,401.53**
Financial income	8.23	1,085,019.92	1,421,079.64
Financial expenses	8.23	-2,488.98	-3,129.48
Fiscal year profits before tax		**21,081,796.50**	**24,514,351.69**
Income tax	8.24	-6,997,322.03	-6,599,335.99
Fiscal year profits net of tax		**14,084,474.47**	**17,915,015.70**
Items to be posteriorly classified in the P&L account			
Profit/(Loss) from the valuation of financial instruments available for sale	8.4, 8.10.2	88,147.44	-85,707.44
Items that will be not posteriorly classified in the P&L account			
Profits from the remeasurement of fixed benefit plans	8.11	57,698.39	157,035.11
Corresponding income tax		-16,732.53	-11,121.91
Other comprehensive income net of tax (B)		**129,113.30**	**60,205.76**
Total comprehensive income net of tax (A + B)		**14,213,587.77**	**17,975,221.46**
Basic and diluted earnings per share (in €)	8.28	**1.3973**	**1.7773**
Profits before tax, financing and investment results and total depreciations	7.2	**23,877,734.93**	**26,861,415.82**

The attached explanatory notes are an integral part of the present financial statements.

Cash Flow Statement

	NOTE	31/12/2016	31/12/2015
Cash flows from operating activities			
Profits before tax		**21,081,796.50**	**24,514,351.69**
Plus/Less adjustments for:			
Depreciation	**8.2, 8.3**	3,884,961.97	3,771,506.89
Provisions	**8.17, 8.19, 8.20, 8.22**	1,551,172.88	279,111.79
Income from unused provisions	**8.7, 8.8, 8.12, 8.18**	-363,715.33	-464,136,68
Loss from the revaluation of property investments at fair value	**8.1, 8.22**	126,376.35	118,427.99
Losses due to the impairment of fixed assets	**8.22**	95,743.42	0.00
Credit interest and related income	**8.23**	-1,085,019.92	-1,421,079.64
Amortization of subsidized fixed assets	**8.13**	-6,492.60	-6,492.60
Interest charges and related expenses	**8.23**	2,488.98	3,129.48
Plus/Less adjustments for changes in working capital accounts or related to operating activities			
(Increase)/decrease in inventories		-340,170.48	63,176.39
Increase in receivables		-3,996,940.75	-3,362,988.95
Increase/(decrease) in liabilities (excluding banks)		2,257,561.91	-920,068.08
Payments for personnel compensation	**8.11**	-39,711.82	-75,000.00
Less:			
Interest charges and related paid-up expenses	**8.23**	-2,488.98	-3,129.48
Tax paid		-6,494,292.91	-9,715,610.71
Net cash flow from operating activities (a)		***16,671,269.22***	***12,781,198.09***
Cash flow from investing activities			
Purchase of tangible fixed and intangible assets	**8.2, 8.3**	-2,303,292.83	-7,169,836.68
Purchase of other financial instruments	**8.9**	-27,107,626.76	0.00
Interest and related income collected		920,439.38	1,386,740.37
Net cash flow from investing activities (b)		***-28,490,480.21***	***-5,783,096.31***
Cash flow from financing activities			
Dividends paid	**8.25**	-5,846,400.00	-19,656,000.00
Net cash flow from financing activities		**-5,846,400.00**	**-19,656,000.00**
Net decrease in cash and cash equivalents		**-17,665,610.99**	**-12,657,898.22**
for the fiscal year (a) + (b) + (c)			
Cash and cash equivalents at beginning of fiscal year		**66,124,087.61**	**78,781,985.82**
Cash and cash equivalents at end of fiscal year		**48,458,476.62**	**66,124,087.61**

The attached explanatory notes are an integral part of the present financial statements.

Statement of Changes in Equity

	Share capital	Statutory Reserves	Untaxed Reserves	Valuation Reserve for Investments available for sale	Total Reserves	Profits carried forward	TOTAL
Equity at beginning of fiscal year (1.1.2016)	**30,240,000.00**	**6,933,514.76**	**57,435,943.56**	**-151,587.44**	**64,217,870.88**	**32,630,063.47**	**127,087,934.35**
Transactions with shareholders							
Dividends distributed (Note 8.25)	0.00	0.00	0.00	0.00	0.00	-5,846,400.00	-5,846,400.00
Other changes for the fiscal year							
Fiscal year earnings net of tax	0.00	0.00	0.00	0.00	0.00	14,084,474.47	14,084,474.47
Other comprehensive income net of tax	0.00	0.00	0.00	88,147.44	88,147.44	40,965.86	129,113.30
Total comprehensive income net of tax	**0.00**	**0.00**	**0.00**	**88,147.44**	**88,147.44**	**14,125,440.33**	**14,213,587.77**
Profit distribution to reserves (Note 8.10.2)	0.00	738,868.84	0.00	0.00	**738,868.84**	-738,868.84	**0.00**
Equity at end of fiscal year (31.12.2016)	**30,240,000.00**	**7,672,383.60**	**57,435,943.56**	**-63,440.00**	**65,044,887.16**	**40,170,234.96**	**135,455,122.12**
Equity at beginning of fiscal year (1.1.2015)	**30,240,000.00**	**6,060,057.47**	**57,435,943.56**	**-65,880.00**	**63,430,121.03**	**35,098,591.86**	**128,768,712.89**
Transactions with shareholders							
Dividends distributed (Note 8.25)	0.00	0.00	0.00	0.00	0.00	-19,656,000.00	-19,656,000.00
Other changes for the fiscal year							
Fiscal year earnings net of tax	0.00	0.00	0.00	0.00	0.00	17,915,015.70	17,915,015.70
Other comprehensive income/(losses) net of tax	0.00	0.00	0.00	-85,707.44	-85,707.44	145,913.20	60,205.76
Total comprehensive income/(losses) net of tax	**0.00**	**0.00**	**0.00**	**-85,707.44**	**-85,707.44**	**18,060,928.90**	**17,975,221.46**
Profit distribution to reserves (Note 8.10.2)	0.00	873,457.29	0.00	0.00	**873,457.29**	-873,457.29	**0.00**
Equity at end of fiscal year (31.12.2015)	**30,240,000.00**	**6,933,514.76**	**57,435,943.56**	**-151,587.44**	**64,217,870.88**	**32,630,063.47**	**127,087,934.35**

The attached explanatory notes are an integral part of the present financial statements.

E. Notes on the Annual Financial Statements

1. Incorporation and Company activity

The public limited company "THESSALONIKI PORT AUTHORITY Société Anonyme" trading as "ThPA SA" was incorporated in the year 1999, by the conversion of the Public Law Legal Entity «Thessaloniki Port Authority» to a public limited company, pursuant to Law 2688/1999.

The company is involved in the sector of the auxiliary activities related to transportations (STACOD '08, code 52), i.e. the provision of services of loading/unloading cargoes, their storage, of other port services, of the service of passenger traffic etc.

2. Legal Framework

The Company is supervised by the Ministry of Mercantile Marine and Island Policy and is governed by the provisions of Law 2688/1999 (Gov. Gaz. A΄ 40) as amended and subsequently supplemented by the provisions of article 15 of Law 2881/2001 and article 17 of Law 2892/2001, the provisions of Codified Law about limited companies 2190/1920, as well as the legislative decree 2551/1953 as in force on every occasion. ThPA SA is a public utility limited company aiming to service the public interest, operates in accordance with the considerations of private economy and enjoys administrative and economic autonomy.

The objective of the Company is to manage and exploit the Port of Thessaloniki and/or other ports. The boundaries of the area of the Port of Thessaloniki, including the Free Zone of Thessaloniki, are determined by the provisions in force on each occasion.

The scope of the Company, according to article 3 of its articles of association, includes more specifically:

- The provision of services of ship berthing and of cargo and passenger handling from and to the port.
- The installation, organization and exploitation of any kind of port infrastructure.
- The assumption of any activity related to the port work, as well as of any other commercial, industrial, oil and business activity, including especially tourism, culture and fishing activities, as well as the planning and organization of port services.
- Any other competence legally appointed to Thessaloniki Port Authority as a Public Law Legal Entity.

This scope of the Company is included in its articles of association, as this was compiled in virtue of Law 2688/1999 (article 8) and amended by the 7th extraordinary General Meeting of the Shareholders on 23.8.2002 (Gov. Gaz. 9944/30.9.2002 issue on SA & Ltd). Since then, there has been no change in the Company's scope.

ThPA SA will continue to be governed, with respect to its corporate operation, by Law 2688/1999, as amended and in force, which is the special institutional framework for its operation, but also by Codified Law 2190/20, as amended and in force, with respect to issues for which there is not a special regulation, and by Law 3016/2002 as in force.

3. Concession contract for the right of use and exploitation of the terrestrial port zone of the Port of Thessaloniki

The Company has the exclusive right to use and exploit the plots, buildings and installations of the terrestrial port zone of the Port of Thessaloniki, which are property of the Greek State. The above exclusive right was conceded to ThPA SA for 40 years, by virtue of the concession contract of June 27th 2001 between the Greek State (represented by the Ministers of Finance and Mercantile Marine) and ThPA SA and expires in the year 2041. The above contract was ratified by Law 3654/2008 on 3/4/2008 and approved by the Regular General Meeting of the Shareholders of ThPA SA on 30/6/2008. By this law, the initial term of the contract was extended from 40 to 50 years, so it expires in 2051 and the exclusive right of ThPA SA to use and exploit the plots-buildings and installations can be conceded by ThPA SA to third parties for purposes related to the provision of port services and facilities and for a period of time not exceeding the contract extension.

The main points of the contract after the publication of Law 3654/2008 are the following:

- The right of use extends over the land sections covered or not, the existing buildings, the technical-port works, the embankments, service roads, railway network, public utility networks, extensions to sites-works, the port maritime zone, in general over the premises of the vertical projection of the terrestrial port zone save for buildings housing public services, parts of the terrestrial and sea area of the port save for parts used by the Greek armed forces for purposes of national security, specially designed buildings of the pier a΄ and its surroundings.
- the right to use and exploit consists of the capacity on the part of ThPA SA, during the time the contract is in effect, to hold, use, exploit the terrestrial port zone, the buildings and installations and to concede these rights to third parties for the provision of port services in compliance with the specific provisions of par. 3 of the contract.
- The term of the initial granting of 50 years can be extended by a new contract in writing by the 2 parties (article 4 of the Contract).
- The contract can be rescinded and terminated before the end of the period agreed.
- The termination or expiration ipso jure oblige ThPA SA to assign to the Greek State the areas conceded, in the condition specified in article 6.4 of the contract.
- A consideration is payable which is determined as a percentage on the total consolidated income of the Company (excluding the extraordinary income, the income of previous fiscal years and the income from financial management) which, for the first 3 fiscal years, had been designated at 1% while for the other fiscal years at 2%. Additional consideration is payable:
  - In case of extension of the areas conceded;
  - In case of exploitation of installations for other purposes, and
  - In case of the renegotiation of the contract.
- ThPA SA is obliged to:
  - carry out preventive maintenance on the works-buildings conceded and the restoration and repair of wear;

- to comply with the strategic, social and business purpose of the concession;
- to ensure adequate and safe infrastructure and facilities;
- to safely demarcate and protect the Free Zone;
- to treat users fairly;
- to protect the terrestrial and sea environment;
- to constantly upgrade the level of the services to the users.

• The Greek State is obliged to provide its necessary assistance:
  - for the achievement of the purpose of the concession and
  - for the financing of work of national interest, in compliance with the provisions of article 11 of the Contract.

4 Framework for the preparation and basis for the presentation of the financial statements

4.1 Framework for the preparation

The financial statements have been compiled in accordance with the International Financial Reporting Standards (IFRS), as they have been published by the International Accounting Standards Board (IASB) as well as in accordance with their relevant Interpretations, as published by the Standards Interpretation Committee of the IASB, as they have been adopted by the European Union and mandatorily applied for the fiscal years ending on December 31st 2016. There are no standards and standards interpretations that have been applied prior to the date of beginning of their application.

The financial statements attached have been prepared on the basis of the principle of going concern and the principle of historic cost, with the exception of:

- tangible and intangible assets for which the previous adjustment was used, on May 2000, before the Company was listed on the Athens Stock Exchange, as the imputed cost on that date;
- investment real estate, which are valuated at their fair value;
- financial assets held for commercial purposes, which are valuated at their fair value through P&L;
- financial assets classified as investments available for sale, which are valuated at fair value while changes are recognized in the Comprehensive Income Statement.

4.2 Presentation basis

The financial statements are presented in Euros. Possible small divergences are due to the rounding of the relevant amounts.

The annual financial statements of the fiscal year that ended on December 31st 2016 have been compiled in compliance with the International Financial Accounting Standards, adopted by the European Union and approved by the Board of Directors on 27/04/2017 (decision by the BoD of ThPA SA no. 7037/27.04.2017).

The Annual Financial Statements of the Company, the Chartered Accountant Auditor's Report and the Management Report by the Board of Directors for the fiscal year that ended on December 31st 2016 have been posted on the Company's website www.thpa.gr.

4.3 Standards-Amendments and Interpretations in force since 1.1.2016

The accounting principles adopted for the preparation and presentation of the financial statements of 31.12.2016 are consistent with those followed for the compilation of the annual financial statements of the Company for the fiscal year that ended on December 31.12.2015, save for the adoption of the following new standards and interpretations in force for annual periods that begin on January 1st 2016.

- **IAS 1: Disclosure Initiative (Amendment)**

The amendments to IAS 1 *Presentation of Financial Statements* further encourage entities to exercise their professional judgment at designating the information which must be disclosed and how said information is to be presented in their financial statements. The amendments are applicable for accounting periods commencing on or after January 1, 2016. This limited scope amendments to IAS 1 clarify, rather than materially change, the existing requirement in IAS 1. The amendments regard the materiality, series of notes, subsets and separation, accounting policies and presentation of the items in other comprehensive income (OCI) ensuing from investments accounted using the equity method. Company Management made no use of this amendment.

- **IAS 16 Property, Plant and Equipment and IAS 38 Intangible Assets (amendments): Clarification of acceptable methods of depreciation and amortization**

This amendment is applicable for annual accounting periods commencing on or after January 1, 2016. This amendment clarifies the principle in IAS 16 *Property, Plant and Equipment* and IAS 38 *Intangible Assets* that revenues reflect the financial benefits generated from the operation of an enterprise (of which the asset is part of) against the economic benefits consumed via the use of asset. As a result the ratio of generated revenue against total revenue anticipated to be generated cannot be used for the depreciation of tangible fixed assets and may only be used in very limited cases for the amortization of intangible assets. Company Management has not made use of this evaluation.

- **IFRS 11 Joint Arrangements (amendment): Accounting for acquisition of interests in joint operations**

The amendment is applicable for annual accounting periods commencing on or after January 1, 2016. IFRS 11 refers to the accounting treatment of interests in joint ventures and joint operations. The amendment adds new guidelines regarding the accounting for the acquirement of interest in a joint operation which constitutes a business pursuant to the IFRS and clarifies the appropriate accounting treatment of such acquisitions. The Company has no transactions which fall under the scope of this amendment.

- **IAS 19 Employee benefits (amendment): Employee contributions**

This amendment is applicable for annual accounting periods commencing on or after February 1, 2015. The amendments are applicable for employee or third party contributions to defined benefit plans. The amendment aims to simplify the accounting handling of contributions which are independent of the years of service of employees, for example for employee contributions calculated as a fixed percent of the salary. The Company runs no plans which fall under the scope of application of this amendment.

- ***IASB has published a cycle of annual improvements of IFRS 2010-2012***, which is a collection of amendments to IFRS. The amendments are effective for annual accounting periods beginning on or after February 1, 2015. None of these improvements had any effect on the financial statements of the Company.

  - ***IFRS 2 Share-based payment****, this improvement amends the definitions for "vesting condition" and "market conditions" and adds the terms "performance condition" and "service condition" (which were previously part of the definition of "vesting condition").*
  - ***IFRS 3 Business combinations****, this improvement clarifies that the contingent consideration in the acquisition of a company not classified in equity, shall be posteriori measured at fair value through profit or loss independently if it falls under the scope of application of IFRS 9 Financial Instruments.*
  - ***IFRS 8 Operating segments****, this improvement requires of an economic entity to disclose the management's judgments with regard to the application of the aggregation criteria for its operating segments and clarifies that the entity must provide agreements between the total of assets of the segments and the assets of the entity only if there is regular reporting of the assets of a segment.*
  - ***IFRS 13 Fair value measurement****, this improvement to the basis for conclusion in IFRS 13 clarifies that the publication of IFRS 13 and amendment of IFRS 9 and IAS 39 did not remove the ability to measure short-term receivables and payables for which there is no stated interest rate, at their invoice value without discount, provided the effect of not discounting is immaterial.*
  - ***IAS 16 Property, plant and equipment****, the improvement clarifies that when an item of property, plant and equipment is revalued the gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount.*
  - ***IAS 24 Related Party disclosures****, this improvement clarifies that an entity providing key management personnel services to the reporting entity or to the parent of the reporting entity is a related party of the reporting entity.*
  - ***IAS 38 Intangible assets****, Clarifies that when an intangible asset is revalued the gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount.*

- ***IASB has published a cycle of annual improvements of IFRS 2012-2014***, which is a collection of amendments to IFRS. The amendments are effective for annual accounting periods beginning on or after January 1, 2016. None of these improvements had any effect on the financial statements of the Company.

  - ***IFRS 5 current Assets Held for Sale and Discontinued Operations****, the amendment clarifies that a change from one method of disposal to another (sale or distribution to owners) should not be considered as a new sales plan, but as a continuation of the original plan. Consequently, there is no interruption of the application of the requirements of IFRS 5. The amendment also clarifies that a change in the disposal method does not change the classification date.*
  - ***IFRS 7 Financial Instruments: Disclosures****, The amendment clarifies that a servicing contract that includes a salary may be a continuing involvement in a financial asset. The amendment also clarifies that IFRS 7 disclosures regarding the offsetting of financial assets and liabilities are not required for condensed interim financial statements.*
  - ***IAS 19 Employee Benefits***, this amendment clarifies that the evaluation of the depth of the active market for high quality corporate bonds is performed based on the currency and not the country of the liability. When there is no active market for high quality corporate bonds in this currency, the interest rates for government bonds must be used.
  - ***IAS 34 Interim Financial Reporting****, this amendment clarifies that the required interim disclosures must be located either in the interim financial statements or be incorporated with references between the interim financial statements and the point when they are included in the interim financial report (e.g. the Management Report or the Risk Report). IASB clarified that other information, inside the interim financial report must be available to the users under the same terms and at the same time as the interim financial statements. If users cannot access the other information, in this manner, then the interim financial report is lacking.*

Published standards not applicable for the current accounting period and which the Company had not adopted earlier

- **IFRS 9 Financial Instruments – Classification and Measurement**

  The standard is applicable for annual accounting periods commencing on or after January 1, 2018, while it may be adopted early. The final version of IFRS 9 gathers all phases of the project of financial instruments and replaces IAS 39 *Financial Instruments: Recognition and Measurement* and all previous versions of IFRS 9. The standard introduces new requirements for classification and measurement, impairment and offset accounting. The European Union has not yet adopted this standard. Company Management is assessing the effects from this standard on the financial statements.

- **IFRS 15 Revenue from Contracts with Customers**

  This standard is applicable for annual accounting periods commencing on or after January 1, 2018. IFRS 15 establishes a five step model to be applied for revenue ensuing from a contract with a customer (with limited exceptions), independent of the kind of revenue generating transaction or the sector. The requirements of the standard will also be applicable for the recognition and measurement of profits or losses from the sale of certain non-financial assets which do not constitute production from the usual activities of the economic entity (eg. sale of real estate, facilities and equipment or other intangible assets). Extensive disclosures shall be required, including an analysis of total revenues, information regarding performance obligations, changes to the balances of the contract assets and liabilities between the periods and base judgements and estimates. The European Union has not yet adopted these improvements. Company Management is assessing the effects from this standard on the financial statements.

- **IFRS 15 Revenue from Contracts with Customers (Clarifications)**

  The clarifications are applicable for annual accounting periods commencing on or after January 1, 2018, while they may be adopted earlier. The subject of the clarifications was to clarify the intentions of IASB during the development of the requirements for standard IFRS 15 Revenue from Contracts with Customers with respect to: (a) the accounting treatment of performance obligations where the formulation of the principle of "separately identifiable"; (b) the considerations of principal and agent, including the assessment whether a Company acts as principal or agent, the applications of the principle of control and (c) licenses as well as additional clarifications on intellectual property and loyalties accounting. The clarifications provide additional practices for companies applying IFRS 15 fully retrospectively or opting to implement the amended retrospective approach. The clarifications had not yet been adopted by the European Union. Company Management is assessing the effects from this standard on the financial statements.

- **IFRS 16: Leases**

  The standard is applicable for annual accounting periods commencing on or after January 1, 2019. IFRS 16 establishes the principles for the recognition, measurement, presentation and disclosure of leases for both parties of the contract, namely the customer ("lessee") and the supplier ("lessor"). The new standard requires lessees to recognize most leases in their financial statements. Lessors will have a uniform accounting framework for all leases, with certain exceptions. Lessor accounting shall materially remain unchanged. The European Union has yet to adopt this standard. Company Management is assessing the effects from this standard on the financial statements.

- **IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures – Amendment: Sales or contribution of assets between an investor and its associate/joint venture**

  The amendments treat an acknowledged inconsistency between the requirements posed by IFRS 10 and those in IAS 28, for the treatment of the sale or contribution of assets between the investor and its associate or joint venture. The main consequence of these amendments is that a full gain or loss is recognized when the transaction includes a business (whether housed in a subsidiary or not). A partial gain or loss is recognized when the transaction includes assets which do not constitute a business, even if said assets are housed in a subsidiary. In December 2015, ISAB indefinitely deferred the date this amendment will enter into effect in anticipation of the results of its work on the Equity Method. The European Union has not yet adopted these improvements. Company Management estimates that these amendments will have no effect on the financial statements.

- **IAS 12 Recognition of deferred tax assets for unrealized losses (Amendments)**

  The amendments are applicable for annual accounting periods commencing on or after January 1, 2017 while they may be adopted at an earlier stage. The amendments clarify the accounting handling of the recognition of deferred tax assets for unrealized losses from debit titles evaluated at fair value. For example, the amendments clarify the accounting treatment of deferred tax assets when the economic entity is not permitted to deduct unrealized losses for taxation purposes or when it intends and is capable of holding the debit titles until the unrealized losses are reversed. The European Union has not yet adopted these improvements. Company Management estimates that these amendments will have no effect on the financial statements.
- **IAS 7: Statement of Cash Flows (Amendments): Disclosure Initiative**

  The amendments are applicable for annual accounting periods commencing on or after January 1, 2017 while they may be adopted at an earlier stage. These amendments aim to allow users of financial statements to assess changes in liabilities ensuing from financing activities. The amendments will require of entities to provide disclosures which would allow investors to assess changes in liabilities ensuing from financial activities, including changes from cash flows and changes of a non-cash nature. The European Union has not yet adopted these amendments. Company Management estimates that these amendments will not have a significant effect on the financial statements.

- **IFRS 2: Clarification of classification and measurement of share based payment (Amendments)**

  The amendments are applicable for annual accounting periods commencing on or after January 1, 2018 while they may be adopted at an earlier stage. The amendments provide requirements regarding the accounting treatment (a) of the effects of the vesting or not of the conditions for the measurement of share-based payment transactions which depend of share value and are settled in cash, (b) of benefits dependent on share value and with the capacity to arrange the withheld tax liabilities and (c) the accounting treatment of amendments to the terms and conditions of benefits dependent on the value of shares, which differentiates the classification of a transaction from cash-settled to equity-settled. The European Union has not yet adopted these improvements. Company Management estimates that these amendments will have no effect on the financial statements.

- **IAS 40: Transfers of Investment Property (Amendment)**

  The amendments are applicable for annual accounting periods commencing on or after January 1, 2018 while they may be adopted at an earlier stage. The amendments clarify when an entity transfers a property, including properties under construction or development, to or from investments in property. The amendments cite that the change in use of a property is performed when the property meets or ceases to meet the definition of investments in property and there is a clear indication of such change. A change of the intentions by Management regarding the use of the property do not provide a clear indication of a change in use. The European Union has not yet adopted these improvements. Company Management estimates that these amendments will not have a significant effect on the financial statements.

- **Interpretation IFRIC 22: Foreign Currency Transactions and Advance Consideration**
  The interpretation is applicable for annual accounting periods commencing on or after January 1, 2018 while it may be adopted at an earlier stage. The interpretation clarifies the accounting handling of transactions which include the collection or payment of advance consideration in foreign currency. The interpretation assesses transactions in foreign currency where the economic entity recognizes a non-monetary asset or non-monetary liability that ensue from the collection or payment of a prepayment before the initial recognition of the relevant item, expense or income. The interpretation cites that the transaction date, for determining the exchange rate, is the date of the initial recognition of a non-monetary prepayment asset or deferred income liability. If there are multiple payments or receipts in advance, the economic entity must establish the transaction date for each such payment or receipt. The interpretation has not yet been adopted by the European Union. Company management assesses that this interpretation will not have an effect on the financial statements.

- **ISAB issued a new cycle of annual upgrades for IFRS 2014-2016**, which is a collection of amendments to IFRS. These amendments are applicable for annual accounting periods commencing on or after January 1, 2017 for IFRS 12 *Disclosure of Interests in other entities* and on or after January 1, 2018 for IFRS 1 *First-Time Adoption of International Financial Reporting Standards* and IAS 28 *Investments in Associates and Joint Ventures* for which an earlier adoption is permitted. These amendments have not yet been adopted by the European Union. Company management assesses that these upgrades will have no effect on the financial statements.

  - **IFRS 1 *First-Time Adoption of International Financial Reporting Standards*:** the upgrade deletes the short-term exemptions on the disclosures of financial instruments, employee benefits and investment companies for first-time adopters of the international financial reporting standards.

  - **IAS 28 *Investments in Associates and Joint Ventures*:** The amendments clarify that the election to measure at fair value through profit or loss an investment in an associate or a joint venture that is held by an entity that is a venture capital organization or other qualifying entity, is available separately for each investment in an associate or joint venture, at the initial recognition.

  - **IFRS 12 *Disclosure of Interests in other entities*:** The amendments clarify that the disclosure requirements of IFRS 12 save for the disclosures on concise financial information regarding subsidiaries, joint ventures and associated enterprises, are applicable for the interests of an economic entity in a subsidiary, joint venture or associated enterprise classified as held for sale, held for distribution or discontinued operation in accordance with IFRS 5.

4.4 Important subjective judgments, estimates and assumptions

Preparation of the financial statements in compliance with the IFRS requires that Company management make judgements, accounting estimates and assumptions which affect the published assets and liabilities, and also disclose contingent assets and liabilities on the date the financial statements are prepared, as well as the published income and expenses for the reference period. Actual results may differ from those which were estimated.

Estimates and judgements are constantly re-assessed and are based both on past experience and on other factors including expectations about future events considered reasonable based on specific circumstances and are constantly re-assessed using all available information. Changes in judgements can lead to an increase or reduction in the company's contingent liabilities in the future.

A major accounting estimate is considered to be one where it is important for the picture of the company's financial situation and its results and requires more difficult, subjective or complicated management judgements about the impact of assumptions which are uncertain. The Company evaluates such estimates on a continuous basis, relying on past results and on experience, meetings with experts, trends and other methods which are considered reasonable under the specific circumstances, and the forecasts about how they could change in the future.

The key judgements and estimates made by Company Management which have a major impact on the amounts recognised in the financial statements primarily deal with:

- **The useful life of depreciated assets – Impairment of fixed assets**

Company Management examines the useful life of depreciated assets every fiscal year, to assess whether they continue to be suitable and if there is an indication of impairment for fixed and intangible assets. During the year ended, Company Management considered that useful life reflected the expected utility period of assets.

- **Categorisation of investments**

Management decides, when an asset is acquired, whether it shall be categorised as held-to-maturity, held-for trade, measured at fair value through profit and loss or available-for-sale. In the case of investments characterised as held-to-maturity, Management examines whether the criteria in IAS 39 are satisfied, and in particular to what extent the Company intends and has the ability to hold the assets to maturity. Categorising investments as measured at fair value through profit or loss depends on the way in which Management monitors the return on such investments. All other investments are classified as available-for-sale.

- **Income tax**

The company is liable to pay income tax to the Greek tax authorities. Significant estimates are needed when making income tax provisions. There are many transactions and calculations for which the final level of tax is uncertain during normal business operations. The company recognises liabilities for issues expected to arise during tax audits based on its estimates on the extent to which additional taxes will be owed. When the final results in those tax cases differs from the amounts initially computed, such differences shall have an impact on the income tax and the provisions for deferred taxation in the period in which those amounts become final.

- **Impairment of receivables**

Bad debt is presented as the amounts which may be recovered. Estimates about the amounts expected to be recovered are made after analysis and based on the Company's experience concerning the likelihood of customer bad debt. Once it is known that a specific account is at risk above the normal credit risk level (e.g. low credit rating for customer, disagreement over existence of receivable or level thereof, etc.) the account is analyzed and a record is made of whether the conditions indicate that the receivable will not be collected.

- **Running-down of stocks**

The Company proceeds with estimates regarding the evaluation of inventories at the lowest between the current the net realizable value. The realizable value may differ from that estimated at the date of preparation of the financial statements.

- **Other provisions**

In consultation with the legal advisor handling the cases, the Company proceeds at the end of every fiscal year with an assessment of the outcome of court cases. Based on the judgement of Management and the legal advisor handling the cases, the Company proceeds with the formation of the necessary provision.

- **Defined benefit plans**

The cost of benefits for defined benefit plans is calculated using actuarial estimates, which utilize assumptions for the discounting factors, the rate of salary increase and mortality rates. Due to the long-term nature of the plans, such assumptions are subject to considerable uncertainty.

- **Implementation of Interpretation 12**

Company Management has examined weather the contract for the concession of the exclusive right to use and exploit land, buildings and facilities at the Port of Thessaloniki Land Zone fall under the scope of the provisions of Interpretation 12.

The management concluded that the agreement in question does not fall under the scope of application of Interpretation 12 for the following reasons:

- The Greek Government does not determine nor control initial prices for the services rendered by ThPA as well as revaluation during the term of the agreement. The only obligation on behalf of the Company is that prices and changes thereof must be disclosed to the supervising Ministry and be published in the Government Gazette.

- The conceding authority exercises no control over the services rendered. The Company may concede the use and exploitation of the aforementioned facilities to third parties for purposes related to the provision of port or non-port services and for a term not exceeding the term and extension of the contract.

- The Company is under no obligation to realize a specific level of investments, only when such is deemed necessary in order to maintain the unhindered operation of the Port.

The annual concession price for the exclusive right to use and exploit the land and buildings in the territorial portal zone of the Port of Thessaloniki is classified as an expense in the financial statements and presented as part of the cost of sales (Third parties Benefits, note 8.17). Moreover, the liability for the concession price is entered under other liabilities and accrued expenses (note 8.14).

- **Contingent events**

The Company is involved in court claims and compensations in the normal course of its work. The management considers whether any settlements would affect in a significant way or not the Company's financial position. However, the determination of the eventual liabilities regarding claims and receivables is a complex procedure that includes judgments about the possible consequences as well as the interpretations regarding the laws and regulations.

As is cited in detail in note 8.27.1 imposed to the Company on 03.02.2015 by virtue of notice of assessment 3/2015 by the 2nd (B) Customs Office were taxes and duties amounting to €3.526.110.96. The sum was paid with reservation and an appeal was lodged with the Administrative Courts. The Company considers this amount as necessary payment in order to proceed with the appeal.

Based on the information available and the real incidences, the Company assesses that it is certain for the amount to be refunded as wrongly paid. Consequently, the Company does not proceed with the entry into the accounts of the relevant liability, but discloses the fact in its financial statements.

5 Summary of significant accounting policies

The basic accounting policies observed by the Company for the preparation of its financial statements are the following:

5.1 Conversion of currency

***Functional and presentation currency*:** The assets presented in the Company's Financial Statements, are valued in the currency of the financial environment, within which it operates (functional currency). The Financial Statements are presented in Euros, the functional currency of the Company.

5.2 Property Investments

The Company owns four plots, located outside the Port Zone, which are held in order to generate rent or to increase the value of its capitals.

Investments in Real Estate are initially valued in the acquisition cost, inclusive of transaction expenses. They are subsequently recognized at their fair value. Their fair value is determined by independent chartered surveyors.

The book value recognized in the Company's financial statements reflects the market conditions at the date of the financial statements. Every profit or loss arising from a change of the fair value of the investment, is recognized in the income statement of the fiscal year in which the change occurs.

5.3 Tangible fixed assets utilized for own purposes

The Company using the provisions of IFRS 1: "First time adoption of IFRS", used the exception regarding the valuation of tangible fixed assets, when preparing the IFRS transition Balance Sheet on January 1st 2004. In this context, it considered the readjusted values of the tangible fixed assets, as they were determined by the committee of article 9 of Codified Law 2190/1920, on May 2000, when ThPA was converted to a public limited company and before it was listed to the Athens Stock Exchange, as the deemed cost for the purposes of compilation of the transition Balance Sheet on January 1, 2004.

Subsequently to the transition date, the tangible fixed assets are evaluated at the deemed cost or at the acquisition cost (for the additions) less the accumulated depreciations and their impairments.

The acquisition cost of the fixed assets consists of the purchase price, including the import tariffs, if applicable, and the non-rebate purchase taxes as well as any other cost needed in order to render the fixed asset functional and ready for future use. The repairs and maintenances are recorded among the expenses of the period when they are realized. Significant subsequent additions and improvements are capitalized in the cost of the relevant fixed assets.

Fixed assets that are constructed by the Company, are posted at own manufacture cost, which includes the cost of subcontractors, the material and expenses of payroll of the technicians regarding the constructions (including the relevant employer social security contributions) as well as a proportion of general administrative expenses.

Assets under construction include fixed assets under construction and are presented at cost. Assets under construction are not depreciated until the fixed asset is complete and available for the productive use for which it was intended.

The plots are not depreciated. The depreciations of the other tangible assets are computed by the straight line method based on the following useful lives per category of fixed assets:

Fixed Asset	Useful Life (years)
Buildings – Technical works	15-40
Mechanical Facilities	8-10
Gantry cranes-Mobile and Electric cranes	30-40
Loaders	7-15
Machinery	10-15
Loading/Unloading tools	15
Forklifts	10-15
Floating transports	10-20
Furniture and other equipment	6-10
Computers and electronic assemblies-Office equipment	3-5

Useful lives of fixed assets are subject annually to reassessment on the preparation of the financial statements. Profits or losses ensuing from the sale of tangible fixed assets are determined as the difference between the amount of the sale and its carried cost and recognized in profit or loss of the fiscal year in the "Other income" or "Other expenses" accounts.

The Company's non-operating fixed assets are divided in:

- impaired or scrap assets, which are deleted;
- available for sale, in compliance with IFRS 5 for which no depreciations are made;
- those that do not meet the above mentioned criteria and for which depreciations are made.

5.4 Intangible assets

Intangible assets concern the cost of purchase of software as well as any expense realized to develop software in order for it to be commissioned. The depreciation of the software is calculated based on the fixed line method and within a period of 3-10 years**.**

5.5 Impairment of assets

In compliance with IAS 36, the real estate, the installations, the equipment and the intangible assets, have to be evaluated for possible impairment of their value, when there are indications that the accounting value of the asset exceeds its recoverable value. Whenever the accounting value of an asset exceeds its recoverable value, the corresponding impairment loss is recorded to the profit or loss of the fiscal year. The recoverable value of an asset is the biggest amount between the estimated fair value less the distribution cost and the value in use. The net sale value is deemed to be the realizable proceeds by the sale of an asset in the context of a two-way transaction, in which the parties are fully cognizant and into which they enter freely, after the deduction of all additional direct selling cost of the asset, while, the value in use is the present value of the estimated future cash flows that are expected to be realized from a continuous use of an asset and from its sale at the end of its estimated useful life. If a company has not the possibility to estimate the recoverable amount of an asset, for which there is indication of impairment, it determines the recoverable amount of cash-flow generating unit to which the asset belongs.

Reversal of impairment losses for assets booked in previous years may only be offset when there are satisfactory indications that such impairment no longer exists or has been reduced. In such cases the reversal is recognized as income.

The Management estimates that there is no issue of impairment of the fixed equipment of the Company except for the impairment already recorded in the financial statements.

5.6 Financial Instruments

A financial instrument is every contract that creates a financial asset in a company and a financial liability or an equity security in another company.

The financial assets of the company are classified at the following categories based on the substance of the contract and the purpose for which they were acquired.

i) Financial assets valued at their fair value with changes in profit or loss

These are financial assets that meet any of the following conditions:

- Financial assets held for commercial purposes (including the derivatives, excluding those designated and effective hedging instruments, those acquired or created for sale or repurchase and finally those being part of a portfolio of recognized financial instruments).
- At the initial recognition, the company defines them as assets valued at fair value, recognizing the changes in the comprehensive income statement.

The realized and unrealized profits or losses arising from changes in the fair value of the financial assets valued at their fair value with changes on profit or loss, are recognized in the profit or loss of the period when they arise.

The purchase and sale of investments are recognized on the date of the transaction that is also the date when the company commits to purchase or sell the asset. Investments are deleted when the right to cash flows from said investments expires or is transferred and the company has materially transferred every risk and reward that the ownership entails.

The fair values of the financial assets that are negotiable in active markets, are determined by the current bid prices. For the non-negotiable assets the fair values are determined using valuating techniques as the analysis of recent transactions, comparable assets negotiated and cash flow discounting.

ii) Loans and receivables

They include non-derivative financial assets with stable or determined payments, which are not negotiated in active markets and there is no will to sell them. In this category are not included: a) receivables from down payments for the purchase of goods or services, b) receivables related to tax transactions, which have been imposed by law by the state, c) anything that is not covered by a contract which gives the company the right to obtain cash or other financial fixed assets.

The Company provides interest-bearing and interest-free loans to its personnel. All personnel loans are initially recorded at cost, that is the actual value of the consideration received less the issuance expenses related to the loan. After the initial recording, the loans are valued at their cost, which is not much different from their non-depreciated cost, using the effective interest rate method.

Any change of the value of the loans and receivables is recognized in the profit or loss when the loans and receivables are deleted or subject to impairment.

Loans and receivables are included in the current assets, except from those that expire over 12 months after the date of the financial statements. The latter are included in the non-current assets. The long-term receivables with a specific maturity date, were evaluated at their acquisition cost which is not different from their actual value, applying the discount interest rate method.

iii) Investments held to maturity

They include the non-derivative assets with fixed or determined payments and a specific maturity and which the company has the intension and the ability to hold to maturity. These assets are valuated with the depreciated cost method, recognizing the changes in the comprehensive income statement.

Profits or losses are recorded in the profit or loss of the fiscal year when the relevant accounts are deleted or impaired as well as through the depreciation procedure.

iv) Investments available for sale

The assets available for sale include non-derivative assets which are classified at the available for sale or do not meet the criteria in order to be classified in other financial asset categories. All financial assets included in this category are evaluated at fair value, only when the fair value can be reliably determined, with the changes of their value to be recognized in the other comprehensive income and subsequently in equity reserve, after the calculation of every effect from tax. When the available for sale assets are sold or impaired, the accumulated profits or losses recognized in the rest total income are recognized in the profit or loss of the fiscal year.

The Company's financial assets include cash holdings, trade and other short-term and long-term receivables, other financial instruments and available for sale financial instruments.

The financial liabilities of the Company include commercial liabilities as well as other long-term and short-term liabilities Trade and other long-term and short-term liabilities are initially recognized at their nominal value and subsequently valuated to the depreciated cost less the settlement payments.

5.7 Income taxation (Current and Deferred)

Current and deferred income tax, are calculated based on the relevant financial statement accounts, in compliance with tax laws which apply in Greece. The current income tax concerns the tax on the taxable profits of the Company, as adjusted in compliance with the requirements of tax law and calculated based on the current tax rate.

Deferred taxation is calculated using the liability method for all provisional tax differences on the balance sheet date and between the tax basis and the carrying value of assets and liabilities.

Anticipated tax effects from provisional tax differences are determined and appear either as future (deferred) tax liabilities, or as deferred tax receivables.

Deferred tax receivables are entered for all deductible provisional differences and transferred tax losses to the extend it is thought likely that there will be tax profits available, against which the deductible provisional difference may be utilized.

Deferred tax receivables and liabilities are calculated using the tax rates expected to apply in the period when the receivable or liability will be settled, taking into account the tax rates adopted or substantively adopted, until the balance sheet date.

Most changes to deferred tax assets or liabilities are recognized as tax expenses in the results. Only changes to deferred tax assets or liabilities which are related to a change in the value of the asset or liability which are recognized directly in equity are debited or credited directly in equity.

5.8 Inventories

Consumables and spare parts used for the maintenance of the company's mechanical equipment are valued at either cost price or net realisable value, whichever is lower, and their cost is calculated using the weighted average cost. Such consumables are posted as inventories when purchased and after they are placed in use they are posted to expenses or are capitalised. At the end of each fiscal year, the Company re-examines the possibility of its inventories having become obsolete and makes a corresponding provision or deletes them from the books.

5.9 Trade receivables

Receivables from customers, who in general have a 0-60 days credit, are posted initially at fair value and later valued at carried cost using the effective interest rate less impairment losses. Impairment losses (losses from bad debt) are recognised having taken into account the age of the balance, the customer's financial ability to pay and the effectiveness of attempts to collect the amount. The adequacy of the provision is frequently reviewed in combination with historical collection data and other financial factors which affect the collectability of receivables. The amount of impairment loss is recognised in the results as an expense. It is the Company's policy not to write-off any receivables until every possible legal action has been taken for its collection.

5.10 Cash holdings and equivalents

Cash holdings and equivalents include cash, sight deposits, short-term, up to 3 months, investments and time deposits, which are highly liquid and of minimal risk.

Items in cash holdings and equivalents run minimal risk of changes to their value. Time deposits and Greek Government Treasury Bills that exceed 3 months are entered in other financial assets in the financial position statement.

5.11 Share capital

Share capital is calculated based on the face value of shares which have been issued. Shares are classified in equity.

Capital Share increases by cash include every premium on the initial share capital issue. Every such transaction cost related to the issue of the shares as well as any relative income tax benefit arising, are deducted from the share capital increase.

5.12 Provisions for risks and expenses and contingent liabilities:

Provisions for risks and expenses are recognised when the company has a current legal or presumed commitment as a result of past events or when it is likely that there is a resource outflow which entails financial benefits and the relevant commitment can be reliably assessed. Provisions are valued on the balance sheet date and are adjusted in order to reflect the current value of the expense which is expected to be required to settle the liability.

Contingent liabilities are not entered in the financial statements but are disclosed, unless the likelihood of a resource outflow incorporating financial benefits is minimal. Contingent receivables are not posted to the financial statements but are disclosed where the inflow of financial benefits is likely.

5.13 State subsidies

The Company is subsidized from Community programmes to acquire intangible and tangible fixed assets. Subsidies are recognised when there is a reasonable assurance that the subsidy will be collected and all relevant terms and conditions will be complied with. Asset subsidies are recognised long-term liabilities, depreciated pursuant to the useful life of the subsidized fixed asset and appear in the "Other Income" account in the Comprehensive Income Statement.

5.14 Dividends

Under Greek trade law, companies are required to pay a first dividend each year, corresponding at least to 35% of their annual profits net of tax and after having deducted the statutory reserve. Dividends are posted when the right to collect them is vested by shareholders, by means of a resolution by the General Meeting of Shareholders.

5.15 Trade and other liabilities

Supplier balances and other liabilities are recognized at cost, which is identified with the fair value of future payments for the purchase of the goods and services rendered. Trade and other short-term liabilities are not interest bearing accounts and are usually settled in 0-180 days.

5.16 Income recognition

Income is recognized when it is likely that future financial benefits shall accrue to the economic entity and that such benefits can be reliably measured. Income is valued at the value of the commercial transaction and booked in the fiscal year to which it relates. On the date of the preparation of Financial Statements, all manner of accrued, non-invoiced income from services in the period those statements relate (income from the provision of services or from capital, etc) is booked.

The most important income categories for the Company are:

- **Income from unitized cargo handling, which include:**
  - Income from Container Terminal services,
  - income from CONTAINER services.
- **Income from conventional cargo handling, which include:**
  - Income from loading/unloading services at the Conventional Port,
  - income from SILO services.
- **Income from services to passengers on coastal and cruise ships and in transit, which include:**
  - Income from Other Services (special duty) on tickets,
  - Income from Vehicle passage.
- **Income from services to ships and other services, which include:**
  - Income from mooring and berthing,
  - income from Other Services (PPC, HTO, spent oils collection, use of sites).
- **Income from the exploitation of organized parking lots.**
- **Income from the exploitation of spaces for commercial and other uses.**

5.17 Earnings per Share

Earnings per share are calculated by dividing the net profit for the fiscal year payable to ordinary shareholders, by the number of common shares in circulation during the period. There were no debentures convertible to stock or other potential instruments convertible to stock which would reduce profits during the periods to which the financial statements relate and consequently diluted profits per share have not been calculated.

5.18 Post service personnel benefits

The company pays compensation to retiring employees in accordance with the provisions of the applicable sectoral collective labour agreements in effect from time to time, up to the maximum amount stated in Article 2 of Law 173/67 as in force at each time.

The liability posted to the financial statements for defined benefit plans is the present value of the commitment to provide a defined benefit and the changes which arise from non-recognised actuarial profits and losses and the cost of previous service. Independent actuaries using the projected unit credit method calculate the defined benefit obligation for each year.

The net retirement costs for the period are included in the Comprehensive Income Statement and comprise of the present value of benefits rendered as accrued in the course of the year, interests on benefit liabilities, and actuarial gains or losses which are immediately and directly entered in other comprehensive income and are not subsequently transferred to profit or loss. The full yield curve method is used for the discount.

5.19 Leases

Company as Lessee: Lease agreements where the lessor transfers the right to use an asset for an agreed term without, however, transferring the risks and rewards associated with ownership of the asset are classified as operating leases. Payments made for operating leases (net of any incentives offered by the lessor) are recognized in the income statement pro rata with the duration of the lease. All company leases are operating leases and regard leases of means of transportation.

Company as Lessor: Leases where the Company does not in effect transfer all risks and rewards associated with the asset are classified as operating leases. Initial direct costs borne by the lessors in negotiating and concluding an operating lease are added to the book value of the leased asset.

Revenues from leases are recognized in equal amounts over the term of the lease.

5.20 Offsetting of receivables-liabilities

The offsetting of financial assets with liabilities and the presentation of the net sum in the financial statements is performed only when there is a legal right for such offsetting and there is the intention for settlement of the net amount following from the offsetting or for settling both the asset and the liability simultaneously.

5.21 Expenses

Expenses are recognized in the income statement on an accrued basis. Payments made for operational leases are transferred to the income statement as expenses, at the utilization time of the lease.

5.22 ecast of items

A sum amounting to € 3.526.110,96 which was entered id advance payments and other receivables was recast to other long-term receivables so as to render these items of the same kind and comparable to the corresponding items in the current period.

6 Risk Management

Financial risk factors

The company is not exposed to significant financial risks, such as the market risk (changed in exchange rates, market prices), the credit risk and liquidity risk. The financial instruments of the company comprise of bank deposits (sight, time), trade and other debtors and creditors and financial assets available for sale and financial instruments at fair value through profit and loss. The company's risk management plan seeks to limit any negative impacts on the financial results of the company arising from the inability to predict how financial markets will perform and from fluctuations in cost and sales variables.

6.1 Market Risk

(i) ***Exchange rate risk***: The company does business with domestic and foreign clients and the transaction currency is Euro. Consequently there is no exchange rate risk.

(ii) ***Price risk:*** The company is not exposed to price risk since it is a Service Provider and is not affected by fluctuations in raw materials prices. The services it renders are priced based on its published pricelist, the prices of which are increased or decreased when it is deemed necessary by the Company. With respect to the cost of the services provided, since it mainly comprises of payroll costs, it is affected due to increases in the later via inflationary trends. Furthermore, the Company is affected by a change of the fair value of its investment in real estate. A change in the price of real estate by ± 5 % shall bring about a corresponding change by the sum of 161 thousand € in the income statement.

Finally, a change in the fair value of the financial instruments available for sale by ± 5% shall bring a about a change in Equity by ± 21 thousand €.

(iii) ***Interest rate risk***: The Company holds certain securities the cash flows of which are determined by a floating interest rate tied to (EURIBOR). The company holds short-term time deposits, which are highly liquid. An increase (decrease) in the interest rate in the order of +1% or -1% would result in an increase (decrease) in the results for the fiscal year by approximately 711 thousand €.
The company has no loan liabilities.

6.2 Credit risk

The exposure of the company to credit risk is limited to the financial assets as these are analyzed as follows:

Amounts in thousands €	**2016**	**2015**
Categories of financial assets		
Financial assets available for sale	425	336
Long-term receivables	28	28
Trade receivables	4,504	4,614
Down payments and other receivables	9,588	6,359
Other financial assets	27,108	0
Cash holdings and equivalents	48,458	66,124
TOTAL	**90,111**	**77,461**

The credit risk to which the company is exposed against its customers is limited, because of its large customer base, on the one hand, and, on the other hand, since it obtains, as standard practice, advances or letters of credit before commencing work carried out.

Furthermore, regarding the financial assets as well as the cash and cash equivalents, the company's management applies a dispersion policy for the number of banks it has transactions with, as well as an evaluation policy for their creditworthiness.

6.3 Liquidity risk

There is no liquidity risk for the company, as its operating costs are covered by cash equivalents and other financial assets, covering in total 87.05% and 88.41% of current assets for fiscal years 2016 and 2015 correspondingly.
The maturity of its financial liabilities on 31.12.2016 and on 31.12.2015 is analyzed as follows:

Amounts in thousand €	2016			
	Within 6 months	**6 to 12 months**	**1 to 5 years**	**More than 5 years**
Liabilities to suppliers	2.680	0	0	0
Customer down payments	3.882	0	0	0
Other liabilities and accrued expenses	4.333	0	0	0
Other long-term liabilities	0	0	115	0
TOTAL	**10.895**	**0**	**115**	**0**

Amounts in thousand €	2015			
	Within 6 months	**6 to 12 months**	**1 to 5 years**	**More than 5 years**
Liabilities to suppliers	1.695	0	0	0
Customer down payments	3.289	0	0	0
Other liabilities and accrued expenses	3.544	0	0	0
Other long-term liabilities	0	0	115	0
TOTAL	**8.528**	**0**	**115**	**0**

6.4 Capital risk management

The company does not use loan capital and, consequently, the leverage factor is zero.

6.5 Fair value

The fair value of a financial asset is the amount that is collected for the sale of a financial asset or paid for the settlement of a liability in a transaction under normal conditions between two commercial counterparties on its valuation date. The fair value of the financial assets of the Financial Statements of December 31, 2016, was determined by the best possible estimate by the Management. In cases where there are no data available or these data are limited from active money markets, the valuations of the fair values have arisen by the Management's estimate in compliance with the information available.

The Company uses the hierarchy below in order to establish and disclose the fair value of its financial instruments, per measurement technique:
Level 1: Negotiable (not adjusted) values on active markets for the same assets or liabilities;
Level 2: Other techniques where all inflows with a significant impact on the recorded fair value are observable, either directly or indirectly;
Level 3: Techniques which employ data that has a significant impact on the recorded fair value and is not based on observable market data.

During the period at hand, there were no transfers between Levels 1 and 2 or transfers within and outside of Level 3 for the measurement of the fair value. Furthermore, there was no change with respect to the intended purpose of some financial asset, during the same period, which would have led to a different classification of that financial asset.

The fair values of available for sale financial instruments are based on market valuation. For all financial instruments, their fair values are affirmed by the financial institutions with which the Company has concluded the corresponding contracts. The valuation method takes into account all factors in order to

determine the fair value with accuracy and falls under Level 2 of the hierarchy above with respect to the determination of the fair value.
The fair value of level 3 investment property is measured at the Company by independent external surveyors.

The amounts with which cash holdings, receivables and short-term liabilities are presented in the Financial Position Statement, approach their corresponding fair values due to their short-term maturity. Consequently, there are no differences between the fair values and the corresponding book values of the Financial Assets and Liabilities. The Company does not utilize derivative financial instruments and does not utilize financial instruments classified at Level 3.
The movement of the financial assets is presented in note 8.4 of the financial statements.

7 Segmental reporting

The Company operates in Greece, irrespective of the fact that its customer base includes international companies, while, additionally, the Company does not engage in commercial or industrial activities other than the provision of services solely within the boundaries of the Port of Thessaloniki and does not have any revenues from external customers (based on the geographical territory in which they operate).

Its business activities regard the provision of services to:

- unitized cargoes (containers),
- conventional cargoes (bulk, general, RO-RO),
- coastal and cruise passengers,
- ships (anchoring, mooring, berthing and other services,
- users of its port and non-port facilities, including the operation of car parking stations (organized or not).

ThPA SA Management assesses the results of these activities and takes business decisions based on the internal financial information system. This system is organized depending on both the type of service rendered and the differences they generate during the production process, given the they are provided to different types of cargoes (Unitized and Conventional), passengers and other users, as well as the organizational structure of the Company.

Based on what is cited above, the Company has identified the following four (4) operating segments for disclosure:

- Container Terminal,
- Conventional Cargo,
- Passenger Traffic,
- Utilization of facilities.

7.1 Financial data per segment

Company activities per operating segment and of Assets and Liabilities for fiscal years 1.1-31.12.2016 and 1.1-31.12.2015 can be broken down as follows:

Fiscal Year 2016

Results per segment on 31.12.2016	Container Terminal	Conventional Port	Passenger Traffic	Space Exploitation	Non-allocated items	Company Total
Sales per segment						
- to external customers	30,602,482.85	15,629,671.61	264,461.09	1,564,913.72	0.00	48,061,529.27
- to other segments	0.00	0.00	0.00	0.00	0.00	0.00
Total sales per segment	**30,602,482.85**	**15,629,671.61**	**264,461.09**	**1,564,913.72**	**0.00**	**48,061,529.27**
Cost of sales	-12,427,255.53	-12,063,758.12	-400,260.14	-999,167.18	0.00	-25,890,440.97
Gross profit per segment	**18,175,227.32**	**3,565,913.49**	**-135,799.05**	**565,746.54**	**0.00**	**22,171,088.30**
Other income	92,723.05	1,733,572.26	7,450.78	859,069.35	391,053.95	3,083,869.39
Other expenses	-1,426,614.88	-1,575,954.50	-132,871.10	-366,509.58	-1,753,742.07	-5,255,692.13
Operating result per segment	**16,841,335.49**	**3,723,531.25**	**-261,219.37**	**1,058,306.31**	**-1,362,688.12**	**19,999,265.56**
Financial income/(expenses)	0.00	0.00	0.00	0.00	1,082,530.94	1,082,530.94
Results before tax per segment	**16,841,335.49**	**3,723,531.25**	**-261,219.37**	**1,058,306.31**	**-280,157.18**	**21,081,796.50**
Income tax	0.00	0.00	0.00	0.00	-6,997,322.03	-6,997,322.03
Results net of tax per segment	**16,841,335.49**	**3,723,531.25**	**-261,219.37**	**1,058,306.31**	**-7,277,479.21**	**14,084,474.47**
Total depreciations of tangible and intangible assets	**1,531,108.56**	**1,851,398.53**	**28,624.97**	**130,142.54**	**343,687.37**	**3,884,961.97**
Results before tax, financial results and depreciations per segment	**18,372,444.05**	**5,574,929.78**	**-232,594.40**	**1,188,448.85**	**-1,025,493.35**	**23,877,734.93**

Fiscal Year 2015

Results per segment on 31.12.2015	Container Terminal	Conventional Port	Passenger Traffic	Space Exploitation	Non-allocated items	Company Total
Sales per segment						
- to external customers	31,699,388.10	17,551,314.52	291,081.47	1,339,820.70	0.00	50,881,604.79
- to other segments	0.00	0.00	0.00	0.00	0.00	0.00
Total sales per segment	**31,699,388.10**	**17,551,314.52**	**291,081.47**	**1,339,820.70**	**0.00**	**50,881,604.79**
Cost of sales	-12,661,025.92	-12,467,606.89	-304,346.55	-1,115,586.87	0.00	-26,548,566.23
Gross profit per segment	**19,038,362.18**	**5,083,707.63**	**-13,265.08**	**224,233.83**	**0.00**	**24,333,038.56**
Other income	102,790.18	1,497,561.78	4,298.83	1,070,541.65	423,882.94	3,099,075.38
Other expenses	-1,221,028.44	-1,337,936.55	-79,988.15	-395.754.97	-1,301,004.30	-4,335,712.41
Operating result per segment	**17,920,123.92**	**5,243,332.86**	**-88,954.40**	**899,020.51**	**-877,121.36**	**23,096,401.53**
Financial income/(expenses)	0.00	0.00	0.00	0.00	1,417,950.16	1,417,950.16
Results before tax per segment	**17,920,123.92**	**5,243,332.86**	**-88,954.40**	**899,020.51**	**540,828.80**	**24,514,351.49**
Income tax	0.00	0.00	0.00	0.00	-6,599,335.99	-6,599,335.99
Results net of tax per segment	**17,920,123.92**	**5,243,332.86**	**-88,954.40**	**899,020.51**	**-6,058,507.19**	**17,915,015.70**
Total depreciations of tangible and intangible assets	**1,491,943.28**	**1,720,783.18**	**16,429.92**	**136,772.02**	**405,578.49**	**3,771,506.89**
Results before tax, financial results and depreciations per segment	**19,412,067.20**	**6,964,116.04**	**-72,524.48**	**1,035,792.53**	**-478,035.47**	**26,861,415.82**

Fiscal Year 2016

31.12.2016	Container Terminal	Conventional Port	Passenger Traffic	Space Exploitation	Non-allocated items	Company Total
Tangible fixed assets utilized for own purposes	31,493,830.72	6,177,799.99	189,394.86	1,304,741.98	13,670,729.26	52,836,496.81
Investments in property	0.00	0.00	0.00	3,219,704.12	0.00	3,219,704.12
Other non-current assets	210,440.64	0.00	7,093.33	0.00	7,747,656.69	7,965,190.66
Current assets	2,085,582.58	7,504,179.18	73,231.51	281,357.16	76,866,339.96	86,810,690.38
Total Assets per Segment	**33,789,853.94**	**13,681,979.17**	**269,719.70**	**4,805,803.26**	**98,284,725.91**	**150,832,081.98**
Equity	0.00	0.00	0.00	0.00	135,455,122.12	135,455,122.12
Long-term liabilities	1,275,472.67	1,410,205.32	12,515.45	114,681.62	1,669,984.69	4,482,859.75
Short-term liabilities	2,182,214.04	2,236,746.40	2,836.37	14,005.62	6,458,297.68	10,894,100.11
Total Equity & Liabilities per Segment	**3,457,686.71**	**3,646,951.72**	**15,351.81**	**128,687.24**	**143,583,404.49**	**150,832,081.98**

Fiscal Year 2015

31.12.2015	Container Terminal	Conventional Port	Passenger Traffic	Space Exploitation	Non-allocated items	Company Total
Tangible fixed assets utilized for own purposes	31,583,634.47	7,702,827.11	191,276.32	1,385,184.09	13,726,120.01	54,589,042.00
Investments in property	0.00	0.00	0.00	3,346,080.47	0.00	3,346,080.47
Other non-current assets	35,663.50	0.00	10,640.00	0.00	4,142,452.68	4,188,756.18
Current assets	1,920,700.82	7,915,095.86	25,275.11	275,483.41	68,585,553.73	78,722,108.93
Total Assets per Segment	**33,539,998.79**	**15,617,922.97**	**227,191.43**	**5,006,747.97**	**86,454,126.42**	**140,845,987.58**
Equity	0.00	0.00	0.00	0.00	127,087,934.35	127,087,934.35
Long-term liabilities	1,275,365.22	1,410,078.84	12,515.45	107,387.73	2,309,656.86	5,115,004.10
Short-term liabilities	2,651,401.42	2,515,105.56	8,375.36	61,128.52	3,407,038.27	8,643,049.13
Total Equity & Liabilities per Segment	**3,926,765.64**	**3,925,184.40**	**20,890.81**	**168,516.25**	**132,804,629.48**	**140,845,987.58**

Non distributed assets mainly regard cash holdings, financial instruments and deferred taxation, as well as tangible fixed assets utilized for own purposes, while non-distributed equity and liabilities mainly regard all of equity, liabilities from suppliers, income tax, fixed asset subsidies and other provisions.

Major Customers: A customer active in the operating segment of the CONTAINER TERMINAL accounts for a percentage of more than 10% (13.25%).

7.2 Calculation of results before tax, financial results and total depreciations (EBITDA)

The Company monitors the EBITDA index and cites the calculation thereof, as it is not precisely defined in the IFRS, as such have been adopted by the European Union:

	2016	2015
Profits before tax	21.081.796,50	24.514.351,69
Plus: Depreciations of tangible fixed assets and intangible assets (notes 8.2, 8.3)	3.884.961,97	3.771.506,89
Less: Depreciations of subsidized fixed assets (note 8.13)	(6.492,60)	(6.492,60)
Less: Net financial income (note 8.23)	(1.082.530,94)	(1.417.950,16)
Operational profits (EBITDA)	**23.877.734,93**	**26.861.415,82**

8. Item analysis & other disclosures

8.1 Investments in real estate

	31/12/2016	31/12/2015
Balance at beginning of period	3.346.080,47	3.464.508,46
Loss from fair value in the P&L account (note 8.22)	-126.376,35	-118.427,99
Balance at end of period	**3.219.704,12**	**3.346.080,47**

The company owns four plots of land outside the Port Zone which are held to generate rent or increase the value of its capital and which are free of all liens. The company has chosen the fair value method for calculating the book value of its investment properties. Profits or losses arising from a change in fair value in investments in real estate are included in the net profit or loss for the period in which that change occurs.

The fair value of level 3 investment properties is measured at the Company by independent external surveyors ("AXIES SA").

The fair values of investment properties were computed in accordance with the independent surveyor's report on 31/12/2016. The method used by the independent surveyor was the "Comparable Data or Property Market" method and in particular the methodology of the "Exploitation" of company plots.

A change in real estate prices by +5% would bring about a corresponding change by approximately € 161 thousand in the results for the fiscal year.

The major assumptions/factors used for the valuation of investment property are analyzed as follows:

	Range (average prices)
Construction cost	€ 600 - € 900 / sq.m.
Market Value (depending of the type of building)	€ 900 - € 3.200 / sq.m.

Two of the four investment properties are leased to third companies for the exploitation of parking spaces. Income from the lease of investment real estate amount to € 141.285,24 for the fiscal years ended on December 31, 2016 and 2015 correspondingly. In fiscal years 2016 and 2015 no repair or maintenance expenses were undertaken for the properties in question.

8.2 Tangible Assets

	Buildings - Facilities	Machinery – Mech. Equipment	Means of Transportation	Furniture and other equipment	Projects under construction	TOTAL
Cost of fixed assets on 01.01.2015	**20,144,744.02**	**59,913,738.27**	**3,981,690.38**	**4,103,606.86**	**12,995,505.59**	**101,139,285.12**
Extensions	68,362.45	5,476,645.25	283,333.14	128,380.50	1,173,898.34	7,130,619.68
Impairment of fixed assets	0.00	-137,931.04	0.00	0.00	0.00	-137,931.04
Transfers	1,423,436.94	1,353,800.00	0.00	32,060.00	-2,819,936.94	-10,640.00
Cost of fixed assets on 31.12.2015	**21,636,543.41**	**66,606,252.48**	**4,265,023.52**	**4,264,047.36**	**11,349,466.99**	**108,121,333.76**
Accumulated depreciation on 31.12.2015	**6,683,257.54**	**37,570,680.18**	**2,446,389.13**	**3,337,733.02**	**0.00**	**50,038,059.87**
Period depreciation	859,700.96	2,392,855.08	170,757.54	208,849.35	0.00	3,632,162.93
Transfer to expenses/impairments	0.00	-137,931.04	0.00	0.00	0.00	-137,931.04
Total depreciation to 31.12.2015	**7,542,958.50**	**39,825,604.22**	**2,617,146.67**	**3,546,582.37**	**0.00**	**53,532,291.76**
Carried value on 31.12.2015	**14,093,584.91**	**26,780,648.26**	**1,647,876.85**	**717,464.99**	**11,349,466.99**	**54,589,042.00**
Cost of fixed assets on 01.01.2016	**21,636,543.41**	**66,606,252.48**	**4,265,023.52**	**4,264,047.36**	**11,349,466.99**	**108,121,333.76**
Extensions	149,663.86	840,280.61	20,143.07	276,935.12	808,357.72	2,095,380.38
Transfers (note 8.3)	98,988.25	0.00	0.00	0.00	-98,988.25	0.00
Transfer to expenses/impairments	0.00	-142,800.00	0.00	-3,628.00	-48,073.60	-194,501.60
Cost of fixed assets on 31.12.2016	**21,885,195.52**	**67,303,733.09**	**4,285,166.59**	**4,537,354.48**	**12,010,762.86**	**110,022,212.54**
Accumulated depreciation to 31.12.2015	7,542,958.50	39,825,604.22	2,617,146.67	3,546,582.37	0.00	53,532,291.76
Period depreciation	894,786.29	2,456,932.81	180,416.95	220,046.10	0.00	3,752,182.15
Transfer to expenses/impairments	0.00	-95,130.18	0.00	-3,628.00	0.00	-98,758.18
Total depreciation to 31.12.2016	**8,437,744.79**	**42,187,406.85**	**2,797,563.62**	**3,763,000.47**	**0.00**	**57,185,715.73**
Carried value on 31.12.2016	**13,447,450.73**	**25,116,326.24**	**1,487,602.97**	**774,354.01**	**12,010,762.86**	**52,836,496.81**

Company assets are free of all liens. The company has concluded insurance contracts covering possible risks of earthquake, fire and other risks, from acts of god and also covering general civil liability for electromechanical equipment and buildings which have been conceded to it by the Greek State, and employer's civil liability for machinery, vehicles, electric gantry cranes and ordinary gantry cranes.

An impairment check shall take place for fixed assets when events and conditions suggest that their residual value may no longer be recoverable. Should the residual value of fixed assets exceed their recoverable value, the accessory sum regards an impairment loss, which is recorded directly as an expense in the income statement. No impairment loss was entered for fiscal years 2016 and 2015 as there was no indication of impairment.

8.3 Intangible Assets

	SOFTWARE
Cost of intangible assets on 01.01.2015	**2,709,809.50**
Extensions	39,217.00
Transfers	10,640.00
Cost of intangible assets on 31.12.2015	**2,759,666.50**
Accumulated depreciation to 01.01.2015	1,891,033.21
Period depreciation	139,343.96
Total depreciation to 31.12.2015	**2,030,377.17**
Carried value on 31.12.2015	**729,289.33**
Cost of intangible assets on 01.01.2016	**2,759,666.50**
Extensions	207,912.45
Cost of intangible assets on 31.12.2016	**2,967,578.95**
Accumulated depreciation to 01.01.2016	2,030,377.17
Period depreciation	132,779.82
Total depreciation to 31.12.2016	**2,163,156.99**
Carried value on 31.12.2016	**804,421.96**

Intangible assets relate to the cost of purchasing software and all expenses incurred to develop software in order for it to be commissioned. Depreciation of software is calculated based on a fixed line method over a period of 3 to 10 years.

8.4 Financial Assets available for sale

Financial Instruments available for sale	31/12/2016	31/12/2015
Balance at start of period	336,412.56	422,120.00
Adjustments at fair value (note 8.10.2)	88,147.44	-85,707.44
Balance at end of period	**424,560.00**	**336,412.56**

Changes in the fiscal year

The available for sale financial assets comprise of a bond issued by Alpha Credit Group PLC with a nominal value of € 488.000 and expiry date on 8-3-2017.

From the valuation of the bond held on December 31, 2016 a profit amounting to €88.147,44 (2015: loss of €85.707,44) ensued, which is depicted in the Comprehensive Income Statement under "Other Total Income".

8.5 Long-term receivables

Long-term receivables are analyzed as follows:

	31/12/2016	31/12/2015
Electricity (PPC) guarantees	17,608.21	17,608.21
Water Supply (EYATH) guarantees	512.11	512.11
Natural Gas guarantees	8,408.00	8,408.00
Other guarantees	1,006.00	1,006.00
TOTAL	**27,534.32**	**27,534.32**

These receivables relate to guarantees which will not be collected until the end of the next fiscal year and which have been valued at cost.

8.6 Inventories

Inventories are analyzed as follows:

	31/12/2016	31/12/2015
Consumables		
At cost	1,909,318.63	1,588,668.18
At net realizable value	1,733,010.53	1,476,926.60
Spare parts		
At cost	168,035.49	148,515.46
At releazible value	148,745.62	148,515.46
Total inventories at the lowest of cost and net realizable value	**1,881,756.15**	**1,625,442.06**

At the end of each fiscal year, Company Management reassesses the case of impairment in the valuation of inventories at their realizable value. Every change in the impairment provision in the valuation of inventories at the end of the fiscal year and at their net realizable value is included in the cost of inventories entered as an expense at the cost of sales (note 8.17).

An additional provision amounting to € 83.856,39 was entered for fiscal year 2016, relating to losses from the valuation of inventories at the end of the fiscal year at their net realizable value. All other consumables and spare parts are in good working order and necessary to run the electromechanical equipment of the company.

No additional provision was made in fiscal year 2015 regarding losses from the valuation of inventories at the end of the fiscal year, but part of the provision formed in previous fiscal years was used.

8.7 Trade receivables

Trade receivables are analyzed as follows:

	31/12/2016	31/12/2015
Trade receivables	5,179,958.24	5,126,629.96
Less: provisions for bad debt	-676,122.00	-512,879.20
Total	**4,503,836.24**	**4,613,750.76**

Given that the company, as standard practice receives advance payments (deposits) for works, which are settled at regular intervals, the net receivables from customers less accumulated provisions, amounted on 31.12.2016 to the sum of € 622.067,80 (€4.503.836,24 - € 3.881.768,44) and on 31.12.2015 to the sum of € 1.324.317,76 (€ 4.613.750,76 - € 3.289.433,00).

Each customer account is debited / credited with down payments collected and the final payment for specific invoices corresponding to specific down payments. At the end of each period that balance is presented in the liabilities account 'Customer Down payments'. The majority of customer balances (6 months and over) for which no provision has been formed are covered, for the most part, by deposits. Where contracts have been concluded with customers which provide for a discount, a letter of credit is also simultaneously deposited.

Such letters of credit amounted, on 31.12.2016, to the sum of € 1.210.030,00 (€1.490.030,00 on 31.12.2015) (Note 8.27.3).

The company has formed a provision for bad debt from receivables which it considers it will be unable to collect.

The account of the provision for bad debts from customer receivables for fiscal years ended on December 31 2016 and 2015 is broken down follows:

Balance on January 1, 2015	**1.141.225,68**
Additional provision for the fiscal year (note 8.20)	73.821,60
Utilized provision	-246.768,13
Non-utilized provision (note 8.18)	-455.399,95
Balance on December 31, 2015	**512.879,20**
Additional provision for the fiscal year (note 8.20)Non-utilized provision (note 8.18)	170.795,31
Non-utilized provision (note 8.18)	(7.552,51)
Balance on December 31, 2016	**676.122,00**

On December 31, customer and other trade receivable maturity dates were as follows:

	Not overdue and not impaired	0-30 days	31-60 days	61-300 days	>300 days	TOTAL
Receivables 31.12.2016	909,279.19	1,665,966.44	704,573.87	1,224,016.74	0.00	4,503,836.24
Receivables 31.12.2015	365,058.60	2,610,609.74	820,022.52	777,910.94	40,148.96	4,613,750.76

8.8 Advances and other receivables

Advances and other receivables are analyzed as follows:

	31/12/2016	31/12/2015
Advances to staff	180,042.69	157,121.79
Loans to staff	326,227.98	199,438.88
Receivables from currently earned income	1,346,121.04	400,550.04
Sundry debtors	981,222.38	644,096.84
Receivables from VAT and income tax	692,998.87	1,412,544.07
Other receivables from the Greek government (Note 8.27.4)	2,749,045.11	0.00
Next fiscal year's expenses	56,508.17	18,965.92
Doubtful debtors	868,086.21	866,147.00
Less: provision for bad debt	-1,138,207.83	-866,147.00
Less: provision for tax audit differences (Notes 8.12, 8.27.4)	-1,203,050.00	0.00
Total	**4,858,994.62**	**2,832,717.54**

Advances to staff: Salaries for full-time staff are paid in advance on the 1st and 16th day of each month. The amount presented relates to pay advances for full-time staff for the month of January 2017.

Loans to staff: The Company provides its staff interest-bearing and interest-free loans. The total amount of interest-bearing loans which can be granted to staff (office staff and port workers) each year has been approved by the Board of Directors of ThPA S.A. (Decision 6918/16-12-16) and cannot exceed the sum of €300.000 per year. When granting loans stamp duty is applied at 2,4% and in the case of interest-bearing loans interest is calculated at a rate equal to the interest rate for 3-month Greek Government notes. The level of interest-free loans per employee does not exceed € 5.500, while the level of interest-bearing loans per employee does not exceed € 7.000 and instalments are withheld from employee salaries. Loans are presented at face value which reflects their fair value.

Receivables from currently earned income: These came from: (a) accrued interest income €164.580,54 (2015: € 49.596,00), (b) income from non-invoiced works €1.129.972,68 (2015: €301.139,58) and (c) other income € 51.567,82 (2015: €49.814,46).

Receivables from VAT and income tax:

Includes a receivable from VAT amounting to €105.921,51 (2015: €1.078.929,17) and originating in investments in capital goods and a receivable from income tax advance payment amounting to € 587.077,36.(2015: € 333.614,90).

The account for the provision for doubtful other receivables for fiscal years ended on December 31, 2016 and 2015 is broken down as follows:

Balance on January 1, 2015	**814.794,09**
Additional provision in fiscal year (note 8.20)	60.089,64
Non-utilized provision (note 8.18)	-8.736,73
Balance on December 31, 2015	**866.147,00**
Additional provision in fiscal year (note 8.20)	276.059,13
Non-utilized provision (note 8.18)	-3.998,30
Balance on December 31, 2016	**1.138.207,83**

The tax audit for opean tax years 2005-2011 was completed in 2016 (Note 8.27.4).

The movement of the provision for tax audit differences for the fiscal years ended on December 31, 2016 and 2015 was as follows:

Balance on January 1, 2015	**406.371,74**
Additional provisions	0,00
Balance on December 31, 2015	**406.371,74**
Additional provisions	796.678,26
Balance on December 31, 2016	**1.203.050,00**

8.9 Cash and cash equivalents – Other financial assets

Cash and cash equivalents are broken down as follows:

	31/12/2016	31/12/2015
Cashier's desk	333,255.71	298,004.79
Sight deposits	4,134,059.62	11,114,761.81
Time deposits	19,632,290.29	43,456,524.21
Interest bearing Greek government treasury bills	24,358,871.00	11,254,796.80
Total	**48,458,476.62**	**66,124,087.61**

Sight and time deposits have a floating interest rate, depending with the height of the deposit, which in the course of fiscal year 2016 ranged from 0.75% to 1.65% (1.10% to 2.35% in fiscal year 2015). The interest rate for investments in Greek Government Treasury Bills amounted to 2.30% for a three month placement and 2.52% for a six month placement. The current value of these sight and time deposits approximates their book value, due to the floating interest rates and short-term maturity dates.

Time deposits invested for a period up to three months amount to the sum of €19,632,290.29 and are included in cash holdings and equivalents; however, time deposits invested for a period greater than three months amount to the sum of €21,184,306.76 and are absolutely liquid financial assets and have been classified under other financial assets.

Interest bearing Greek government treasury bills invested for a period up to three months amount to the sum of € 24,358,871.00 and are included in cash holdings and equivalents; however, interest bearing Greek government treasury bills invested for a period greater than three months amount to the sum of €5,923.320.00 are absolutely liquid financial assets and have been classified under other financial assets.

All time deposits and interest bearing Greek government treasury bills in year 2015 were placements ranging from one to three months.

Income from interest from bank deposits and interest bearing Greek government treasury bills are recognized using the accrued interest principles, and amount to € 1.085.019,92 for the fiscal year ended on December 31, 2016, and €1.215.999,94 for the corresponding fiscal year of 2015 (note 8.23).

8.10..Equity

8.10.1 Share capital

ThPA's share capital stands at thirty million two hundred and forty thousand Euros (€30,240,000) and is divided into ten million eighty thousand (10,080,000) ordinary registered shares with a face value of three Euros (€ 3.00) each. The share capital was fully paid-in on 31.12.2016. There was no change during the period.

8.10.2 Reserves

	Statutory Reserve	Reserve of the valuation of investments available for sale	Untaxed reserves	TOTAL
Balance on January 1, 2015	**6,060,057.47**	**-65,880.00**	**57,435,943.56**	**63,430,0121.03**
Changes during the fiscal year				
Transfer from profits carried forward	873,457.29	0.00	0.00	873,457.29
Valuation of financial assets available for sale (Note 8.4)	0.00	-85,707.44	0.00	-85,707.44
Balance on December 31, 2015	**6,933,514.76**	**-151,587.44**	**57,435,943.56**	**64,217,870.88**
Changes during the fiscal year				
Transfer from profits carried forward	738,868.84	0.00	0.00	738,868.84
Valuation of financial assets available for sale (Note 8.4)	0.00	88,147.44	0.00	88,147.44
Balance on December 31, 2016	**7,672,383.60**	**-63,440.00**	**57,435,943.56**	**65,044,887.16**

The statutory reserve has been formed in compliance with the provisions of Commercial Law 2190/1920 and may not be distributed while the company is in operation. Untaxed reserves include reserves from income under special taxation, from financial income exempt from taxation, which have not been taxed based on special provisions in the law, as well as the Special untaxed reserve of Law 2881/2001, amounting to €57.1 million.

Law 4152/2013 annulled par. 5 in article 5 of the Articles of Association of Th.P.A. SA and possible goodwill ensuing from performed increases of the share capital of Th.P.A. SA to the extent that such have been entered in a special reserve shall be taxed under the conditions and to the extent provided for by the general provisions, namely in case of its distribution or capitalization. Taxes on possible goodwill to be distributed or capitalized shall be computed based on the tax rate in force for the taxation of the profits of the fiscal year in which such distribution or capitalization will take place.

Finally, valuation results for "financial assets available for sale" are monitored in a special reserves account (Note 8.4).

8.11 Provisions for obligations to employees

Provision for obligations to employees is analyzed as follows:

Liability recognized in the Financial Position Statement		
	31/12/2016	**31/12/2015**
Present value of liability	4,215,460.97	4,176,558.50
Amounts recognized in Comprehensive Income Statement		
	1/1-31/12/2016	**1/1-31/12/2015**
Service cost	70,598.04	75,334.47
Financial cost	62,191.49	62,464.07
Cost of additional employee benefits	3,523.15	7,402.01
Actuarial profit in other income	-57,698.39	-157,035.11
Total expense/(income) in Comprehensive Income Statement	**78,614.29**	**-11,834.56**
Changes to net liability recognized in the Financial Position Statement		
	1/1-31/12/2016	**1/1-31/12/2015**
Net liability at beginning of fiscal year	4,176,558.50	4,263,393.06
Charge in P&L (Note 8.21)	136,312.68	145,200.55
(Credit)/Charge in other comprehensive income	-57,698.39	-157,035.11
Benefits paid by the employer	-39,711.82	-75,000.00
Net liability at end of fiscal year	**4,215,460.97**	**4,176,558.50**

The principal actuarial assumptions employed for the calculation of the relevant provisions are as follows:

	31/12/2016	**31/12/2015**
Discount rate	1,50%	1,50%
Future salary increases	2,00%	0,00%
Expected residual working life	11,18	11,53

The Company calculates the reserve for staff compensation due to retirement in compliance with the provisions of the sectoral collective labor agreement (E.S.S.E.). Staff compensation obligations for 2016 and 2015 were calculated using an actuarial study.

In case the time-preference rate is increased by 0.25%, then all of the personnel benefits would have been decreased by 2.39% while if the time-preference rate was to be decreased by 0.25% then the sum of all personnel benefits would have been increased by 2.48%.

In case of a change in the average annual increase or decrease of payroll by 1% we will not observe a noteworthy change in the total of employee benefits.

	Actuarial liability	Percentage change
Increase of time-preference rate by 0.25%	4,114,711.45	-2.39%
Decrease of time-preference rate by 0.25%	4,320,004.40	2.48%

8.12 Other provisions

The movement of the account is broken down as follows:

	Other provisions
Balance on 1.1.2015	**417,509.99**
Additional provisions	0.00
Balance on 31.12.2015	**417,509.99**
Additional provisions (note 8.27.4, 8.22)	87,471.11
Unused provisions (note 8.18)	-352,164.52
Balance on 31.12.2016	**152,816.58**

Other provisions regard various cases and actions pending at Courts and which will be settled upon the adjudication of the cases.

Other provisions for 2015 include an additional sum of € 406.371,74 as provision for open tax years, which is also cited in note 8.8.

8.13 Other long-term liabilities

Other long-term liabilities are analyzed as follows:

	31/12/2016	31/12/2015
Leasehold deposits	109,274.87	102,763.94
Fixed asset subsidies	5,307.33	11,799.93
TOTAL	**114,582.20**	**114,563.87**

The movement of subsidized fixed assets is analyzed as follows:

	31/12/2016	31/12/2015
Balance at beginning of period	11,799.93	18,292.53
Amortization of subsidies (note 8.18)	-6,492.60	-6,492.60
TOTAL	**5,307.33**	**11,799.93**

8.14 Short-term liabilities

Short term liabilities, save for income tax, are analyzed as follows:

	31/12/2016	31/12/205
Liabilities to suppliers	2,679,620.94	1,695,096.97
Customer down payments	3,881,768.44	3,289,433.00
Other liabilities and accrued expenses	4,332,710.73	3,658,519.16
Total	**10,894,100.11**	**8,643,049.13**

The fair value of trade and other liabilities is not presented separately since, given their short-term nature, Management considers that the book values recognized in the financial position statement are a reasonable approximation of the fair values involved. The above liabilities do not involve interest and are usually settled within 6 months.

Customer down payments: The Company collects down payments from customers before starting to provide services, which are settled when invoices are paid in full (note 8.7).

Other liabilities and accrued expenses: Other liabilities and accrued expenses are analyzed as follows:

	31/12/2016	31/12/2015
Taxes – Duties on personnel and third party remuneration	457,863.46	405,978.07
Other taxes - duties	35,539.72	38,225.98
Insurance funds liabilities	555,315.16	536,363.31
Personnel remuneration payable	191,570.72	205,658.06
Fees due to BoD members (note 8.26)	5,921.34	3,334.23
Accrued expenses	2,125,301.46	1,455,206.08
Other short-term liabilities	961,198.87	1,013,753.43
Total	**4,332,710.73**	**3,658,519.16**

Taxes – Duties on Salaries: This figure primarily regards withholding tax applied to personnel salaries, which are usually paid in the month following the withholding, in compliance with the provisions in tax law.

Social insurance and pension fund liabilities: This figure is primarily comprised of contributions – withholdings to social security funds, as can be seen from the payroll and can be analyzed as follows:

	31/12/2016	31/12/2015
Social Security Institute (IKA) – Other Principal insurance	496,188.13	484,057.85
Contributions to auxiliary funds	59,127.03	52,305.46
Total	**555,315.16**	**536,363.31**

The Company has no outstanding debts to social security Funds.

Accrued expenses: This account is analyzed as follows:

	31/12/2016	31/12/2015
Third parties remuneration	104.612,94	44.548,61
Third parties benefits	254.060,81	241.756,45
Taxes-Duties	586,86	581,91
Concession price	1.012.942,90	1.067.631,61
Personnel remuneration	64.330,00	67.485,00
Other Expenses	179.868,66	33.202,50
Discounts on sales for fiscal year	508.899,29	0
Total	**2.125.301,46**	**1.455.206,08**

8.15 Income taxes payable

The income taxes payable are analyzed as follows:

	31/12/2016	31/12/2015
Income tax (note 8.24)	6,304,419.75	7,045,205.85
Advances/tax withheld	-6,304,419.75	-7,045,205.85
Total	**0.00**	**0.00**

8.16 Sales

	1.1-31.12.2016		1.1-31.12.2015
CONTAINER TERMINAL			
Ship services	22.195.503,87		22.652.056,33
Land services	7.179.102,65		7.725.274,90
Mooring and berthing	1.213.044,33		1.306.379,87
Utilization of spaces	14.832,00		15.677,00
Total	**30.602.482,85**		**31.699.388,10**
CONVENTIONAL PORT			
Ship services	12.730.988,42		14.576.400,21
Land services	1.113.511,93		1.190.717,23
Mooring and berthing	1.153.983,24		1.223.650,33
Utilization of spaces	303.273,13		275.504,73
Income from other provisions	327.914,89		285.042,02
Total	**15.629.671,61**		**17.551.314,52**
PASSENGER PORT			
Ship services	12.079,36		16.880,00
Land services	25.590,19		27.614,54
Mooring and berthing	134.525,98		181.756,98
Income from other provisions	92.265,56		64.829,95
Total	**264.461,09**		**291.081,47**
UTILIZATION OF SPACES – NEW ACTIVITIES			
Utilization of spaces	453.944,39		468.985,14
Income from other provisions	1.110.969,33		870.835,56
Total	**1.564.913,72**		**1.339.820,70**
GENERAL TOTAL	**48.061.529,27**		**50.881.604,79**

8.17 Cost of sales

Cost of sales is analyzed as follows:

	1/1-31/12/2016	1/1-31/12/2015
Personnel remuneration and expenses (note	14,026,814.02	14,132,093.65
Third parties remuneration and expenses	271,764.81	312,026.54
Third parties benef ts	5,936,868.66	6,211,627.62
Taxes - Duties	133,098.50	126,354.12
Various expenses	472,426.30	424,043.53
Depreciation (notes 8.2, 8.3)	3,655,721.36	3,549,697.24
Provision for personnel compensation (note 8.11)	107,340.34	117,457.36
Consumption of materials-spare parts	1,286,406.98	1,675,266.17
Total	**25,890,440.97**	**26,548,566.23**

An expense for the provision relating to the impairment of inventories amounting to a total of €83,856.39 is included in materials-spare parts consumption.

Moreover, included in third party benefits is the expense for the concession price for the exclusive right to use and exploit the land and buildings in the territorial portal zone of the Port of Thessaloniki for the fiscal year amounting to a total of € 1,012,942.90 (2015: € 1,067,631.61).

8.18 Other income

Other income is analyzed as follows:

	1/1-31/12/2016	1/1-31/12/2015
Greek Manpower Employment Organization (OAED) subsidies	24,053.54	7,380.00
Income from rents (note 8.27.2)	2,613,090.39	2,492,906.52
Income from other grants-subsidies-compensation	0.00	494.20
Highway Code fines	6,635.90	8,241.23
Depreciation of subsidized fixed assets (note 8.13)	6,492.60	6,492.60
Income from non-utilized provisions (notes 8.7, 8.8, 8.12)	363,715.33	464,136.68
Other Income	69,881.63	119,424.15
Total	**3,083,869.39**	**3,099,075.38**

8.19 Administrative Expenses

Administrative expenses are analyzed as follows:

	1/1-31/12/2016	1/1-31/12/2015
Personnel remuneration and expenses (note 8.21)	1,760,253.38	1,825,372.36
Third parties remuneration and expenses	672,066.10	468,842.47
Third parties benefits	594,902.55	571,960.79
Taxes-Duties	179,803.32	199,091.00
Various expenses	375,225.51	307,696.62
Depreciation (notes 8.2, 8.3)	208,919.74	202,179.17
Provision for personnel compensation (note 8.11)	27,516.56	26,674.53
Consumption of consumables – spare parts	34,691.87	31,898.96
Total	**3,853,379.03**	**3,633,715.90**

8.20 Selling Expenses

Selling expenses are analyzed as follows:

	1/1-31/12/2016	1/1-31/12/2015
Personnel remuneration and expenses (note 8.21)	98,978.65	81,326.86
Third parties remuneration and expenses	235,134.70	165,372.34
Third parties benefits	6,739.18	4,905.73
Taxes-Duties	63.82	920.39
Various expenses	192,760.83	111,045.01
Depreciation (notes 8.2, 8.3)	20,320.87	19,630.48
Provision for bad debt (notes 8.7, 8.8)	446,854.44	133,911.24
Provision for personnel compensation (note 8.11)	1,455.78	1,068.66
Consumption of consumables – spare parts	172.74	77.05
Total	**1,002,481.01**	**518,257.76**

8.21 Number of personnel and payroll cost

The number of personnel employed in the Company and the payroll cost are analyzed as follows:

	31/12/2016	31/12/2015
Salaried Employees *	223	248
Day Laborers **	179	172
Total	**402**	**420**

*of whom Technological Education Institute students	11	13
*of whom fixed term	0	21
** of whom Hellenic Manpower Organization (OAED) students	54	46

	1/1-31/12/2016	1/1-31/12/2015
Full-time personnel salaries	7,356,474.62	7,425,299.22
Employer contributions to social security funds	1,959,548.66	1,943,030.52
Side Benefits	300,134.75	275,184.36
Personnel compensation provision (note 8.11)	81,084.37	86,872.01
Subtotal	**9,697,242.40**	**9,730,386.11**
Wages	4,720,098.49	4,839,498.58
Wages of Greek Manpower Employment Organization (OAED) apprentices	80,953.58	78,945.19
Employer contributions to social security funds	1,324,514.83	1,344,107.36
Side Benefits	144,321.02	132,727.64
Personnel compensation provision (note 8.11)	55,228.31	58,328.54
Subtotal	**6,325,116.23**	**6,453,607.31**
General Total	**16,022,358.63**	**16,183,993.42**

8.22 Other expenses

Other expenses are analyzed as follows:

	1/1-31/12/2016	1/1-31/12/2015
Loss from the valuation of investment property (note 8.1)	126,376.35	118,427.99
Loss from the impairment of fixed assets (note 8.2)	95,743.42	0.00
Other provisions (note 8.12)	87,471.11	0.00
Previous fiscal years expenses	48,575.89	29,478.84
Compensations to third parties	25,364.28	25,829.83
Tax fines	11,093.41	1,996.07
Other	5,207.63	8,006.02
Total	**399,832.09**	**183,738.75**

8.23 Financial income (expenses)

Financial income/(expenses) are analyzed as follows:

	1/1-31/12/2016	1/1-31/12/2015
Financial Income		
Interest from Banks (note 8.9)	1,085,019.92	1,215,999.94
Income from securities	0.00	8,211.28
Other capital income	0.00	196,868.42
Total	**1,085,019.92**	**1,421,079.64**
Financial Expenses		
Interest charges and related expenses	2,488.98	3,129.48
Total	**2,488.98**	**3,129.48**

8.24 Income tax (current and deferred)

The income tax presented in the Comprehensive Income Statement is analyzed as follows:

	1/1-31/12/2016	1/1-31/12/2015
Current income tax (note 8.15)	6,304,419.75	7,045,205.85
Deferred income tax	-103,775.98	-445,869.86
Provision for tax audit differences (note 8.12)	796,678.26	0.00
Income tax expense	**6,997,322.03**	**6,599,335.99**

Pursuant to tax law 4334/2015, the tax rate for fiscal year 2016 is 29% (2015:29%).

Tax returns are submitted each year, readjusting the book profits with the tax adjustment returns, but the profits or losses referred to in them are considered to be provisional until a tax audit is carried out by the taxation authorities and the relevant report is issued, by which tax liabilities are finalized.

The tax audit for years 2005-2011 was concluded in 2016. The Company formed an additional provision amounting to € 796.678,26 so that the cumulative provision to adequately cover the maximum contingent loss that may ensue (note 8.27.4).

In the table below we cite the agreement between the nominal and real tax rate:

	31/12/2016	**31/12/2015**
Profits before income tax	21,081,796.50	24,514,351.69
Current tax rate	**29%**	**29%**
Income tax calculated with current tax rate	6,113,720.99	7,109,161.99
Tax effect of non-deductible expenses	93,898.31	35,549.73
Tax effect of untaxed income	-6,975.53	-272,781.85
Tax effect from the change in tax rates	0.00	-272,593.88
Provision for tax audit differences	796,678.26	0.00
Tax expense in the Comprehensive Income Statement	**6,997,322.03**	**6,599,335.99**
Real tax rate	33.19%	26.92%

Charge for deferred income tax (deferred tax liability) at the attached income statements contains the provisional tax differences principally ensuing from written income-gains which will be taxed at a future date. Credit for deferred taxes (deferred tax receivables) mainly contains provisional tax differences which ensue from specific provisions, which are tax deductible at their realization.

Deferred tax credit and debit balances are offset, when there is a legal right to the offset of current tax assets against current tax liabilities and where deferred income taxes relate to the same tax authority.

Deferred income tax assets and liabilities originate from the following items:

Sums in €	Balance 1.1.2016	(Charge) /Credit in Results – other income	Balance 31.12.2016
Investments in property	-325.040,45	36.649,14	-288.391,31
Tangible fixed assets utilized for own purposes	1.972.352,06	50.829,96	2.023.182,02
Intangible assets	-57.689,67	-30.326,21	-88.015,88
Inventories	62.331,13	-5.607,72	56.723,41
Trade & Other Receivables	117.925,81	47.854,36	165.780,17
Provisions for liabilities towards employees	1.211.201,96	11.281,72	1.222.483,68
Other liabilities and provisions	114.439,13	-23.637,80	90.801,33
Total	**3.095.519,97**	**87.043,45**	**3.182.563,42**
Recognized as:			
Net Deferred Tax receivable	**3.095.519,97**		**3.182.563,42**

Sums in €	Balance 1.1.2015	(Charge) /Credit in Results – other income	Balance 31.12.2015
Investments in property	-322.206,85	-2.833,60	-325.040,45
Tangible fixed assets utilized for own purposes	1.759.739,07	212.612,99	1.972.352,06
Intangible assets	-27.138,82	-30.550,84	-57.689,66
Inventories	109.760,20	-47.429,07	62.331,13
Trade & Other Receivables	-70.464,37	188.390,18	117.925,81
Provisions for liabilities towards employees	1.108.482,20	102.719,77	1.211.201,97
Other liabilities and provisions	102.600,60	11.838,53	114.439,13
Total	**2.660.772,02**	**434.747,95**	**3.095.519,97**
Recognized as:			
Net Deferred Tax receivable	**2.660.772,02**		**3.095.519,97**

8.25 Dividends

Pursuant to Greek legislation, the companies are obliged, every fiscal year, to distribute to their shareholders 35% of the profits net of tax and after the deduction for statutory reserves.

The Ordinary General Meeting of 28/06/2016 decided to distribute a dividend of €5.846.400,00 which amounts to 0,58 €/share. In implementation of article 64 of Law 4172/2013 the tax, amounting to 10%, that corresponds to the dividend was withheld only for shareholders other than the wider public sector and amounting to € 125,020.70. Consequently the net dividend payable amounted to €5,721,379.30 and was paid in July 2016.

The Ordinary General Meeting of 22.04.2015 decided to distribute a dividend of €19.656.000,00 which amounts to € 1.95 per share. In implementation of article 64 of Law 4172/2013 the tax corresponding to the dividend, of 10% was withheld only for shareholders other than the wider public sector and amounting to € 411.673,86. Consequently the net dividend payable amounted to €19.244.326,14 and was paid in May 2015.

On 27.04.2017, the Board of Directors of the Company proposed the distribution of a dividend from the profits of 2016 amounting to the sum of € 4,939,200.00 which amounts το 0.49 € /share. The proposal is subject to approval by the Annual Regular General Meeting of Shareholders.

8.26 Transactions with related parties

Directors and Managers' fees

The remuneration and attendance expenses paid to the members of the Board of Directors and the remuneration paid to the Company Executives are analyzed per fiscal year as follows:

	12/31/2016	12/31/2015
Short-term liabilities		
Remuneration for the members of the Board of Directors	154,645.36	158,567.45
Manager salaries	572,500.85	591,305.28
Total (a)	**727,146.21**	**749,872.73**
Benef ts after retirement associated with:		
Termination benef ts	6,669.27	10,097.58
Total (b)	**6,669.27**	**10,097.58**

Note: The remuneration of the managers and other executives were subject to employer contributions of € 158,038.29 (31.12.2015: € 156,262.01).

Beyond the aforementioned remunerations-transactions, no other business relation or transaction took place in the period 1/1/2016–31/12/2016, as well as no other benefit during the current fiscal year between the company and the people participating in its Management. Moreover, on 31/12/2016 remuneration to members of the BoD for the month of December were owed, amounting to €5,921.34(31.12.2015: € 3,334.23) (note 8.14).

Finally, it is cited that the cumulative provision for personnel compensation includes an amount of €211,718.86 (31.12.2015: €290,447.59), that concerns senior managers and other executives of the Company.

8.27 Commitments and Contingent receivables – liabilities

8.27.1 Pending cases

Third party claims

On 31.12.2016 there were third party claims pending against the company for a total sum of €77,941,371.28. Of this total amount for liabilities relating to pending cases: (a) a sum of €77,441,612.00 relates to a claim by Company "ACTE PARK/DEVELOPMENT OF FLOATING PARKING/CAPITAL CONNECT" for loss of earnings, due to the cancellation of the call for tenders procedure relating to the construction of floating parking lots in the Port of Thessaloniki. Despite the pending case above, the Management decided not to form a relevant provision, since it is anticipated that no obligation for the payment of compensation will ensue, as happened in the case of the sub-judice claim by company "PLOTA PARKING SA", which raised a claim for the sum of €136.314.315,28. Following the initial, dismissive of the claim above, court decisions by both the Court of First Instance as well as the Court of Appeals of Thessaloniki, the appeal lodged before the Supreme Court by the opposite party was finally dismissed by Decision no. 419/2015 by the Supreme Court (Areios Pagos) and the case was rendered irrevocable. (b) A sum of €221,159.95 regards a claim by Company "TECHNIKI PROSTASIAS PERIVALONTOS" for the refund of the price paid following the sale of a shipwreck. The disputant was vindicated at the first degree, pursuant to Judgment no. 15.883/2015 by the Single-Judge Court of First Instance in Thessaloniki. ThPA SA lodged an appeal against this judgment before the Court of Appeals in Thessaloniki, which was adjudicated and the issue of the ruling is pending. Despite the aforementioned pending court case, the Company's Management decided not to form a relevant provision, since it estimates that its outcome will be positive for the Company, also pursuant to the opinion of its Legal Department, since the statement of a third party before the District Civil Court in Thessaloniki with which the Company proceeded with is precise.

Company claims

The Company's claims before Courts against third parties amount to €104.047.614,26 (31.12.2015: € 104.073.829,69). The claims include: an amount of €103.704.610,23 which regards a claim against a construction company for damages incurred from the non-signing of a contract, or otherwise auxiliary damages amounting to the sum of € 8.153.290,61 corresponding to the difference the company may be compelled to pay to the next ranking bidder and which was heard on 27.01.2017 (31.12.2015: €103.704.610,23), an amount of €36.787,47 (31.12.2015: € 36,787.47) from litigious customers; an amount of € 228.400,00 (31.12.2015: € 228.400,00) from compensations and an amount of €77.816,56 from other pending claims (31.12.2015: €78.576,08).

In January 2015, following an investigation into the bound cigarette cargoes by the 2nd (B') Customs Office of Thessaloniki a loss of cargo confiscated in 2000 was found. The company in coordination with the 2nd (B') Customs Office of Thessaloniki expediently proceeded with the provided for and appropriate actions.

On 03.02.2015 by virtue of notice of assessment no 3/2015 by the 2nd Customs Office of Thessaloniki duties and taxes amounting to € 3.526.110,96 were imposed. The amount was paid with reservation on 12.02.2015 and on 24.02.2015 an appeal was lodged with the Administrative Courts and it is reasonably speculated that the Company will be vindicated and the aforementioned amount will be returned as wrongly paid, since the quantity of cigarettes above was exported outside the Free Zone. The procedure for finding the cargoes continues in consultation with Customs Authorities, the European Commission – European Anti-Fraud Office and with the contribution of the Financial Crime Unit of the Embassy of Great Britain. More specifically, in collaboration with the Ministry of Finance and the Directorate of Strategic Customs Inspections and Violations, the Organization continues with intensified actions to search for the lost cargoes in areas where there is well-grounded information that the containers might be. The efforts to locate the aforementioned cargoes in collaboration with the competent national and community bodies were extended in 2015 also to other ports besides the port of Klaipeda in Lithuania, including the ports of Rotterdam, Constanza and Jebel Ali in the United Arab Emirates. The judicial assistance of the District Attorney in Thessaloniki has been requested in order for the Company to have access to information it did not have until today, thus further reinforcing its position.

Based on the information available and the real instances we deem the collection of the claim as certain, our key arguments being that: (a) the notice of assessment by the Customs Office rests on no legal and material grounds, where in fact the Customs Office was responsible for the non-implementation of ruling no. 27581/2005 by the Multi-Member Court of First Instance in Thessaloniki, which ordered the destruction of the merchandise in question and if executed would have resulted in no tax or duty being owned, (b) the notice of assessment was carried out with an improper justification since no account was taken of the fact that the value of the lost cigarettes was not intact given the wear and impairment they suffered from being confiscated in fiscal year 2000 and until 2015, (c) the Sworn Administrative Inquiry proved, by means of witnesses, that the cigarettes were send abroad by sea, using devious techniques, methods and ways, as well as for various other reasons cited in the Company's appeal. Consequently, the total amount of €3,526,110.96 which was paid by the Company in order for it to have the capacity to appeal to the administrative courts appears as a receivable (note 8.8).

8.27.2 Future rents from operating lease agreements receivable

The Company has signed various operating lease agreements which concern a concession of spaces until March 2025. The future minimum receivables from the collection of operating lease rents are as follows:

Contracts	31/12/2016	31/12/2015
up to:		
1 year	710.287,15	616.216,17
1 – 5 years	2.173.145,65	2.039.523,93
Over 5 years	807.874,41	1.269.791,78
Total	**3.691.307,22**	**3.925.531,88**

The leases are included in the attached Comprehensive Income Statement of the fiscal year that ended on December 31st 2016 (note 8.18) and amount to €2.613.090,39 (31.12.2015: €2.492.906,52).

Commitments from Contracts

We note that the Company cannot estimate the liability for the concession price relating to the exclusive right for the use and exploitation of the land and buildings in the territorial portal zone of the Port of Thessaloniki for the coming years, as this is calculated based on the turnover of the Company.

8.27.3 Guarantees

The Company held, on 31/12/2016, letters of credit from suppliers – customers amounting to €4.201.467,98 compared to €4.563.066,45, for the corresponding fiscal year of 2015. Of this amount, €2.991.437,98 relate to suppliers and €1.210.030,00 to customers for 2016 compared to €3.073.036,45 relating to suppliers and €1.490.030,00 to customers for 2015.

8.27.4 Open tax years

In compliance with audit mandate no. 106/4/1118/3.10.2013 by the Audit Authority for Large Enterprises the tax audit begun for all open tax years 2005-2010, as well as the re-audit for fiscal year 2011, which was concluded in July 2016.

Pursuant to the findings of the tax audit, the Company was charged with additional taxes and surcharges amounting to a total of €2,749,045.11, which was paid on 2.11.2016 with reservation, since the payment of the amounts charged does not ential the admission of the contested actions. Company Management initially filed an objection against the findings of the tax audit, since for most of the expenses not recognized by the Tax Authorities there are specific ministerial decision and law, which explicitly cite their tax recognition for deduction. Following this, ThPA SA lodged a judicial appeal before the Dispute Resolution Directorate of the Audit Authority for Large Enterprises, with regard to which no decision was notified to ThPA SA within the deadline provided for, whereupon it was deemed as an inferred rejection. Following this, ThPA SA lodged an appeal before the Administrative Court of Appeals in Athens asking for: (a) the partial annulment of the imputed taxes and surcharges and (b) the annulment of the imputed differences for years 2005-2007 due to their prescription.

The Company formed an additional provision amounting to €796,678.26 so as for the accumulated amount of the provision formed to cover the estimated risk from the final encumbrance ensuing from the tax audit.

For fiscal years 2011-2015, the Company, which is subject to tax audit by the Chartered Auditors-Accountants in compliance with the provisions in article 82 par. 5 of Law 2238/1994 and the provisions of article 65a of Law 4174/2013, has received a Tax Compliance Certificate, without any ensuing differences.

For fiscal year 2016, the Company is subject to tax audit by the Chartered Auditors- Accountants provided for by the provisions of article 65a of Law 4174/2013. This audit is in progress and the relevant tax certificate is going to be issued after the publication of the annual financial statements.

If, additional tax liabilities should arise until the completion of the tax audit, we estimate that they will not have any significant effect to the financial statements.

8.27.5 Capital expense commitments

On December 31, 2016, the Company had concluded contracts regarding the procurement of new mechanical equipment (grips & control systems for gantry cranes) of total value amounting to 747.000,00 €. The receipt and invoicing for all of them will be carried out in 2017.

On December 31, 2015 the Company had no capital expense commitments.

8.28 Earnings per share

The basic earnings per share are calculated by dividing the profit or loss corresponding to the holders of common shares of the parent economic entity with the average weighted number of common shares in circulation during the fiscal year.

Diluted earnings per share are calculated by dividing the net profit attributable to the shareholders (after the deduction in the income statement of the impact from the conversion of conditional assets convertible to shares) with the average weighted number of shares in circulation during the fiscal year (adjusted for the impact of the conditional assets convertible to shares).

There were no bonds convertible to shares or other conditional titles convertible to shares which could decrease the profits during the fiscal years to which the financial statements attached refer, and consequently, no diluted earnings per share have been separately calculated.

The calculation of the basic and diluted earnings per share for the fiscal years that ended on December 31, 2016 and 2015 is as follows:

	01/01 – 31/12/2016	01/01 – 31/12/2015
Net profits corresponding to the company's shareholders	14.084.474,47	17.915.015,70
Average weighted number of common shares	10.080.000	10.080.000
Basic and diluted earnings per share (€/share)	**1,3973**	**1,7773**

8.29 Events after the date of the financial statements

The Hellenic Republic Asset Development Fund (HRADF) proceeded in current fiscal year 2017 with the procedure for the privatization of Thessaloniki Port Authority. As it was announced by HRADF on 24/03/2017, three binding bids were submitted for the acquisition of 67% of the share capital of Thessaloniki Port Authority Société Anonyme.

Binding bids were submitted by:

- International Container Terminal Services Inc.
- The Peninsular and Oriental Stream and
- Deutsche Invest Equity Partners GmbH, Belterra Investments Ltd and Terminal Link SAS.

HRADF announced that the procedure for opening the three binding financial bids for the acquisition of 67% of the share capital of company ThPA SA was concluded and pursuant to the terms for the procedure above, the submission of improved offers was requested.
The Hellenic Republic Asset Development Fund (HRADF) announced on 24.04.2017 the highest bidder of the international call for bids for the acquisition of 67% of the shares of ThPA SA, who was the consortium of companies "Deutsche Invest Equity Partners GmbH", "Belterra Investments Ltd." and "Terminal Link SAS", that submitted an offer amounting to €231,926,000.

The relevant Press Release by HRADF (www.hradf.com):

Athens, 24/04/2017

In a landmark development for the HRADF, the Hellenic Republic's Privatization Programme and Northern Greece, the consortium comprising «Deutsche Invest Equity Partners GmbH», «Belterra Investments Ltd.» and «Terminal Link SAS» submitted an improved financial offer for the acquisition of 67% of Thessaloniki Port Authority SA, as part of the respective international competitive process.

The improved financial offer envisages payment of a consideration of EUR Two Hundred Thirty-One Million Nine Hundred Twenty-Six Thousand (€231,926,000) for the acquisition of 67% of shares in ThPA S.A. In assessing the improved financial offer, HRADF's Board of Directors took into account the two independent valuations for THPA and decided to declare the above-mentioned consortium as the Highest Bidder.

The total value of the agreement amounts to EUR 1.1 billion and includes among others the aforementioned EUR 231,926,000 offer, the mandatory investments amounting to EUR 180 million over the next seven years and the expected revenues from the Concession Agreement for the Hellenic Republic, in an expected amount in excess of EUR 170 million. The total amount takes also into account the expected dividends receivable by the HRADF for the remaining 7.22% shareholding as well as the estimated investments (in excess of the mandatory ones) until the expiration of the concession, in 2051.

The above development signals a new era for the Port of Thessaloniki, the prospects of economic development of Northern Greece and the country as a whole.

A file relating to the tender process will be submitted to the Court of Auditors in the coming weeks for a pre-contractual review of the legality of the process; the share purchase agreement (SPA) will be signed, following the Court of Auditors' approval.

The completion of the transaction is subject to the competent authorities' approvals and the satisfaction of certain further conditions provided for the share purchase agreement (SPA). Morgan Stanley and Piraeus Bank acted as financial advisors, Freshfields Bruckhaus Derringer LLP and Alexiou - Kosmopoulos Law Firm acted as legal advisors, the Hamburg Port Consulting (HPC) and Marnet acted as technical advisors on behalf of HRADF.

Besides the above and with the exception of the approval of the Master Plan by the Commission for the Planning and Development of Ports (ESAL) in March 2017, there were no other events after the financial statements on December 31, 2016 which significantly affect the understanding of these financial statements and must be either disclosed or differentiate the items in the published financial statements.

THESSALONIKI, 27/04/2017

THOSE RESPONSIBLE FOR THE PREPARATION OF THE FINANCIAL STATEMENTS

THE CHAIRMAN OF ThPA SA	THE CEO ThPA SA	THE CFO	THE HEAD OF THE ACCOUNTING DEPT.
K. MELLIOS	**D. MAKRIS**	**AST. BROZOS**	**M. CHONDROUDAKI**
ID Card No. T798243/99	ID Card No. X772479/04	ID Card No. AN203262/17	ID Card No. AE179855/07 LICENSE NO 0039369

F. Data and information pertaining to the joint ministerial decision K2-11365/2009

For the fiscal year starting on January 1st 2016 and ending on December 31st 2016, pursuant to law 2190/1920, article 135, for companies preparing annual Financial Statements, consolidated or not, in compliance with the IFRS, as adopted by the European Union.

THESSALONIKI PORT AUTHORITY SOCIETE ANONYME
(Th.P.A. S.A.)

TRADE REG. NO. 42807/06/B/99/30 - General Electronic Commercial Registry (GEMI) No. 58231004000 REGISTERED OFFICE: THESSALONIKI

DATA AND INFORMATION FOR FISCAL YEAR from January 1 until December 31, 2016

(published pursuant to article 135, Cod. Law 2190/1920, for entities preparing annual financial statements, consolidated or not, in compliance with the International Accounting Standards)

The following data and information that accrue from the financial statements aim to provide a general overview about the financial position and the financial results of ThPA SA. Consequently, we strongly advise readers that before making any investment decision or engage in any other transaction with the company to visit its website, where the financial statements are available, as well as the review report by the auditor, where such is necessitated.

Competent Authority: Ministry of Shipping and Island Policy
Company Website: www.thpa.gr
Date of approval of the annual financial statements by the Board of Directors: April 27, 2017
Statutory Auditors: Sofia Kalomenidou (ICPA (GR) Reg. No. 13301),
Vasileios Kaminaris (ICPA (GR) Reg. No. 20411)
Type of Audit Review Report: Consensual

Composition of the Board of Directors:

Mellios	Konstantinos	: Chairman of the BoD
Makris	Dimitrios	: CEO
Routos	Dimitrios	: Vice-Chairman of the BoD
Tozidis	Georgios	: Independent, non-executive member
Vlachos	Aggelos	: Non-executive member
Kardaras	Panagiotis	: Non-executive member
Bikas	Dimitrios	: Non-executive member
Tantalidis	Lazaros	: Non-executive member, employee representative
Thiriou	Dimitrios	: Non-executive member, representative of the dockworkers
Dimarelos	Georgios	: Non-executive independent member, representative of the Municipality of Thessaloniki
Karoulis	Konstantinos	: Non-executive independent member, representative of the Economic and Social Council of Greece (OKE)

COMPREHENSIVE INCOME STATEMENT

Amounts in Euro

	01.01-31.12.16	01.01.-31.12.15
Turnover	48.061.529,27	50.881.604,79
Gross profits	22.171.088,30	24.333.038,56
Earnings before tax, financing and investment results	19.999.265,56	23.096.401,53
Profits before tax	21.081.796,50	24.514.351,69
Profits net of tax (a)	14.084.474,47	17.915.015,70
Other comprehensive income/(losses) net of tax (b)	129.113,30	60.205,76
Total comprehensive income net of tax (a)+(b)	14.213.587,77	17.975.221,46
Profits after taxes per share - basic & diluted (in €)	1,3973	1,7773
Proposed dividend per share (in €)	0,49	0,58
Earnings before tax, financing and investment results and total depreciation	23.877.734,93	26.861.415,85

FINANCIAL POSITION STATEMENT

Amounts in Euro

	31.12.2016	31.12.2015
ASSETS		
Tangible fixed assets utilized for own purposes	52.836.496,81	54.589.042,00
Investments in Property	3.219.704,12	3.346.080,47
Intangible assets	804.421,96	729.289,33
Other non-current assets	7.160.768,70	6.985.577,81
Inventories	1.881.756,15	1.625.442,06
Trade Receivables	4.503.836,24	4.613.750,76
Other current assets	80.425.098,00	68.956.805,15
TOTAL ASSETS	**150.832.081,98**	**140.845.987,58**
EQUITY AND LIABILITIES		
Share Capital	30.240.000,00	30.240.000,00
Other Equity items	105.215.122,12	96.847.934,35
Total Equity (a)	**135.455.122,12**	**127.087.934,35**
Provisions / Other long-term liabilities	4.482.859,75	5.115.004,10
Short-term liabilities	10.894.100,11	8.643.049,13
Total liabilities (b)	**15.376.959,86**	**13.758.053,23**
TOTAL EQUITY AND LIABILITIES (a) + (b)	**150.832.081,98**	**140.845.987,58**

STATEMENT OF CHANGES IN EQUITY

Amounts in Euro

	31.12.2016	31.12.2015
Total equity at start of period (01/01/2016 and 01/01/2015 respectively)	127.087.934,35	128.768.712,89
Consolidated total income net of tax	14.213.587,77	17.975.221,46
Dividends distributed	-5.846.400,00	-19.656.000,00
Total equity at end of period (31/12/2016 and 31/12/2015 respectively)	**135.455.122,12**	**127.087.934,35**

CASH FLOW STATEMENT-Indirect Method

Amounts in Euro

	31.12.2016	31.12.2015
Operating activities		
Earnings before tax	**21.081.796,50**	**24.514.351,69**
Plus / less adjustments for:		
Depreciation	3.884.961,97	3.771.506,89
Provisions	1.551.172,88	279.111,79
Income from unutilized provisions	-363.715,33	-464.136,68
Losses from the readjustment of investment property at fair value	126.376,35	118.427,99
Losses from impairment of fixed assets	95.743,42	0,00
Interest credit and related income	-1.085.019,92	-1.421.079,64
Depreciation of subsidized fixed assets	-6.492,60	-6.492,60
Interest charges and related expenses	2.488,98	3.129,48
Plus / less adjustments for changes in working capital accounts		
or related to operating activities:		
(Increase)/Reduction in inventories	-340.170,48	63.176,39
Increase in receivables	-3.996.940,75	-3.362.988,95
(Decrease)/Increase in liabilities (excl. loans)	2.257.561,91	-920.068,08
Personnel compensation payments	-39.711,82	-75.000,00
Less:		
Interest charges and related paid-up expenses	-2.488,98	-3.129,48
Tax paid	-6.494.292,91	-9.715.610,71
Total inflow from operating activities (a)	**16.671.269,22**	**12.781.198,09**
Investing activities		
Purchase of tangible and intangible fixed assets	-2.303.292,83	-7.169.836,68
Purchase of other financial assets	-27.107.626,76	0,00
Interest and related income collected	920.439,38	1.386.740,37
Total outflow from investing activities (b)	**-28.490.480,21**	**-5.783.096,31**
Financing activities		
Dividends paid	**-5.846.400,00**	**-19.656.000,00**
Total outflow from financing activities (c)	**-5.846.400,00**	**-19.656.000,00**
+(c)	-17.665.610,99	-12.657.898,22
Cash and cash equivalents at beginning of the period	**66.124.087,60**	**78.781.985,82**
Cash and cash equivalents at end of the period	**48.458.476,62**	**66.124.087,60**

ADDITIONAL FACTS AND INFORMATION

1. The same key accounting policies that were followed in the preparation of the annual financial statements on December 31, 2015 have been observed, with the exception of the new or revised accounting standards and interpretations which entered into effect in 2016.

2. Company investments in tangible fixed and intangible assets for the current period amount to €2,303,292.83 (31.12.2015: € 7.169.836,68)

3. The tax audit for years 2005-2011 was completed in the fiscal year. The Company paid the imputed taxes and surcharges, which amounted to 2.7 mil., with reservation and then lodged an appeal with the Administrative Courts contesting the findings of the audit (note 8.27.4 in the annual financial report).

4. At the end of the current fiscal period the Company did not hold any own shares.

5. There are no liens registered on the Company's fixed assets.

6. There are no disputes in arbitration or pending, or court rulings or arbitration awards which could have a significant impact on the financial status or operation of the Company, with the exception of those cited in note 8.27 of the annual financial report.

7.The company has formed, up to 31.12.2016, total provisions for open tax years amounting to €1,203,050.00 and other provisions amounting to € 152.816,58.

8. Number of staff employed on 31.12.2016 and 31.12.2015: 402 and 420 people correspondingly.

9. Transactions with related parties: (as such are defined in IAS 24) Income: € 0, Expenses: € 0, Receivables: € 0, Liabilities: € 0, Receivables from Management: € 0, Liabilities to Management: € 5.921,34, Executives and BoD remuneration: € 727.146,21.

10. Other total comprehensive income after tax includes the valuation difference (profit) of the financial instruments available for sale, amounting to € 88.147,44 as well as the change to the actuarial profits net of income tax, amounting to € 40.965,86.

The Chairman of the BoD of ThPA	The CEO	The CFO	The Head of the Accounting Dept.
K. MELLIOS	D. MAKRIS	A. BROZOS	M. HONDROUDAKI
ID Card No.: T798243/99	ID Card No: X772479/04	ID Card No.: AN203262/17	ID Card No: AE179855/07
			License No.: 0039369

G. Information pertaining to article 10 of Law 3401/2005

ThPA SA rendered accessible to the public, during fiscal year 1/1/2016 – 31/12/2016, pursuant to the legislation, the following information, posted on its website (www.thpa.gr) and on the website of the Athens Stock Exchange (www.athexgroup.gr).

ThPA S.A.: DISCLOSURE OF THE CHANGE OF SENIOR EXECUTIVES
11:11 11 Oct 2016 - [ThPA]

ThPA S.A.: PRESS-RELEASE ON TAX AUDIT RESULTS
13:17 06 Oct 2016 - [ThPA]

ThPA S.A.: COMMENTS TO THE FINANCIAL STATEMENTS 1.1.2016-30.06.2016 (Correction)
09:15 27 Sep 2016 - [ThPA]

ThPA S.A.: COMMENTS TO THE FINANCIAL STATEMENTS 1.1.2016-30.06.2016
15:13 26 Sep 2016 - [ThPA]

ThPA S.A.: DISCLOSURE OF THE CHANGE IN THE COMPOSITION OF THE BOARD OF DIRECTORS
17:14 08 July 2016 - [ThPA]

ThPA S.A.: PRESS-RELEASE ON THE RESOLUTIONS ADOPTED BY THE GENERAL MEETING
16:28 08 July 2016 - [ThPA]

ThPA S.A.: DISCLOSURE OF EX-DIVIDEND RATE/PAYMENT OF DIVIDEND/PRE-DIVIDEND
09:12 16 June 2016 - [ThPA]

ThPA S.A.: DISCLOSURE OF THE CHANGE IN THE COMPOSITION OF THE BOARD OF DIRECTORS
18:48 10 June 2016 - [ThPA]

ThPA S.A.: PRESS-RELEASE ON THE RESOLUTIONS ADOPTED BY THE GENERAL MEETING
18:42 10 June 2016 - [ThPA]

ThPA S.A.: ANNOUNCEMENT IN ADVANCE FOR THE GENERAL MEETING

13:35 17 May 2016 - [ThPA]

ThPA S.A.: Disclosure of the Origin of Member State

11:12 11 May 2016 - [ThPA]

ThPA S.A.: NEW FINANCIAL CALENDAR ANNOUNCEMENT

08:57 26 Apr 2016 - [ThPA]

ThPA S.A.: PRESS-RELEASE OF BRIEFING BY LISTED COMPANY TO ANALYSTS

15:44 11 Apr 2016 - [ThPA]

ThPA S.A.: ANNOUNCEMENT ON THE COMMENTARY OF THE FINANCIAL STATEMENTS/REPORTS

16:24 31 Mar 2016 - [ThPA]

ThPA S.A.: NEW 2016 FINANCIAL CALENDAR ANNOUNCEMENT

13:34 31 Mar 2016 - [ThPA]

ThPA S.A.: FINANCIAL CALENDAR ANNOUNCEMENT

13:22 24 Mar 2016 - [ThPA]