**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, 2020, pursuant to Article 4, Law 3556/2007. Based on the International Financial Reporting Standards as they have been adopted by the European Union

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## 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 trading as "ThPA. S.A." (hereinafter the "Company"), located in Thessaloniki in the premises of the Port:

1. Athanasios Liagkos, son of Eleftherios, Executive Chairman of BoD

2. Franco Nicola Cupolo, son of Giuseppe, Managing Director (MD) – Chief Executive Officer (CEO),

3. Artur Davidian, son of Eduard, Member of the Board of Directors, specifically appointed for this by virtue of the decision no 7561 adopted on April 21, 2021 by the Board of Directors

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

The annual financial statements of the Public Limited Company "ThPA S.A." for the fiscal year 01.01.2020 – 31.12.2020, 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.

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, 21/4/2021**

| **The BoD Executive Chairman** | **The Managing Director & Chief Executive Officer** | **The Member appointed by the BoD** |
|---|---|---|
| | | |
| **Athanasios Liagkos**<br>**ID Card no. AK 148312** | **Franco Nicola Cupolo**<br>**Passport no. YB5642474** | **Artur Davidian**<br>**Passport no. 550219895** |

# B. Management Report by the Board of Directors of

## ThPA "ThPA S.A."

## TO THE ANNUAL GENERAL MEETING OF THE SHAREHOLDERS

**Dear Shareholders,**

We submit, for your approval, the financial statements of the Company ThPA S.A. for the financial year 1.1.2020 – 31.12.2020.

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 on the Athens Stock Exchange. The Report based on the relevant provisions of Law 4548/2018 (article 153), 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. 8/754/14.04.2016 of the Board of Directors of the Securities and Exchange Commission and Law 3016/2002 on corporate governance.

## 1. Nature of activities:

**1.1.** The purpose of the Company as described in Article 3 (3) of its Statute is to fulfill the obligations, conduct the activities and exercise the opportunities arising from the initial Concession Agreement between the Company and the Greek State of 27 June 2001 on the use and exploitation of certain areas and assets at the Port of Thessaloniki as amended and in force.

**1.2.** Activities of the Company

In order to fulfill its purpose, the Company may, but is not limited to:

- Make use of all the rights granted under the Concession Agreement and maintain, develop and operate the assets under concession as set out in the Concession Agreement.
- Provide services and facilities to ships, cargoes and passengers including shipboard mooring as well as cargo and passenger handling to and from the port.
- Install, organize and operate all port infrastructure.
- Engage in any activity related to the Port of Thessaloniki and any commercial activity related to the Port of Thessaloniki or reasonably incidental to it.
- Contracts with third parties to provide port services of all kinds.
- Award works contracts.
- Engage in any additional activity that is advisable or routine for the proper conduct of its business and its operations in accordance with the Concession Agreement; and

- Take any other activity, transaction or action from those conducted by commercial companies in general.

Its business activities concern the provision of services:

- in containerized cargo,
- in conventional cargo (bulk, general, RO-RO),
- to cruise ships and cruise passengers,
- to ships (anchoring, berthing and other services),
- in car park services &
- in the offering of spaces for commercial 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 ports with different operating features.

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

- the Northern Regions of Greece
- the Republic of Northern Macedonia, South Western Bulgaria and Southern Serbia.
- the Black Sea countries.

ThPA S.A. intends to attract new major clients from the Republic of Northern Macedonia, 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 industrial companies, shipping agents, container transportation companies, freight transport companies, while its sales are marketed:

- via a system of collaborating shipping agents who represent third parties.
- by direct contact and negotiation between ThPA S.A. and the officers of the clients.

**1.5** 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, which is owned by the Greek State. 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.

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 and ThPA S.A. and expiring (after expansion) in the year 2051. As mentioned below, on February 02, 2018, an amendment to the consolidated version of the Concession Agreement dated 27 June 2001 was amended and codified, with an annual grant amount equal to 3.5% of the consolidated income.

**1.6** The driving force for the Company is its personnel, which is divided into the clerical personnel (Administrative, Technical, Auxiliary) and the longshoremen. In 2020 it employed 460 people (of whom 241 were regular personnel, 124 longshoremen and 95 Technical Institute of Education (TEI) students, Hellenic Manpower Organization (HMO) apprentices and temporary personnel), against 444 in 2019 (250 regular, 118 longshoremen and 76 TEI students, HMO apprentices and temporary personnel). 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 personnel and longshoremen. The company invests in the continuous training and briefing of its personnel by virtue of educational and training programs and seminars on general issues, such as communication, management, economics, hygiene and safety.

## 2. Goals and strategies

**2.1.** 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 58 in operation throughout the European Union and aimed to principally facilitate and develop trade between EU Member-States and third countries.

**2.2.** The aim of the strategy of the Company is to increase its shareholders' assets, by:

- 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 its role in the Eastern Mediterranean as a center for combined transports, and
- evolving into 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.

**2.3.** The main goal of the Company's pricing policy is to offer professional and efficient services at competitive prices.

**2.4.** It is a key objective for ThPA S.A. to provide efficient services to its customers, while providing a healthy and secure working environment for its employees. Accordingly, ThPA S.A. continuously strives to modernize and renovate its mechanical equipment and further develop its infrastructures.

Based on the concession contract signed on February 2, 2018 between ThPA S.A. and the Greek State, ThPA S.A. is obligated to invest in infrastructure projects and handling equipment amounting to €180 million by 2025.

## 3. Financial developments and fiscal year performance (financial and non-financial indexes)

In analyzing the results for 2020 it is noteworthy that the Port of Thessaloniki served a total of 8.104.039 tons of cargo against 8.263.104 in 2019 (-1,93%), 460.780 Containers (TEU's) against 448.765 TEU's in 2019 (+2,68%), 1.805 ships against 1.829 ships in 2019 (-1,31%).

**3.1.** Given these facts, the handling of bulk cargoes exhibited a decrease by 18,12% compared to 2019, general cargo decreased by 8,99%, while RO-RO cargo traffic increased by 83,35% and containerized cargo increased by 2,68% in terms of TEU's.

**3.1.1.** Based on the above, the Company's turnover, for the fiscal year 2020, amounted to € 71.724 thousands against € 68.981 thousands for the correspondent fiscal year of 2019, exhibiting an increase by 3,98 %, attributed to the increase of Container Terminal sales by 11,30% and the Passenger Port turnover increase by 33,53%. The Conventional Terminal sales exhibited a decrease by 9,27% and Premises' Exploitation by 15,44%.

**3.1.2.** Concerning expenses, it is noted that the personnel's salaries and expenses increased by 24,79% due to new CLAs signed effective as of 1.1.2020, the hiring of managerial staff personnel and the severance given to former Chairman & Chief Executive Officer. Third party fees and expenses decreased by 28,06% while Third-party benefits decreased by 4,64%. Taxes – fees are shown declined, mainly due to insurance taxies incorporation to Third party fees and expenses. Miscellaneous expenses decreased by 26,61% due to decrease of the company's travel expenses of its executives resulting from the measures against pandemic. Financial expenses amounted to € 2.032 thousands from € 1.911 thousands (6,30% increase) due to the effect of IFRS 16 on leased assets. Depreciation decreased by 9,68% -despite the purchase of new mechanical equipment within 2020 - due to reassessment of the useful lives of certain assets. Provisions for staff compensation declined by 64,41% due to the effect of the actuarial staff compensation study which provided a significant increase in the severance amount, under the Agreement signed between ThPA S.A. and the Port Workers' Unions in December 2019 and burdened the previous year. Finally, material, and fixed assets spare parts 'consumption, shows a marginal decrease 0,77%. Income tax decreased by € 2.078 thousands (at -31,57% rate) due to the effect of tax-free income and deferred taxation.

**3.1.3** As a result of the sales increase, gross profits amounted to the sum of € 33.906 thousands (compared to € 32.204 thousands in 2019), exhibiting an increase by 5,29%. Profits before taxes amounted to € 24.588 thousands (against € 23.035 thousands in 2019), exhibiting an increase by 6,74%, and profits net of tax amounted to € 20.084 thousands (against € 16.453 thousands in 2019), exhibited an increase by 22,07%. The results of the activities of the Company per Operational Sector have exhibited profits in the sector of Container Terminal and, and loss in the sector of Passenger Traffic.

**3.2.** Furthermore, for the preparation of the attached financial statements in compliance with International Financial Reporting Standards, the accounting principles and depreciation rates were followed as below:

The valuation of assets was performed by:

- the fair value method for the land plots (investment real estate), as determined by the independent surveyor on 31.12.2020;
- the historic cost method for intangible and tangible fixed assets;
- an actuarial survey with respect to post-service liabilities towards the employees;
- the commercial transaction values for other assets and liabilities, which, due to their short- term nature, approach their corresponding fair values.

The straight-line depreciation method was followed for the depreciation of the fixed assets.

### 3.3. Alternative performance measures

The Company utilizes Alternative Performance Measures (APMs) in the context of decision making regarding its financial, operational, and strategic planning and to evaluate and publish its performance. Such APMs facilitate the better understanding of the Company's financial and operating results, its financial position as well as its cash flows statement. APMs should be taken into account always combined with the financial results which have been prepared in compliance with IFRS and are not intended to replace them under any circumstances.

The Company mainly uses liquidity and turnover ratios, financial and operating profits ratios, which were used to evaluate the Company's performance and are indicative of the sector.

<u>Liquidity Ratios</u>

- General liquidity ratio

The index is calculated based on the ratio of the total current assets € 118.842 thousands (2019: € 110.654 thousands) over the total of the short-term liabilities € 16.944 thousands (2019: € 13.195 thousands).

This ratio measures the balance of cash assets over current liabilities.

The General Liquidity Ratio was 7,01 on 31.12.2020, against 8,39 on 31.12.2019.

- Quick or Acid test ratio

This index is calculated by dividing other financial assets and cash and equivalents € 105.111 thousands (2019: € 99.052 thousands) with the total of short-term liabilities € 16.944 thousands (2019: € 13.195 thousands).

This ratio shows how many times the current assets of the Company cover its current and past-due liabilities.

The Quick Ratio was 6,20 on 31.12.2020, against 7,51 on 31.12.2019.

Turnover Ratios

- Collection of Receivables Turnover Ratio.

The index is calculated based on the average claim ratio from clients, multiplied by the days of the period against sales.This ratio shows in how many days the company expects to collect its receivables, from the moment sales were realized.

The collection of receivables turnover ratio calculated to 22 days on 31.12.2020, against 16 days on 31.12.2019.

Should account be taken of customer advance payments collected by the Company in the calculation of the ratio above, then the ratio is adjusted to 0 days on 31.12.2020, against -1 days (in advance by 1 day) credit on 31.12.2019.

Operating Profits Indicators

- EBITDA

This index is based on the ratio of the results before financial expenses, taxes, depreciation and amortization amounting to € 30.922 thousands (2019: € 29.748 thousands) to Sales € 71.724 thousands (2019: € 68.981 thousands).

Shows the relationship between Earnings before Interest, Taxes, Depreciation and Amortization to Sales.

The EBITDA ratio has developed to 43,11% on 31.12.2020, against 43,12% on 31.12.2019.

- EBT index

This index based on the ratio of the profit for the period before tax € 24.588 thousands (2019: € 23.035 thousands) to sales € 71.724 thousands (2019: € 68.981 thousands).

The Earnings Before Tax (EBT) index is a ratio of gross profit over total sales.

The EBT index has developed to 34,28% on 31.12.2020, against 33,39% on 31.12.2019, while the Net Profits to Sales ratio has developed to 28,00%, against 23,85% on 31.12.2019.

**3.4.** ThPA S.A. shares are listed in the Mid Cap category and in the sector "Industrial Goods & Service – Transportation Services". The Company's share is included in the following indexes of Athens Stock Exchange:

GD: Athex Composite Share Price Index

DOM: Athex All Share Index

SAGD: Athex Composite Index Total Return Index

DBP: FTSE/ATHEX Industrial Goods & Services

HELMSI: Hellenic Mid & Small Cap Index

ASIP: ATHEX Select Index Plus

FTSED: FTSE/ATHEX High Dividend Yield Index

FTSEMSFW: FTSE/ATHEX Mid & Small Cap Factor-Weighted Index

From 1.1.2020 until 31.12.2020, the price for the share decreased by 9,78%, from €27,60 to €24,90.

In the same period, the price level of the ASE General Index decreased by 13,08%.

Share price on 31.12.2020 was €24,90 (31.12.2019: €27,60). The book value (BV) of the share was €16,73 compared to €16,00 in fiscal year 2019, while Price to Book Value (PBV) was €1,49 compared to €1,73 in fiscal year 2019.

The ratio of the stock exchange price of the share to earnings per share (P/E) on 31.12.2020 was 12,50 compared to 16,91 in fiscal year 2019.

Earnings per share net of tax for the period from 1.1.2020-31.12.2020 amounted to €1,99 compared to €1,63 for the period 1.1.2019-31.12.2019.

**4. Environmental – labour issues and other information.**

**4.1**. The Company's movable and fixed property has not been encumbered with restrictive liens on behalf of its creditors.

**4.2**. The Company established a wholly owned subsidiary in Sofia, Bulgaria in 2020 in accordance with its strategy.

The Company has no branches.

**4.3**. 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.

**4.4.** Having the promotion and protection of the environment as principal concern, ThPA S.A.:

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 $6^{th}$ pier of ThPA S.A.

- 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 S.A.
- 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 S.A., 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 S.A., 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 S.A., 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. 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. 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.
- Prot. no. 101351/16 "Amendment of environmental terms for the Port of Thessaloniki for the environmental licensing of water airport".
- Prot. no. 11067/18 Amendment of the environmental terms for project "Operation of the Port of Thessaloniki" with respect to the operation of washing / lubrication facilities and the extension of the implementation time for the Rainwater Drainage Management Plan.

- Prot. no. 77389/20 Modification of environmental conditions regarding the expansion project Port of Thessaloniki 6th Pier.
- Authorized Economic Operator (AEO) License for Security and Safety (AEOS) from the Independent Authority for Public Revenue

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 and 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
   - Ink toners
   - Electrical and electronic equipment waste

**4.5.** Ever since 2007 ThPA S.A. has implemented the Port Facility Safety Plan of ThPA S.A., 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.

*The comparative period has been restated applying the full retrospective approach of IFRS 16 (see detailed note 4.3)

**4.6.** ThPA S.A. complies with all provisions and requirements of applicable Laws and regulations relating to employment, Collective Labor Agreements, Company-level Employment Agreements and labor relations, ratified International Labor 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 S.A., such as the General Personnel Regulation, the Internal Organization and Operation Regulation, the Hygiene and Safety Regulation.

**4.7.** Beyond the liabilities and contingent liabilities included in the Financial Statements and which are not expected to have significant impacts on 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.

## 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 € 14.314 thousands from the net profits for fiscal year 2020 be distributed as dividend, namely 1,42 €/share, pending on the approval by the Annual General Meeting of Shareholders.

## 6. Risk Management

### 6.1. Financial Risk Factors

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

### 6.2. 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 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.

*The comparative period has been restated applying the full retrospective approach of IFRS 16 (see detailed note 4.3)

Regarding cost of services provided, since it mainly comprises of payroll costs, it is affected due to increases via inflationary trends.

- Interest rate risk**:** The Company is not exposed to floating Interest Rate Risk and does not have any loan liabilities.

### 6.3. 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.

### 6.4. Liquidity risk

There is no liquidity risk for the company, since its operating costs are covered by its cash equivalents (including other financial instruments) which account for 73,71% of current assets.

### 6.5. Capital risk management

Company`s objectives in relation to capital management are to ensure the potential of smooth operation in the future, in order to provide satisfactory returns to shareholders and other participants and to maintain an ideal distribution of capital and thus to reduce the cost of capital.

The Company may change the dividend to shareholders in order to maintain or adjust its capital structure, return capital to shareholders, issue new shares or sell assets to reduce its debt.

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

### 6.6. 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.

### 6.7. Supply chain

There are no suppliers, the interruption of collaborating with whom would jeopardize the operation of the Company.

*The comparative period has been restated applying the full retrospective approach of IFRS 16 (see detailed note 4.3)

### 6.8. Economic conjuncture risk - Macroeconomic business environment in Greece

The macroeconomic and fiscal environment in Greece appears stable, however the current hygiene crisis as a result of COVID-19 prolongs the uncertainty. Management continuously assesses the potential impact of any changes in the macroeconomic and fiscal environment in Greece, to ensure that all necessary actions and measures are taken in a timely manner, in order to minimize any impact on the Company's activities. The Management is not able to fully and accurately predict the possible developments in the Greek economy, however based on its assessment, it has concluded that no additional provisions are required to impair the Company's financial and non-financial assets as at 31 December 2020. More specifically, the Company is constantly considering:

• Trade receivables recoverability of the given strict credit policy it applies and also the credit security in each case.

• To ensure the level of sales due to the dispersion of its activities.

## 7. Important events in fiscal year 2020

Global COVID-19 pandemic, which broke out in mid-March 2020, led to a decline in cargo handling at both Conventional and the Container Terminals. However, there were no significant effects on the financial statements. The Company remains profitable, following the actions required to ensure its constant secure and painless exit from the crisis. The Management takes all the necessary measures for the protection of Company's employees` health.

On April 30th, 2020 the BoD of ThPA S.A. completed the assessment of the 1st Stage-Prequalification of the Tender Procedure for selected contractor regarding the project "Expansion of the Marine Works Infrastructure of Pier 6". Six schemes were selected for the 2nd Stage of the Tender.

On September 8th, 2020 the BoD of ThPA S.A. approved the Call for Bids for the participation in the 2nd Stage of the Tender Procedure. According to that, in the second and final stage, the six groups of construction companies, selected after the completion of the first stage, would be invited to submit binding financial and technical offers, based on the Call for Bids.

ThPA S.A. supported the National Health System, during the particularly critical situation caused by the pandemic, proceeding with a donation of € 300 thousands to the University General Hospital of Thessaloniki "AHEPA", a reference hospital for the COVID-19.

On May 4th ,2020 a new Mobile Harbour Crane was delivered to the Port of Thessaloniki. The new Mobile Harbour Crane, with a maximum lifting capacity of 144 tons and a total value of € 3.986 thousands delivered by Liebherr, is expected to make a vital contribution to improving the level of provided services.

On May 20th, 2020 ThPA S.A. and the Employees' Unions, after many months of consultations and negotiations, agreed and signed the Company Collective Labor Agreement (CLA) for the regulation of the terms of remuneration and employment of personnel from 01/01/2020 until 31/12/2021, both with Federation of Greek Port Employees (OMYLE) from 20/05/2020 as well as with Federation of Greek Dockers (OFE) from 17/12/2019 for the Dockworkers.

On June 30th, 2020, the Annual General Meeting of shareholders decided the election of the new Board of Directors (BoD). Former Chairman of the BoD and Managing Director, Mr. Sotirios Theofanis resigned. Executive

*The comparative period has been restated applying the full retrospective approach of IFRS 16 (see detailed note 4.3)

Chairman of the Company was elected Mr. Athanasios Liagkos and for the position of the Managing Director Mr. Franco Nicola Cupolo.

On November 12th, 2020, a subsidiary based in Sofia, Bulgaria and named "ThPA Sofia EAD" was established, with share capital 50 thousands Bulgarian Leva (BGN) (equal to € 26 thousands), aiming to expand the hinterland and improve the connectivity of the Port of Thessaloniki. The intermodal terminal (dry port) based in Iliyantsi, Sofia aims to become an important trade hub and a modern development center, to be linked by train with a range of dry ports in South-Eastern, Eastern and Central Europe, playing a decisive role in strengthening the export activities of a wide range of businesses.

In December 2020 the Company had signed contract to Shanghai Zhenhua Heavy Industries LTD for two ship to shore (STS) Gantry cranes for a total amount of € 15,7 million.

## 8. Development-Prospects.

Regarding the prospects for 2021, and the impact from the pandemic (COVID 19) it is estimated that there will be limited if not zero impact on the Company`s financial figures. In particular, (based on the data available to date on the impact of the pandemic), for 2021 the figures for consolidated sales, operating profit EBITDA and pre-tax profitability are estimated to be improved compared to 2020. The exact course will depend on the impact and duration of the restrictive measures, the course of vaccinations as well as the course and impact of the pandemic on the economy in general. In the long run, (after the restrictions removal and the normalization of demand) it is estimated that there will be a positive effect on the company's profitability.

It is the approach of the new Management of the Company to continuously modernize, develop and transform the port to become a prime regional leader and being the Gateway Port for the Balkan Region and beyond. This entails improving the utilization of the existing assets, increasing the efficiency and productivity of the organization, expanding the throughput capacity of the port, and developing additional transport modalities, thereby offering improved and additional services to our customers, and creating benefits for our stakeholders.

ThPA S.A. has the prospects of enlarging the catchment area of the Port. In order to deliver on these prospects, Management aims at executing the obligatory investments of the Concession Agreement as soon as possible, ensuring that:

- The necessary and required investments in infrastructure are executed, principally increasing the capacity of the Container Terminal by creating additional berths, increasing the draft to accommodate larger vessels, and increasing the container yard footprint

- Investments in handling equipment are executed, to accommodate larger vessels, and to improve the operational productivity leading to relative shortening of vessels stays in the Port

- An organizational transformation is currently being executed, ensuring that ThPA S.A. at all times has an engaged, skilled and efficient organization in place, servicing our customers best possibly.

## 9. Important transactions with associated parties, as per IAS 24

### Management remuneration.

The total remuneration and attendance fees paid to members of the Board of Directors during the fiscal year 2020 amounted to € 70 thousands (2019: € 446 thousands). During the same period the total amount of € 3.368 thousands (2019: € 1.793 thousands) were paid to managerial and other executive staff of the company.

The total remuneration of the managerial and other executive staff was charged with employer contributions which amounted to € 216 thousands (31.12.2019: € 247 thousands).

Added to this, the accumulated provision for personnel compensation includes an amount of € 87 thousands (31.12.2019: € 154 thousands) for the managerial and other executive staff of the company.

Besides the remunerations just cited there is no other business relation or transaction from 1.1.2020 to 31.12.2020.

The Chairman and Chief Executive Officer, the Members of the Board of Directors, the Managerial and other executive staff and the personnel of the Internal Audit Department have not been granted any form of a loan by the company.

Furthermore, on 31.12.2020 the Company owed Board of Directors fees amounting to € 2 thousands (2019: € 78 thousands) attributed to December 2020 to be paid within January 2021.

## 10. Events after the Reporting Period

In 2021 global COVID-19 pandemic continues to cause negative impact to Company`s financial activities. The Management still takes all the necessary measures for the protection of Company's employees` health through constant medical tests and putting in force the "working from home" system applying for at least the 60% of the total staff.

On 5th of February 2021, the submission of binding financial and technical offers for the 2nd Stage – Call for Bids for the selection of the contractor for the project "Expansion of the Marine Works Infrastructure of Pier 6" was completed. Binding financial and technical offers were submitted by five (5) schemes.

ThPA S.A. in terms of supporting the National Health System, proceeded with an additional donation of € 150 thousands to the University General Hospital of Thessaloniki "AHEPA", a reference hospital for the COVID-19.

The acquisition of two STS Cranes, with a total value of € 15,6 million, a maximum lifting capacity of 65 tons and 50 tons in twin-lift mode and in single-lift mode respectively, from the world leader in manufacturing and delivery of Port Equipment, is part of the Mandatory Enhancements undertaken by ThPA S.A. based on the Concession Agreement with the Greek State.

On February 24th, 2021, it was notified to ThPA S.A. the decision numbered 287/2021 issued by the Administrative Court of Appeal of Athens, whereas returns unduly the amount of € 2,691 million out of €2,749 million which was paid on 2.11.2016 regarding tax years 2005-2010, as well as the re-audit for fiscal year 2011.

*The comparative period has been restated applying the full retrospective approach of IFRS 16 (see detailed note 4.3)

Further to the amount, an annual interest at a rate of 5,75% is calculated as of 30.03.2017 and € 12 thousands as administrative duties are subject to refund.

At the same period, the Company notified to all engaged parties the establishment of new office premises in Athens.

Finally, in accordance with L.3556/2007, ThPA S.A. informed about the notification received on 1/2/2021 from its shareholder "SOUTH EUROPE GATEWAY THESSALONIKI-SEGT Ltd." (SEGT), regarding the company "Belterra Investments Ltd." (Belterra) based in Cyprus, which, based on the Share Purchase Agreement (SPA) as of 1/2/2021, agreed to purchase, from the Seller company "Helanor Holdings Ltd." (Helanor), based in Cyprus, 70% of the shares of "Melbery Investments Ltd." (Melbery), based in Cyprus. On March 22nd, 2021 the above agreement was approved by the Hellenic Competition Commission.

Besides the above, there were no other events after the financial statements on December 31, 2020 which significantly affect the understanding of these financial statements and must be either disclosed or differentiate the items in the published financial statements.

## 11. Corporate Governance Statement, pursuant to art. 152, Law 4548/2018

### 11.1. The Company abides by an approved Corporate Governance Code-CGC, which it applies in accordance with appropriate practices and related legislation. Following the change in the shareholding structure in March 2018 and the change in the composition of the Board of Directors, the Company has proceeded to the necessary changes to the CGC, considering also the changes that took place within fiscal year 2020.

The Company, based on decisions of the Board of Directors, has established and follows a Corporate Governance Code-CGC, according to relevant legislation (Law 4548/2018 for société anonymes, Law 3016/2002 for Corporate Governance and Law 4449/2017 for the operation of the Audit Committee). The CGC is posted on the Company's website on www.thpa.gr in the path: "Company / InvestorRelations / Corporate Governance Code: https://www.thpa.gr/index.php/en/olth/investor-relations/corporate-code

For the preparation of CGC, international best practices were considered; the Greek Corporate Governance Code for listed companies from the Greek Council of Corporate Governance in October 2013, as well as the principles of Corporate Governance from OECD (Organisation for Economic Co-operation and Development) in 2015. Those principles underline the role of good Corporate Governance in promoting competitiveness among enterprises, in regard to efficiency of internal organization and lower cost of capital.

The general principles of the Code cover the below sections:

- Role and responsibilities of the Board of Directors-BoD
- Size and composition of the BoD
- Duties and conduct of the members of the BoD

*The comparative period has been restated applying the full retrospective approach of IFRS 16 (see detailed note 4.3)

- Role of the Chairman of the BoD
- Internal Audit System-IAS
- Remuneration framework – Remuneration Committee
- Communication with shareholders
- General Meeting of Shareholders

This Code's main targets are to:

- Adopt – based on the needs and specific criteria of the Company – the best Corporate Governance practices.
- Facilitate the voluntary formulation of appropriate Corporate Governance policies and practices.
- Implement best practises to inform shareholders.
- Create an accessible and comprehensible reporting system based on which the corporate governance statement-CGS of article 152 of Law 4548/2018 is drafted.

**11.2. Reference to corporate governance practices applied by the Company for the year 2020.**

The practices adopted and applied by the Company for the year 2020 are in accordance with its Articles of Association (amendments and announcements to General Commercial Register (GEMI) ΓΕΜΗ 14/2/2018 & ΓΕΜΗ 27/09/2019), and also with its internal rules of operation, which are described in detail in the existing CGC and in the Regulations, Policies and Codes posted on the Company's web site at www.thpa.gr in the path: "Company/Investor Relations/ Corporate governance code - Regulations - Policies:

https://www.thpa.gr/index.php/en/olth/investor-relations/corporate-code

**11.3. Description of the main features of the Company's Internal Audit System-IAS and risk management in relation to the process of preparing the financial statements.**

**11.3.1** The Internal Audit System-IAS is defined as a system of procedures adopted by the BoD, the Management and the rest of the personnel, aiming to ensure efficiency and effectiveness of corporate operations, credibility of financial reporting and compliance with the applicable laws and regulations.

Individual objectives of the IAS follow:

- Efficient and effective Company operation, so it can properly address any risks associated with achieving its business objectives. This objective also entails protecting Company's assets from improper use or loss, including the prevention and disclosure of potential fraud.

- Ensure reliability of the provided financial information, inside and outside the Company.
- Compliance with the applicable laws and regulations, including the internal Company policies.

Within the framework of the IAS, five (5) key elements operate: Audit Environment, Risk Management practices, Audit Safeguards, Information & Communication and Monitoring.

The Internal Audit Office-IAO

The IAO was established in accordance with the decision of the BoD 5/204/2000, of the Hellenic Capital Market Commission and articles 7 and 8 of Law 3016/2002. The IAO is independent of the other business units and reports administratively to the Chairman of the BoD and functionally to the Audit Committee.

The IAO complies with the International Professional Practices Framework. More specifically, it applies the International Standards for the Professional Practice of Internal Auditing (IIA Standards), as well as the Code of Ethics.

Further, IAO:

- operates as a consultant to the Management in accordance with the auditing principles and international standards,
- operates objectively and independently of the activities under audit jurisdiction,
- provides high-level services at all hierarchical levels of the Company, through analyses, evaluations and relevant suggestions,
- operates as a service provider at all levels of the administrative and operational structure of the Company and to the relevant human resources,
- possesses uninterrupted access to records, resources and generally to the Company's data necessary to conduct the audit.

**11.3.2** Audit Committee

The Internal Audit Office-IAO is supervised by the Audit Committee. All the members of the Audit Committee are appointed by the General Meeting of Shareholders and according to the provisions of article 44, Law 4449/2017, while the majority of its members must be independent members of the BoD. The Audit Committee shall - inter alia - undertake:

- To supervise the procedure of financial reporting,
- To supervise the effective operation of the IAS and of the Risk Management practices,
- To supervise the proper function of the Internal Audit Office,
- To supervise the course of the review of the interim financial statements and the statutory audit of the annual financial statements.
- To review and supervise matters related to the objectivity and independence of the statutory auditor or the audit firm; in particular as regards to the provision to the audited entity of other services by the

statutory auditor or audit firm.

- To submit a proposal to the BoD for the selection of the audit firm.

Members of the Audit Committee-A.C.:

The composition of the Audit Committee was defined by the Ordinary General Meeting on 30/6/2020, and consists of:

| | | |
|---|---|---|
| a) Michalopoulos Panagiotis | : | member of the Board of Directors, independent non-executive, Chairman of the Audit Committee |
| b) Alevras Panagiotis | : | member of the Board of Directors, independent non-executive |
| c) Vlachos Angelos | : | member of the Board of Directors, non-executive |

The Audit Committee is elected by the General Meeting in accordance with article 12 of the Articles of Association of the Company.

The remuneration of the members of the Audit Committee remains the same as in 2019 and relates to a monthly payment of € 1.000 (one thousand euros, net, after taxes and deductions).

### **11.3.3** *Other Risk Management Practices*

The adequacy and effectiveness of the IAS in a Company is based on: a) the nature and extent of the risks exposed, b) the extent and categories of the risks the BoD is willing to undertake, c) the probability of occurrence of the said risks, d) the capabilities of the Company to mitigate the impact of the realized risks, and e) the cost of operating certain Audit Safeguards, in relation to the benefits of risk management. The BoD maintains an effective IAS, in order to identify and encounter the most significant risks.

The Company has developed policies and procedures that ensure the effective management of the risks of its activities by supporting and preserving the Internal Audit System-IAS and the preparation of financial reports and financial statements of the Company.

Those policies and procedures are related to, among others:

- The delegation of responsibilities and authorities to both, the Senior Management and to middle and lower level executives, in order to ensure the efficiency of the IAS, while preserving the required separation of responsibilities.
- Appropriate recruiting in Financial Department with personnel who possess the necessary technical knowledge and experience for the responsibilities assigned to them.
- Closure procedures including deadlines for submission, responsibilities and classification of accounts.

- Audit procedures and accounting agreements to ensure the correctness and legality of entries in the accounting records.
- The existence of multiple safeguards for the Company's fixed assets, inventory, cash and other assets of the Company, indicatively: the physical security of the cash desk and warehouses, the installment of a secured "Smart Safe" owned by a bank, connected on-line with the bank accounts of the Company allowing real time cash deposits, the end-of-year Count stock and the comparison of the measured amounts with those in the accounting books, the application of a web banking system in all banks, with two different operators for entry data/orders and approvals.
- Establishment and operation of the operating system for data network and computer systems of ThPA S.A. to record & encrypt security requirements, obligations & user rights, as well as the services required for their proper functioning, in the context of preserving GDPR obligations.
- Frequent updates of Policies (indicatively, Investment, Credit), Regulations (indicatively, Contracts and Procurement), as well as sophisticated software for recording and monitoring transactions and reporting to the Management.
- Above practices, operate under the context of specific Safeguard Activities that exist in: Company Level, Procedure Level and IT Systems Control level.

### 11.4. Composition and operation of the Board of Directors and other administrative, management or supervisory bodies or committees of the Company

#### 11.4.1 Board of Directors-BoD

The Board of Directors-BoD represents ThPA S.A. in and out of court. By decision, it has assigned to exercise part of its responsibilities to the Chairman of the Board of Directors, the Managing Director and CEO, the Executive Committee and the General Directors.

The Board of Directors decides, without any limitation, on any act concerning the management of the Company, the management of its assets and generally the pursuit of its purpose, with the exception of issues expressly defined as authorized by the General Meeting of Shareholders to be decided.

The Board of Directors consists of at least nine (9) and up to eleven (11) members.

A Legal entity may also be appointed as a Member.

The composition, the term, the Meeting, the operation and the responsibilities of the Board of Directors are governed by the provisions of Articles 7 to 10 of the Company's Articles of Association. Members are elected by the General Meeting, which also define the term of its Members.

If the HRADF or its legal successor in title, continues to hold at least 504.000 common voting shares of nominal value three euro (€ 3,00) each (or any equivalent resulting from any change in the nominal value per share), then it is entitled to appoint one (1) non-executive member of the Company's Board of Directors.

Below follows the composition of the Board of Directors from **01/01/2020 – 30/06/2020:**

| | | |
|---|---|---|
| Sotirios Theofanis | : | Chairman of the BoD & Managing Director, Executive member |
| Boris Wenzel | : | Deputy Chairman of the Board, Non-executive member |
| Artur Davidian | : | Executive member |
| Angelos Vlachos | : | Non-executive member |
| Alexander-Wilhelm Von Mellenthin | : | Non-executive member |
| Panayiotis Alevras | : | Independent, Non-executive member |
| Gabriel Ioannou | : | Non-executive member |
| Panagiotis Michalopoulos | : | Independent, Non-executive member |
| Baiqiao (Leon) Fu | : | Non-executive member |

Below follows the composition of the Board of Directors from **01/07/2020 – 31/12/2020:**

| | | |
|---|---|---|
| Athanasios Liagkos | : | Chairman of the BoD, Executive member |
| Franco Nicola Cupolo | : | Managing Director-Chief Executive Officer (CEO), Executive member |
| Boris Wenzel | : | Deputy Chairman of the Board, Non-executive member |
| Artur Davidian | : | Executive member |
| Alexander-Wilhelm Von Mellenthin | : | Non-executive member |
| Sotirios Theofanis | : | Non-executive member |
| Angelos Vlachos | : | Non-executive member |
| Panayiotis Alevras | : | Independent, Non-executive member |
| Panagiotis Michalopoulos | : | Independent, Non-executive member |
| Baiqiao (Leon) Fu | : | Non-executive member |

The remuneration of the members of the Board of Directors for the year 2020 is presented in note 8.26 of the financial statements.

Based on the relevant decision of the General Meeting of Shareholders on 26.06.2019, no remuneration will be paid to the BoD members for their participation in the BoD meetings, except for the compensation for travelling and accommodation expenses for the participation in the Board Meetings.

### 11.4.2 Other Committees and Policies

Additionally, the below Committees were operating within 2020, under the framework of their responsibilities:

- Executive Committee, in which – based on Board of Directors decisions No 7461/2019, 7502/2020, 7513/20 – the Chief Executive Officer is chairing, with the participation of Chairman and Managing Director (until 30/6/2020) and since 1/7/2020 the Board of Directors Executive Chairman, the Deputy Chief Executive Officer, and four (4) General Managers of the Company. The BoD has assigned, as fully authorized, part of its duties to the Executive Committee and the General Managers, aiming to optimally succeed in meeting corporate targets.

- Remuneration Committee, which – based on Board of Directors latest decision No 7495/30.04.2020 - consists of three (3), non-executive members of the BoD, namely, Mr. Panagiotis Michalopoulos as Chairman, with Mr. Boris Wenzel and Mr. Gabriel Ioannou as members. Following the new Board of Directors election as of the General Meeting and under the BoD decision n.7554/16.12.2020, Mr. Gabriel Ioannou was replaced by BoD member Mr. Panagiotis Alevras. Its duties include indicatively, monitoring, reviewing and regularly updating the procedures and conditions for remuneration at corporate level, so that these align with both the business objectives and the applicable regulatory framework.

**Diversity Policy**

The Company has adopted a Diversity Policy within the meaning of article 152, par. d, of Law 4548/2018, which is posted on the Company's website, regarding the composition of the Board of Directors and senior executives, with the aim of expressing different perspectives, reflecting the social and business environment of the Company. According to the Company's current Diversity Policy, diversity in the workplace does not exclude anyone from any function, position and workgroup. The Company's policy is to operate under fair and lawful Human Resources Management procedures, without distinction as to, indicatively, age, sex, gender, color, national origin, health, educational and professional level of employees.

Consequently, the aim is to maximize diversity, within practicable limits, with regards to the composition of the Board of Directors and senior executives, in order to successfully achieve corporate goals. The aforementioned composition aims to continuously increase the pool of skills, experience and vision that the Company keeps available for its top positions, as well as its competitiveness, productivity and innovation.

### 11.5. Information on the operation of the General Meeting of Shareholders and its main authorities, as well as a description of shareholders' rights and the way to exercise them

The General Meeting of Shareholders is the supreme body of the Company, entitled to decide on each corporate affair in accordance with the law.

The General Meeting must meet at least once every financial year by the tenth (10th) calendar day of the ninth month after the end of the financial year in order to decide on the approval of the annual financial statements and the election of auditors (Ordinary General Meeting). The Ordinary General Meeting may also decide on any other matter of its competence.

The General Meeting is convened by the Board of Directors. The General Meeting convenes extraordinarily:

- whenever the Board of Directors deems it appropriate or necessary (Extraordinary General Meeting).
- at the request of shareholders, representing one twentieth (1/20) of the paid-up capital, the Board of Directors is obliged to convene an Extraordinary General Meeting of the shareholders.
- while, the company's auditor has also the right to request the convention of a General Meeting with a relevant application to the Chairman of the Board of Directors.

Shareholders are entitled to participate in the General Meeting, either in person or through a legally authorized representative, in accordance with the lawful procedure. Shareholders exercise their rights in relation to the Company's Management, exclusively through their participation in the General Meetings of the Company's shareholders. Each share entitles one vote. Shareholders, in order to have the right to vote in the General Meeting, must indicate to the Company in writing a common representative for this share, who will represent them in the General Meeting; until such determination of the representative, the exercise of their rights is suspended.

The General Meeting is the only competent body to decide on the following issues:

a) Amendment of the Articles of Association, including increases or decreases in share capital.

b) Merging, splitting, transforming, reviving, extending the duration, or terminating the Company.

c) Election of members of the Board of Directors and Auditors.

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

e) Allocation of annual profits.

f) The authorization of a fee or advance payment of wages under Article 109.

g) Approval of the overall management under Article 108 and the discharge of the Auditors.

h) Appointment of liquidators.

i) For companies listed on a regulated market, the approval of the Remuneration Policy under Article 110 and the Remuneration Report under Article 112.

**At least twenty (20) days before the General Meeting, the Company will post on its website both in Greek and English, information about:**

- the date, time and place of the General Meeting of Shareholders,

- the items on the agenda,
- shareholders who are eligible to participate and
- precise instructions on how shareholders can participate in the General Meeting and exercise their rights.

In addition to the above, for companies listed on a regulated market, the invitation shall include further information on how shareholders' rights are exercised in accordance with Article 121 of Law 4548/2018. Until the election of its chairman, by simple vote, the General Meeting is chaired by the Chairman of the Board of Directors or his/her deputy.

A summary of the resolutions of the General Meeting is available on the Company's website.

## 12. EXPLANATORY REPORT BY THE BOARD OF DIRECTORS

## (Pursuant to article 4 pars. 7 and 8 of Law 3556/2007)

### 12.1. Structure of the Company's share capital

The share capital of ThPA S.A. stands at thirty million two hundred and forty thousand Euros (30.240.000), is divided in ten million and eighty thousands (10.080.000) common nominal shares, of a value of three Euros (3,00) each. In the share capital there are no shares that do not represent capitals of the Company or rights to acquire bonds.

The shares of the Company ThPA S.A. are listed in the Main Market of the Athens Stock Exchange with 25,73% of the total shares being offered to the investing public.

The shareholder structure of the Company on 31/12/2020 was as follows:

| Shareholders | Number of shares | Percentage |
|---|---|---|
| SEGT Ltd | 6.753.600 | 67,00% |
| HRADF SA | 732.594 | 7,27% |
| Investing public | 2.593.806 | 25,73% |
| **TOTAL** | **10.080.000** | **100,00%** |

The Company does not hold any own shares.

### 12.2. 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.

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

**Significant direct or indirect holdings over 5% on 31/12/2020**

Besides SEGT Ltd. and HRADF, which held on 31.12.2020 67,00% and 7,27% respectively of the share capital of ThPA S.A., there were no other shareholders with significant direct or indirect holdings set out by the provisions of Law 3556/07 (articles 9, 10, 11).

### 12.4 Shares granting special control rights

Besides SEGT Ltd, the reference shareholder, with a percentage of 67,00%, there were no other Company shares granting special control rights to their owners on December 31, 2020.

### 12.5 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.

### 12.6 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.

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

The Board of Directors represents ThPA S.A both in and out of court. It has issued a decision to assign part of its powers to its Chairman and to the Managing Director and CEO, jointly or each one individually.

The Board of Directors decides, without any limitation, on any act concerning the management of the Company, in the context of the corporate scope, with the exception of matters, falling under the exclusive competence of the General Shareholders Meeting.

The Board of Directors consists of at least nine (9) and up to eleven (11) members.

The composition, term, constitution, operation and competences of the Board of Directors are governed by the provisions of Articles 7 to 10 of the Company's Articles of Association. Members are elected by the General Shareholders Meeting, which also defines the terms of its Members.

While HRADF or its legal successor in title, continues to hold at least 504.000 common voting shares of nominal value three Euro (€ 3,00) each (or any equivalent resulting from any change in the nominal value per share) is entitled to appoint a (1) non-executive member of the Company's Board of Directors.

**Thessaloniki 21/4/2021**

**The Board of Director**

| | |
|---|---|
| **THE BoD EXECUTIVE CHAIRMAN OF ThPA S.A.** | **THE MD-CEO OF ThPA S.A.** |
| **ATHANASIOS LIAGKOS** | **FRANCO NICOLA CUPOLO** |
| **ID Card No AK 148312** | **Passport No. YB5642474** |

## C. Independent Auditors' Report

# Independent Auditor's Report (Translated from the original in Greek)

To the Shareholders of
**THESSALONIKI PORT AUTHORITY SOCIETE ANONYME**

### Report on the Audit of the Financial Statements

### Opinion

We have audited the accompanying Financial Statements of "THESSALONIKI PORT AUTHORITY SOCIETE ANONYME" (the "Company") which comprise the Statement of Financial Position as at 31 December 2020, the Statement of Comprehensive Income, Changes in Equity and Cash Flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying Financial Statements present fairly, in all material respects, the financial position of THESSALONIKI PORT AUTHORITY SOCIETE ANONYME as at 31 December 2020 and its financial performance and its cash flows for the year then ended, in accordance with International Financial Reporting Standards as adopted by the European Union.

### Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISA), which have been incorporated in Greek legislation. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the International Ethics Standards Board for Accountants' Code of Ethics for Professional Accountants, as it has been incorporated into Greek legislation, and the ethical requirements that are relevant to the audit of the financial statements in Greece and we have fulfilled our ethical responsibilities in accordance with the requirements of the applicable legislation and the aforementioned Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

## Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the Financial Statements of the current period. These matters and the relevant significant assessed risks of material misstatement were addressed in the context of our audit of the Financial Statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

### 1. Contingent liabilities and provisions arising from litigation

See Note 8.27.1 to the Financial Statements.

| The key audit matter | How the matter was addressed in our audit |
|---|---|
| The Company faces a number of pending legal proceedings from third parties amounting to 85.5 million for which it has not provided.<br><br>The Company provides, based on management's judgment, when it is more likely than not that there will be an outflow of benefits and the amount can be estimated reliably. For this estimate management considers all available information including the opinion of its legal advisors.<br><br>This area was considered as key audit matter due to the uncertainly involved in the above estimate, the significant management's judgement required and the significant amount of pending legal proceedings. | Our audit procedures in relation to this matter included, among others, the followings:<br><br>We obtained the analysis of all legal proceedings assessed by the Company and we compared them to lists provided by the legal department.<br><br>We obtained internal or/and external legal confirmations directly requested by us.<br><br>We discussed the possible outcome and the probable outflow for the most significant pending legal proceedings with the internal legal department or/and the external lawyers and management as well.<br><br>We reviewed the supporting documentation that evidences the management's provision or/and disclosure for the most significant legal proceedings.<br><br>Finally, we evaluated the appropriateness and adequacy of the disclosures which are included in the notes to the Financial Statements |

## Other Information

Management is responsible for the other information. The other information comprises the information included in the Board of Directors’ Report, for which reference is made in the “Report on Other Legal and Regulatory Requirements” and the Declarations of the Members of the Board of Directors but does not include the Financial Statements and our Auditor’s Report thereon.

Our opinion on the Financial Statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the Financial Statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the Financial Statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

## Responsibilities of Management and Those Charged with Governance for the Financial Statements

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

In preparing the Financial Statements, management is responsible for assessing the Company’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Audit Committee (article 44 of L. 4449/2017) of the Company is responsible for overseeing the Company’s and the Group’s financial reporting process.

## Auditor's Responsibilities for the Audit of the Financial Statements

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

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

Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.

Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by Management.

Conclude on the appropriateness of Management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the Financial Statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company to cease to continue as a going concern.

Evaluate the overall presentation, structure and content of the Financial Statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

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

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the Financial Statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

## Report on Other Legal and Regulatory Requirements

### 1. Board of Directors' Report

Taking into consideration that Management is responsible for the preparation of the Board of Directors' Report and the Corporate Governance Statement that is included in this report, pursuant to the provisions of paragraph 5 of Article 2 of Law 4336/2015 (part B), we note that:

(a) The Board of Directors' Report includes a Corporate Governance Statement which provides the information set by Article 152 of L. 4548/2018.

(b) In our opinion, the Board of Directors' Report has been prepared in accordance with the applicable legal requirements of Articles 150 and paragraph 1 (cases c and d) of article 152 of L. 4548/2018 and its contents correspond with the accompanying Financial Statements for the year ended 31 December 2020.

(c) Based on the knowledge acquired during our audit, relating to THESSALONIKI PORT AUTHORITY SOCIETE ANONYME and its environment, we have not identified any material misstatements in the Board of Directors' Report.

### 2. Additional Report to the audit Committee

Our audit opinion on the Financial Statements is consistent with the Additional Report to the Audit Committee of the Company dated 16 April 2021, pursuant to the requirements of article 11 of the Regulation 537/2014 of the European Union (EU).

### 3. Provision of non Audit Services

We have not provided to the Company and its subsidiaries any prohibited non-audit services referred to in article 5 par. 1 of Regulation (EU) 537/2014.

## 4. Appointment of Auditors

We were appointed for the first time as Certified Auditors of the Company based on the decision of the Annual General Shareholders' Meeting dated 26 June 2019.

Athens, 21 April 2021

KPMG Certified Auditors S.A.
AM SOEL 114

Alexandros – Petros Veldekis, Certified Auditor

AM SOEL 26141

# D. Annual Financial Statements

## Financial Position Statement

| Amounts in thousands € | Notes | 31.12.2020 | 31.12.2019 |
|---|---|---|---|
| **ASSETS** | | | |
| **Non Current Assets** | | | |
| Investment Property | 8.1 | 3.052 | 3.105 |
| Tangible fixed assets | 8.2 | 59.892 | 56.224 |
| Intangible assets | 8.3 | 1.346 | 859 |
| Right-of-use asset | 8.4 | 42.481 | 41.936 |
| Participation in affiliated companies | 8.26 | 26 | 0 |
| Deferred tax assets | 8.24 | 4.984 | 4.708 |
| Restricted cash | 8.9 | 7.000 | 7.000 |
| Long-term receivables | 8.5 | 27 | 27 |
| **Total non current assets** | | **118.808** | **113.859** |
| **Current Assets** | | | |
| Inventories | 8.6 | 1.736 | 1.747 |
| Trade Receivables | 8.7 | 5.379 | 3.292 |
| Down Payments and other receivables | 8.8 | 6.616 | 6.562 |
| Other financial assets | 8.9 | 17.516 | 44.587 |
| Cash and equivalents | 8.9 | 87.595 | 54.466 |
| **Total current assets** | | **118.842** | **110.654** |
| **Total Assets** | | **237.651** | **224.513** |

| | | | |
|---|---|---|---|
| **EQUITY** | | | |
| **Equity** | | | |
| Share capital | 8.10 | 30.240 | 30.240 |
| Reserves | 8.10 | 68.031 | 63.973 |
| Retained earnings | 8.10 | 70.396 | 67.027 |
| **Total Equity** | | **168.668** | **161.241** |
| **LIABILITIES** | | | |
| **Long-term liabilities** | | | |
| Provisions for liabilities to employees | 8.11 | 5.647 | 5.240 |
| Other provisions | 8.12 | 418 | 418 |
| Lease liability | 8.27.2.ii | 45.786 | 44.257 |
| Other long-term liabilities | 8.13 | 188 | 162 |
| **Total Long-term liabilities** | | **52.039** | **50.077** |
| **Short-term liabilities** | | | |
| Liabilities to suppliers | 8.14 | 3.284 | 2.661 |
| Customer down payments | 8.14 | 5.070 | 3.583 |
| Dividends payable | 8.14 | 0 | 10 |
| Current Income tax | 8.15 | 1.002 | 0 |
| Short-term lease liability | 8.27.2.ii | 1.907 | 1.848 |
| Other liabilities and accrued expenses | 8.14 | 5.681 | 5.094 |
| **Total Short-term liabilities** | | **16.944** | **13.195** |
| **Total Equity and Liabilities** | | **237.651** | **224.513** |

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

## Comprehensive Income Statement

| Amounts in thousands € | Note | 1.1-31.12, 2020 | 1.1-31.12, 2019 |
|---|---|---|---|
| Sales | **8.16** | 71.724 | 68.981 |
| Cost of sales | **8.17** | -37.817 | -36.777 |
| **Gross Profit** | | **33.906** | **32.204** |
| Other revenue and profits | **8.18** | 3.097 | 3.732 |
| Administrative expenses | **8.19** | -10.614 | -10.111 |
| Distribution expenses | **8.20** | -488 | -908 |
| Other expenses and losses | **8.22** | -389 | -1.159 |
| **Operating results before taxes,financial and investement results** | | **25.511** | **23.758** |
| Financial income | **8.23** | 1.109 | 1.189 |
| Financial expenses | **8.23** | -2.032 | -1.911 |
| **Fiscal year profits before tax** | | **24.588** | **23.035** |
| Income tax | **8.24** | -4.504 | -6.582 |
| **Fiscal year profits after tax** | | **20.084** | **16.453** |
| **Items not posteriorly classified in the P&L account** | | | |
| Profits/Losses from fixed benefit plans remeasurement | **8.11** | -903 | 898 |
| Corresponding income tax | **8.24** | 217 | -256 |
| **Other comprehensive income/losses after tax** | | **-686** | **642** |
| **Total comprehensive income after tax** | | **19.398** | **17.094** |
| **Basic and diluted earnings per share** | **8.28** | **1,9924** | **1,6322** |
| **Profits before taxes financial and investement results and total depreciation** | **7.2** | **30.922** | **29.748** |

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

## Statement of Changes in Equity

| Amounts in thousands € | Note | Share capital | Statutory Reserves | Tax free Reserves | Total Reserves | Retained Earnings | Total |
|---|---|---|---|---|---|---|---|
| **Balance (1.1.2019)** | | **30.240** | **8.772** | **57.436** | **66.208** | **53.444** | **149.892** |
| **Transactions with shareholders** | | | | | | | **0** |
| Dividends distributed | **8.25** | | | | | -5.746 | **-5.746** |
| Other changes in fiscal year | | | | | | | **0** |
| Fiscal year earnings after tax | | | | | | 16.453 | **16.453** |
| Other comprehensive income after tax | | | | | | 642 | **642** |
| Total comprehensive income after tax | | | | | | 17.094 | **17.094** |
| Profit distribution to reserves | **8.10.2** | | 819 | | 819 | -819 | **0** |
| **Balance (31.12.2019)** | | **30.240** | **9.591** | **57.436** | **67.027** | **63.973** | **161.241** |
| **Balance (01.01.2020)** | | **30.240** | **9.591** | **57.436** | **67.027** | **63.973** | **161.241** |
| **Transactions with shareholders** | | | | | | | |
| Dividends distributed | **8.25** | | | | | -11.794 | **-11.794** |
| Other changes in fiscal year | | | | | | | **0** |
| Previous years Taxes | | | | | | -177 | **-177** |
| Fiscal year earnings after tax | | | | | | 20.084 | **20.084** |
| Other comprehensive income after tax | | | | | | -686 | **-686** |
| Total comprehensive income after tax | | | | | | 19.398 | **19.398** |
| Profit distribution to reserves | **8.10.2** | | 1.004 | | 1.004 | -1.004 | **0** |
| **Balance (31.12.2020)** | | **30.240** | **10.596** | **57.436** | **68.031** | **70.396** | **168.668** |

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

## Cash Flow Statement

| Amounts in thousands € | Notes | 1.1-31.12, 2020 | 1.1-31.12, 2019 |
|---|---|---|---|
| **Cash flow from Operational Activities** | | | |
| **Profit before tax** | | **24.588** | **23.035** |
| Plus/Less Adjustments for: | | | |
| Depreciations tangible and intangible assets | **8.2 & 8.3** | 3.946 | 4.622 |
| Depreciations right of use assets | **8.2 & 8.4** | 1.464 | 1.368 |
| Financial costs from lease liabilities | **8.23** | 1.718 | 1.660 |
| Provisions | **8.6, 8.17, 8.19, 8.20** | 833 | 2.415 |
| Income from non utilized provisions | **8.18** | -48 | -518 |
| (Profit)/Loss from investment properties adjustment to fair values | **8.1, 8.22** | 53 | -76 |
| Losses to impairment fixed assets | **8.2, 8.22** | 1 | 1 |
| Credit interest and related income | **8.23** | -1.109 | -1.189 |
| Debt interest and related expenses | **8.23** | 314 | 252 |
| **Plus/less adjustments for changes in working capital accounts related to operational activities:** | | | |
| Increase in inventories | **8.6** | 11 | -23 |
| Plus/(Less) receivables | | -2.417 | -985 |
| Increase/(Decrease) in liabilities (excluding banks) | | 6.119 | -1.274 |
| Payments for personnel compensation | **8.11** | -1.611 | -102 |
| Minus: | | | |
| Interest charges and related paid-up expenses | **8.23** | -2.032 | -1.591 |
| Tax paid | | -6.582 | -6.287 |
| **Net cash flow from operational activities (a)** | | **25.249** | **21.309** |
| **Cash flow from Investing Activities** | | | |
| Purchase of tangible fixed and intagible assets | **8.2 & 8.3** | -8.087 | -11.543 |
| Commited deposits | **8.9** | 0 | 3.000 |
| Sale/(Purchase) other financial instruments | **8.9** | 27.071 | -44.587 |
| Investments in affiliated companies | **8.26** | -26 | 0 |
| Interest of related income collected | | 862 | 1.046 |
| **Net cash flow from investing activities (b)** | | **19.820** | **-52.084** |
| **Cash flow from financial Activities** | | | |
| Financial leasing liabilities paid (amortization) | | -146 | -50 |
| Dividends paid | **8.25** | -11.794 | -5.746 |
| **Net cash flow from financial activities (c)** | | **-11.940** | **-5.796** |
| **Fiscal Year net increase (decrease) in cash and cash equivalents (a) + (b) + (c)** | | **33.130** | **-36.571** |
| **Cash and cash equivalents opening balance** | | **54.466** | **91.037** |
| **Cash and cash equivalents closing balance** | | **87.595** | **54.466** |

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

# E. Notes on the Annual Financial Statements

**Note**: References to the provisions of Law 2190/1920 are meant as references to the corresponding provisions of Law 4548/2018.

## 1. Incorporation and Company activity

Public limited company ThPA S.A. was incorporated in the year 1999, for a term of 100 years, 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 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.

The shares of the Company are listed in the Main Market of the Athens Stock Exchange with 25,73% of the total shares being offered to the investing public.

## 2. Legal Framework

The Company is governed by the principles of the Société Anonyme 2190/1920 and the founding Law 2688/1999 as amended and in force.

The Company's goal is to fulfill the obligations, to carry out the activities and to exercise the opportunities arising from the concession agreement between the Company and the Greek State as amended and in force at the time.

The Company's goal as described in Article 3 of its Articles of Association, includes in particular:

• The exploitation of the rights granted to it under the Concession Agreement as well as the maintenance, development, and exploitation of the conceded assets in accordance with the Concession Agreement,

• The provision of services and facilities to ships, cargo and passengers, including mooring and cargo handling,

• The installation, organization, and operation of all types of port infrastructure,

• The undertaking of any activity relating to the Port of Thessaloniki, commercially or reasonably adjacent to it,

• The conclusion of contracts with third parties for the provision of port services of all kinds,

• The award of works contracts,

• Undertaking any kind of activity, whether intentional or routine, in the context of its business activity under the Concession Agreement.

• Undertaking any activity other than those carried out by commercial companies in general.

## 3. Concession agreement 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 S.A. by virtue of the concession agreement of June 27$^{th}$ 2001 between the Greek State and ThPA S.A. and expires in the year 2051. The above agreement was amended and coded in February 2018 and ratified by Law 4522/07.03.2018 (Gov. Gaz 39).

The main points of the Amended or Revised Concession are as follows:

- 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 except from buildings serving public services and specially designed buildings of the pier a΄ and its surroundings.

- Through this concession agreement, the Greek State grants to ThPA S.A the exclusive right to hold, use, manage, maintain, improve and exploit the concession information throughout the duration of the Concession, subject to the terms and conditions set forth in this agreement.

- The right will expire on 27 June 2051, the fiftieth (50th) anniversary of the 2001 Concession, subject to an early termination in accordance with Article 25.

- The termination or expiration of the agreement implies the liability of ThPA S.A. to remit the concession to the State in the situation provided for in Article 26 of the Concession.
A concession fee is determined as a percentage of the Company's total consolidated revenue at 3,5%, with a minimum annual amount payable, €1,8 million.

ThPA S.A. is obliged:

- To take all reasonable steps within its sphere of influence to ensure that all operations, activities and transactions undertaken under this Concession will contribute to the development of the Port of Thessaloniki as provided for in the program objectives.
- To fulfill its liabilities under this Concession in accordance with applicable laws, regulations and ordinances of general application.
- To operate the Port of Thessaloniki and to fulfill in all respects its obligations arising from this Agreement in accordance with good industry practice.

The Greek State is obliged:

- To provide the necessary assistance to fulfill the purpose of the concession.

# 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 31, 2020. 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.

The preparation of financial statements requires to incur estimates and adopt assumptions by Management that affect assets, liabilities, profit or loss and disclosures. Actual facts may differ from the estimates and assumptions of the Management. The areas that contain more estimates and assumptions are listed in section 4.4.

The financial statements refer to single financial statements because the exception from the preparation of consolidated financial statements was used, along with the measurement of the participation in the subsidiary.

The rapid spread of coronavirus (COVID-19) has left the global financial system and businesses largely unprepared. The economy is entering a period of uncertainty and instability, the consequences of which are difficult to assess based on the current data. The economic consequences will depend on the duration, intensity and degree of spread or attenuation of the disease in Greece and worldwide.

Regarding the prospects for 2021, and the impact from the pandemic (COVID-19) it is estimated that there will be limited if not zero impact on the size of the Company. In particular, (based on the data available to date on the impact of the pandemic), for 2021 the company's figures are expected to be improved compared to 2020. The exact course of the figures will depend on the impact and duration, the validity of the restrictive measures, the course of vaccinations as well as the course and effects of the pandemic on the economy in general. In the long run, (after the lifting of restrictions and the normalization of demand) it is estimated that there will be a positive effect on the Company's profitability.

## 4.2. Presentation basis

The financial statements are presented in thousands of Euro.

The annual financial statements of the fiscal year that ended on December 31, 2020 have been prepared in compliance with the International Financial Accounting Standards, adopted by the European Union and approved by the Board of Directors on 21/04/2021 (decision by the BoD of ThPA S.A. no. 7561).

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 31, 2020 have been posted on the Company’s website www.thpa.gr.

### 4.3. Standards-Amendments and Interpretations in force since 01.01.2020

#### Changes in accounting policies and disclosures

The accounting policies adopted in the preparation of the annual financial statements, are consistent with those followed for the prior fiscal year except for the adoption of new standards and interpretations applicable for fiscal periods beginning on January 1, 2020.

#### A. Standards and Interpretations effective for the current financial year

#### New standards, standard amendments, and interpretations:

Specifically, the new standards, amendments to standards and interpretations applied by the Company, for the year ended December 31, 2020 and did not have a significant impact on its financial statements were:

• **IFRS 3 (Amendment) "Definition of a business":** The new definition emphasises that the output of a business is to provide goods and services to customers, whereas the previous definition focused on returns in the form of dividends, lower costs or other economic benefits to investors and others. The amendments have not yet been adopted by the European Union.

• **IAS 1 and IAS 8 (Amendments) "Definition of material":** These amendments clarify the definition of material and how it should be applied by including in the definition guidance which until now was featured elsewhere in IFRS. In addition, the explanations accompanying the definition have been improved. Finally, the amendments ensure that the definition of material is consistent across all IFRSs.

• **IFRS 9, IAS 39 and IFRS 7 (Amendments) "Interest rate benchmark reform":** These amendments modify some specific hedge accounting requirements to provide relief from potential effects of the uncertainty caused by the IBOR reform. In addition, the amendments require companies to provide additional information to investors about their hedging relationships which are directly affected by these uncertainties.

#### B. Standards and Interpretations effective for subsequent periods

A number of new standards and amendments to standards and interpretations are effective for subsequent periods and have not been applied in preparing these financial statements. The Company is currently investigating the impact of the new standards and amendments on its financial statements.

• **IFRS 17 "Insurance contracts" and Amendments to IFRS 17** (effective for annual periods beginning on or after January 1, 2023): IFRS 17 has been issued in May 2017 and, along with the Amendments to IFRS 17 issued in June 2020, supersedes IFRS 4. IFRS 17 establishes principles for the recognition, measurement, presentation and disclosure of insurance contracts within the scope of the Standard and its objective is to ensure that an entity provides relevant information that faithfully represents those contracts. The new standard solves the comparison problems created by IFRS 4 by requiring all insurance contracts to be accounted for in a consistent manner. Insurance obligations will be accounted for using current values instead of historical cost. The standard has not yet been endorsed by the EU.

• **IFRS 16 (Amendment) "Covid-19-Related rent concessions"** (effective for annual periods beginning on or after June 1, 2020): The amendment provides lessees (but not lessors) with relief in the form of an optional exemption from assessing whether a rent concession related to COVID-19 is a lease modification. Lessees can elect to account for rent concessions in the same way as they would for changes which are not considered lease modifications.

• **IFRS 4 (Amendment) "Extension of the temporary exemption from applying IFRS 9"** (effective for annual periods beginning on or after January 1, 2021): The amendment changes the fixed expiry date for the temporary exemption in IFRS 4 'Insurance Contracts' from applying IFRS 9 'Financial Instruments', so that entities would be required to apply IFRS 9 for annual periods beginning on or after January 1, 2023.

• **IFRS 9, IAS 39, IFRS 7, IFRS 4 and IFRS 16 (Amendments) 'Interest rate benchmark reform – Phase 2'** (effective for annual periods beginning on or after January 1, 2021): These amendments complement those issued in 2019 and focus on the effects on financial statements when a company replaces the old interest rate benchmark with an alternative benchmark rate as a result of the reform. More specifically, the amendments relate to how a company will account for changes in the contractual cash flows of financial instruments, how it will account for the change in its hedging relationships and the information it should disclose.

• **IAS 16 (Amendment) "Property, plant and equipment – Proceeds before intended use"** (effective for annual periods beginning on or after January 1, 2022): The amendment prohibits an entity from deducting from the cost of an item of property, plant and equipment any proceeds received from selling items produced while the entity is preparing the asset for its intended use. It also requires entities to separately disclose the amounts of proceeds and costs relating to such items produced that are not an output of the entity's ordinary activities. The amendment has not yet been endorsed by the EU.

• **IAS 37 (Amendment) "Onerous contracts – Cost of fulfilling a contract"** (effective for annual periods beginning on or after January 1, 2022): The amendment clarifies that 'costs to fulfil a contract' comprise the incremental costs of fulfilling that contract and an allocation of other costs that relate directly to fulfilling contracts. The amendment also clarifies that, before a separate provision for an onerous contract is established, an entity recognises any impairment loss that has occurred on assets used in fulfilling the contract, rather than on assets dedicated to that contract. The amendment has not yet been endorsed by the EU.

• **IFRS 3 (Amendment) "Reference to the Conceptual Framework"** (effective for annual periods beginning on or after January 1, 2022): The amendment updated the standard to refer to the 2018 Conceptual Framework for Financial Reporting, in order to determine what constitutes an asset or a liability in a business combination. In addition, an exception was added for some types of liabilities and contingent liabilities acquired in a business combination. Finally, it is clarified that the acquirer should not recognise contingent assets, as defined in IAS 37, at the acquisition date. The amendment has not yet been endorsed by the EU.

• **IAS 1 (Amendment) "Classification of liabilities as current or non-current"** (effective for annual periods beginning on or after January 1, 2023): The amendment clarifies that liabilities are classified as either current or non-current depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the financial position date. The amendment also clarifies what IAS 1 means when it refers to the 'settlement' of a liability. The amendment has not yet been endorsed by the EU.

### 4.4. Important 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.

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:

**Important judgements and estimations**

**Important judgements**

➢ **Leasing**

ThPA S.A. Concession Agreement to the Greek State: The Company has the exclusive right to use and exploit the lands, buildings and facilities of the Land Port Zone of the Port of Thessaloniki, which are owned by the Greek State. The above exclusive right was granted to ThPA S.A. under the concession contract from 27 June 2001 between the Greek State and ThPA S.A.. and expires in the year 2051. The above contract was amended and codified in a single text in February 2018 and was ratified by Law 4522 / 7-3-2018 (Government Gazette 39).

The main points of the amended or revised contract are as follows:

- The right of use extends to the covered or uncovered parts of the land, to the existing buildings, technical-port works, alluviums, internal roads, railway network, supply networks, to the extensions of works-sites, to the sea zone of the port, generally to the vertical components of the land port zone with the exception of buildings that serve the needs of public services, specially designed buildings of the first pier.
- Under this Concession Agreement, the Greek State grants to ThPA S.A. the exclusive right to possess, use, manage, maintain, improve and exploit the concession data throughout the Concession Duration subject to the terms and conditions provided by this contract.

- The Right will expire on June 27, 2051, i.e., the fiftieth (50th) anniversary of the 2001 Convention subject to early termination in accordance with Article 25.
- The expiry or termination automatically implies the obligation of ThPA S.A. to return to the State what has been granted, in the situation provided for in Article 26 of the contract.

A fee is paid which is determined as a percentage of the total income of the Company at 3.5%, with a minimum annual amount of € 1.8 million.

Company`s Management examined whether the contract related to the granting of exclusive right of use and exploitation of lands and building facilities at Port of Thessaloniki falls within the provisions of IFRIC 12. The Management concluded that this agreement is out of scope to IFRIC 12, since it is a lease contract.

The Company made a significant assessment to determine the "Incremental borrowing rate" used to recognize the lease agreement with the Greek State. It also conducted judgments and assessments regarding the leases that the Company is a lessor as to whether they relate to operating or financial leases.

- **The useful life of depreciated assets and their residual value**

Company Management examines the useful life of depreciated assets every fiscal year, to assess whether they continue to be suitable. To assess the useful life, Company Management takes account of the expected use of assets, the expected natural wear and legal or similar restrictions to the use of an asset. During the current year, the Company reviewed and adjusted accordingly the useful lives of its assets based on realized estimations. The revaluation of residual value had a positive impact € 876 thousands into Company`s income which is disclosed under depreciation costs.

Company Management considers that the useful life on 31.12.2020 reflects the expected utility period of assets.

- **Impairment testing of tangible fixed assets**

At the end of each financial year, the Company's Management examines whether there is any indication of a possible impairment of the tangible fixed assets value. For the existence of such indications, it is taken in account the economic depreciation, the physical condition of the asset, the expected use and the present value of the estimated future cash flows of the asset.

- **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 result 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.

Deferred tax receivables are recognized to all deductible temporary differences and transferable tax losses, to the extent that taxable income will be available to be used against deductible temporary differences and transferable unused taxable losses. Recognition of deferred tax receivables requires significant assessments and judgments regarding the Company's future activity and prospects, along with the amount and realizing time of future taxable income.

- **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.

Company Management examines the recoverability of other receivables which relate to legal cases, by taking into account the opinions and judgments of its legal advisors as well as historic data on the outcome of similar legal cases. In order for a receivable from legal cases to be deemed recoverable, the inflow of financial benefits should be considered virtually certain.

The Company, regarding the adoption of IFRS 9, assessed the need to provide a provision for customer requirements. However, as most of the customers have either submitted a letter of guarantee or have paid an advance covering the claim, the Company has concluded that there is no material loss and does not make a distinct provision in its financial statements.

- **Impairment of inventory**

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

- **Other provisions**

The Company, in association with the legal advisor who handles the cases, evaluates the outcome of the court decisions at the end of each year. Based on the judgment of the Management that is based on all available information, including the opinion of the legal advisors who manage its cases, the Company proceeds to the formation of the necessary provision and the necessary disclosures.

- **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 increases and mortality rates. Due to the long-term nature of the plans, such assumptions are subject to considerable uncertainty.

- **Contingent events**

The Company is involved in court claims and compensations in the normal course of its business. 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.

## 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:** Financial Statements are disclosed in Euro (company`s operative currency). Transactions related to foreign currencies are modified to Euro by using exchange rate parities effective to each transaction date. Assets and liabilities in foreign currency -by the date of financial statements` creation - are adjusted to reflect the exchange rate parities upon the date of financial statements` creation. Gains or Losses becoming from exchange rate adjustments, are included into gains (losses) from exchange rates into the attached profit and loss statement.

## 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

Utilizing the provisions of IFRS 1: "First time adoption of IFRS", the Company 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, in May 2000, when ThPA S.A. was converted to a public limited company and before it was listed on the Athens Stock Exchange, as the deemed cost for the purposes of compilation of the transition Balance Sheet on January 1, 2004.

Subsequent to the transition date, the tangible fixed assets are evaluated at the deemed cost, 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 Assets** | **Useful Life (years)** |
|---|---|
| Buildings – Technical works | 15-40 |
| Mechanical Facilities | 8-10 |
| Gantry cranes-Mobile and Electric cranes | 15-30 |
| 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. The company re-evaluates the useful lives of machinery, taking into account the expected use of assets and the expected natural wear.

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.

## 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 is not able to estimate the recoverable amount of an asset, for which there is indication of impairment, it determines the recoverable amount of the 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 the further 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.

### Financial assets

Company`s financial assets include the following:

- Trade and other receivables
- Time deposits (over 6 months)
- Cash and cash equivalents

### Initial recognition and measurement

Upon initial recognition, financial assets are classified according to their nature and characteristics into one of the following three categories:

- Market financial assets measured at amortized cost,
- Financial assets measured at fair value through profit or loss,
- Financial assets measured at fair value through other comprehensive income

The classification of financial assets at initial recognition depends on the characteristics of their conventional cash flows and the Company's business model for the management of financial assets. Refinancing of financial data is carried out in rare cases and is related to a decision of the Company to modify the business model that applies for the management of these financial assets.

All financial assets, besides trade receivables that do not contain a significant part of the financing, are initially recognized at their fair value which is usually the acquisition cost plus any direct transaction costs. Trade receivables that do not contain a significant funding component are measured at transaction value.

Purchases and sales of financial assets are recognized upon the date of transaction which is the date that Company commits to purchase or sell the asset.

**Subsequent measurement**

**i. Financial assets measured at amortized cost**

This category classifies the financial assets for which both of the following conditions are met:

1. the financial asset is held within a business model, the objective of which is to hold financial assets for the purpose of collecting contractual cash flows; and

2. On the basis of the contractual terms of the financial asset, cash flows that consist exclusively of capital repayment and interest on the outstanding capital are created at specific dates.

This category includes all the financial assets of the Company.

**ii. Financial assets valuated at fair value through other comprehensive income**

A financial asset is measured at fair value through other comprehensive income if both of the following conditions are met:

1. the financial asset is retained within a business model the objective of which is achieved both by the collection of contractual cash flows and the sale of financial assets; and

2. On the basis of the contractual terms of the financial asset, cash flows that consist exclusively of capital repayment and interest on the outstanding capital are created at specific dates.

At the date of the Financial Statements the Company did not have investments of this category.

**iii. Financial assets measured at fair value through profit or loss**

A financial asset is measured at fair value through profit or loss unless it is measured at amortized cost in accordance with paragraph (i) or at fair value through other comprehensive income in accordance with paragraph (ii).

However, during initial recognition, the Company may elect irrevocably for specific investments in equity instruments that would otherwise be measured at fair value through profit or loss, presenting other changes in fair value to other comprehensive income.

Realized and unrealized gains or losses arising from changes in the fair value of financial assets measured at fair value through profit or loss are recognized in profit or loss in the period in which they arise.

**Financial asset cessation of recognition**

The Company ceases to recognize a financial asset when and only when the contractual rights to the cash flow of the financial asset expire or transfer the financial asset and the transfer meets the conditions for write-off.

**Reclassification of financial assets**

Reclassification of financial assets performed in rare cases due to the Company's decision to change the business model adopted for managing those financial assets.

**Impairment of financial assets**

Under IFRS 9, impairment of financial assets measured at amortized cost or at fair value through other comprehensive income is recognized by recognizing the expected credit losses.

At each reporting date, IFRS 9 requires measuring the provision for a financial instrument for an amount equal to the expected lifetime loss if the credit risk of the financial instrument has increased significantly since initial recognition. On the other hand, if at the reporting date the credit risk of a financial instrument has not increased significantly from the initial recognition, IFRS 9 requires the provision for a loss provision for that financial instrument to be equal to the expected 12-month credit losses.

The risk parameters taken into account for the calculation of expected credit losses are the estimated default probability, the percentage of loss on the principal due to the fact that the client has failed to repay the amount due and the outstanding balance of the company in case of default the customer's. In certain cases, the Company may assess for certain financial information that there is a credit event when there is internal or external information indicating that the collection of amounts determined under the relevant contract is unlikely to be collected as a whole.

As a general rule, the assessment of the staged classification shall be carried out at each reporting period.

About Trade and Other Receivables, IFRS 9 requires the use of the simplified approach to calculate the expected credit losses. The Company, using this approach, has calculated the expected credit losses over the life of the receivables. For this purpose, a maturity forecasting matrix was used to measure the projections in a way that reflects past experience and predictions of the future financial situation of customers and the economic environment.

**Financial liabilities**

Company`s financial liabilities include the following:

- Liabilities to suppliers
- Leasing Liabilities
- Other long-term liabilities

**Initial recognition**

Suppliers` balances and other liabilities are recognized at cost that is the fair value of the future payment for the purchases of goods and services provided. Commercial and other short-term liabilities are not interest-bearing accounts and are usually settled in 0-180 days.

All loans are initially recorded at cost, which reflects the fair value of the receivables less the relevant direct acquisition costs where they are significant.

**Subsequent measurement**

After initial recognition, an entity measures all financial liabilities at amortized cost using the effective interest method except for:

a. financial liabilities at fair value through profit or loss.

b. financial liabilities that arise when the transfer of a financial asset does not qualify for derecognition or when the continuing involvement approach is applied.

c. financial guarantee contracts

d. loan commitments at lower interest rates than those on the market.

The unamortized cost of loans is calculated by taking into account issuing costs and the difference between the original amount and the maturity. Gains and losses are recognized in profit or loss when the liabilities are written off or impaired, and through the amortization process.

Loans are classified as current liabilities unless the Company has the right to postpone the repayment of the liability for at least 12 months from the date of the Financial Statements.

**Financial liabilities cessation of recognition**

An entity ceases to recognize a financial liability (or part thereof) in its financial statements when, and only when, it is repaid, that is, when the liability set out in the contract is fulfilled, canceled or expires. An exchange between an actual debtor and a borrower of debt securities in substantially different terms is accounted for as a repayment of the original financial liability and recognition of a new financial liability. Similarly, a material change in the terms of an existing financial liability (whether due to a borrower's financial difficulty or not) is accounted for as a repayment of the original financial liability and recognition of a new financial liability. The difference between the carrying amount of a financial liability (or a portion of a financial liability) payable or transferred to another party and the consideration paid, including the non-cash assets and the liabilities assumed, is recognized in the income statement.

**Reclassification of financial liabilities**

The company may not reclassify any financial liability.

**Financial instruments` offset**

The offsetting of financial assets with liabilities and the presentation of the net amount in the Financial Statements is made only if there is a legal right to set off and there is an intention to settle the net amount resulting from the offsetting or simultaneous settlement.

## 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. Future taxable profits are determined by the reversal of temporary taxable differences. If the amount of taxable temporary differences is not adequate to recognize the deferred tax claim as a whole, then future taxable profits are taken into account, adjusted to the reversals of the existing temporary differences.
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 by means of other comprehensive income.

More information is cited in Note 8.24.

## 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 Cash and equivalents

Cash and equivalents include cash, sight deposits, short-term, up to 3 months or less from the date of acquisition, investments and time deposits, which are highly liquid and of minimal risk.

Guarantees given from the Company are not cash, as this amount is reserved for a period longer than one year. Consequently, they are presented in the financial statements at Non-current Assets as financial assets at nominal value.

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

### 5.10 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.

### 5.11 Provisions for risks and expenses and contingent liabilities/receivables:

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.

### 5.12 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.

### 5.13 Dividends

Dividends are posted when the right to collect them is vested by shareholders, by means of a resolution by the General Meeting of Shareholders.

## 5.14 Income recognition

The most important income categories for the Company are:

**Income from containerized cargo handling, which include:**

- Income from Container Terminal services,
- Other 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.**

The Company recognizes income, excluding interest, dividend income and other related income from financial instruments recognized in accordance with IFRS 9, upon the transfer of promising goods or services to customers, in amounts that reflect the reward to which the Company is expected to be entitled of these goods or services based on the following five-step approach:

Step 1: To identify the Contract

Step 2: To identify the separate performance obligations within a Contract

Step 3: To determine the transaction price.

Step 4: To allocate the transaction price to the performance obligations in the Contract

Step 5: To recognize revenue when or as a performance obligation is satisfied.

Revenue is recognized, in accordance with IFRS 15, at the amount that the Company expects to be entitled to, in return for the transfer of goods or services to a customer. It is also recognized when the customer acquires control of the goods or services, specifying the time of the transfer control - either at a given time or in the long run.

Revenue is the amount that an entity expects to be entitled to in return for goods or services transferred to a customer, other than amounts collected on behalf of third parties (value added tax, other sales taxes). Variable amounts are included in the price and are calculated using either the 'expected value' method or the 'most probable amount' method. The Company recognizes revenue when (or as) it fulfills the obligation to execute a contract, transferring the goods or services promised to the customer. The customer acquires control of the good or service if he is able to direct the use and derive substantially all the financial benefits from that good or service. Control is transferred during a period or at a specific time.

Revenue from the sale of goods is recognized when control of the goods is transferred to the customer, usually upon delivery, and there is no outstanding obligation that could affect the customer's acceptance of the goods.

Revenue from provision of services is recognized in the accounting period in which the services are provided and measured according to the nature of the services provided, using the input method. According to input method, the completion degree of a service transaction is calculated on the basis of the services provided up to the date of financial statements preparation, in relation to the total services to be provided or the proportion of the costs already incurred in relation to the estimated total cost of that transaction.

Customer receivable is recognized when there is an unconditional entity`s right to receive the price for the performed obligations of the contract to customer.

The Company does not enter into contracts where the period between the transfer of the goods or services promised to the customer and the payment by the customer exceeds one year. Consequently, the Company does not adjust the transaction price for the time value of money.

The Company provides customers with volume discounts based on the limits set in their contracts. All these discounts are settled within the financial year.

<u>Conventional liabilities</u>

Where a customer receives a prepayment before the contract is executed and the goods or services are transferred, a contractual obligation is recognized. The contractual obligation is released when the contract obligations are executed, and the income is recorded in the statement of comprehensive income.

<u>Conventional asset</u>

At the end of the year, the Company recognizes a contractual asset for accrued revenue that has not yet been priced to Clients and which is included in the Advances and other receivables in the Statement of Financial Position. When the relevant invoice is issued to customers, the Company recognizes a relevant claim, as the issue of the invoice is the moment when the Company's right in exchange becomes unconditional (if only the passage of time is required to make payment of the said consideration). The amount of the contractual asset at 31 December 2020 is € 1.656 thousands and is included in advances and other receivables in the accompanying Financial Statements (Note 8.8). The Company's right to this amount becomes unconditional once the relevant invoices are issued in January 2021.

The Company evaluates the conventional assets for impairment in accordance with IFRS 9.

## 5.15 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.

### 5.16 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.

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 liability for each year (projected unit credit method).

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.

### 5.17 Leases

**Company as Lessee:** 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. The Company accounts the concession agreement which has signed with the Greek State regarding the right of use of certain port areas and assets within the port of Thessaloniki, in compliance with IFRS 16.

**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 relating to the concession of spaces for exploitation, are recognized in equal amounts over the term of the lease, as ''other income''

### 5.18 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.

## 6. Risk Management

### Financial risk factors

The Company is not exposed significantly financial risks, such as the market risk (changes 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. Regarding cost of services provided, since it mainly comprises of payroll costs, it is affected due to increases via inflationary trends.

**(iii) Interest rate risk**: The Company is no longer exposed to floating Interest Rate Risk and does not have any loan liabilities.

### 6.2 Credit risk

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

| Amounts in thousands € | **2020** | **2019** |
|---|---|---|
| **Categories of financial assets** | | |
| Long-term receivables | 27 | 27 |
| Restricted cash | 7.000 | 7.000 |
| Trade receivables | 5.379 | 3.292 |
| Down payments and other receivables | 6.616 | 6.562 |
| Other financial assets | 17.516 | 44.587 |
| Cash and cash equivalents | 87.595 | 54.466 |
| **TOTAL** | **124.133** | **115.934** |

The credit risk to which the Company is exposed against its customers is limited, due to 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 significant liquidity risk for the company, as its operating costs are covered by cash equivalents and other financial assets, covering in total 88,45% and 89,52% of current assets for fiscal years 2020 and 2019 correspondingly.

The maturity of its financial liabilities on 31.12.2020 and on 31.12.2019 is analyzed as follows:

| | 2020 | | | |
|---|---|---|---|---|
| Amounts in thousands € | within 6 months | 6 to 12 months | 1 to 5 years | More than 5 years |
| Liabilities to suppliers | 3.284 | 0 | 0 | 0 |
| Leasing Liabilities | 1.888 | 89 | 7.769 | 73.148 |
| Other long term liabilities | 0 | 0 | 188 | 0 |
| Total | 5.172 | 89 | 7.957 | 73.148 |

| | 2019 (Amount restated) | | | |
|---|---|---|---|---|
| Amounts in thousands € | within 6 months | 6 to 12 months | 1 to 5 years | More than 5 years |
| Liabilities to suppliers | 2.661 | 0 | 0 | 0 |
| Leasing Liabilities | 1.852 | 0 | 7.337 | 72.698 |
| Other long term liabilities | 0 | 0 | 162 | 0 |
| Total | 4.513 | 0 | 7.499 | 72.698 |

## 6.4 Capital risk management

Company`s objectives in relation to capital management are to ensure the potential of smooth operation in the future, in order to provide satisfactory returns to shareholders and other participants and to maintain an ideal distribution of capital and thus to reduce the cost of capital.

The Company may change the dividend to shareholders in order to maintain or adjust its capital structure, return capital to shareholders, issue new shares or sell assets to reduce its debt.

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, 2020, 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.

The amounts with which cash holdings, receivables and short-term liabilities are disclosed 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 hold financial assets or liabilities measured in fair value.

### 6.6 Economic conjuncture risk - Macroeconomic business environment in Greece

Following the official exit of the country from the economic adjustment program, the macroeconomic and financial environment in Greece showed signs of stabilization, however there is still uncertainty, and the economy is still vulnerable to fluctuations in the external environment. The rapid spread of the coronavirus (COVID-19), in the year 2019 and during the closing year, found the global financial system and businesses in a significantly unprepared. The economy is still going through a period of uncertainty and instability, the consequences of which are difficult to be assessed based on the current data. The economic consequences will depend on the duration, intensity and spread degree or attenuation of the disease in Greece and worldwide. The Company's liquidity is quite significant, with more than approximately € 90 million available and an additional € 42 million or more approved financing lines and zero leverage ratio. It is estimated that due to its good financial situation, the position of the Company is strong enough to cope with the relatively difficult environment that has been formed for the next period. The exact impact on the sizes depends on the time frame of measures' implementation and their intensity, on the speed of recovery of demand after their withdrawal, and on the measures that the state will take to strengthen the company and its employees.

Management continuously assesses the potential impact of any changes in the macroeconomic and financial environment in Greece, in order to ensure that all necessary actions and measures are taken in order to minimize any impact on the Company's activities.

Management has concluded that no significant additional provisions are required for the impairment of the Company's financial and non-financial assets as of 31 December 2020.

More specifically, the Company examines and has sufficient capacity regarding:

• Commercial receivables recoverability, given the strict credit policy it applies and the credit security in each case.

• To ensure the sales` figures due to the dispersion of its activities.

## 7. Segmental reporting

The Company operates in Greece, irrespective of the fact that its customer base includes international companies. Moreover, 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.

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 S.A. 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 they are provided to different types of cargoes (Containerized 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 1.1-31.12.2020 and 1.1-31.12.2019 can be broken down as follows:

## Fiscal Year 2020

| Results per Segment on 31.12.2020<br>Figures in thousands of € | Container Terminal | Conventional Port | Passenger Traffic | Space Exploitation | Non-allocated items | Company total |
|---|---|---|---|---|---|---|
| **Sales per segment** | | | | | | |
| to external customers | 49.730 | 20.221 | 191 | 1.582 | 0 | 71.724 |
| to other segments | | | | | | |
| **Total Sales per segment** | 49.730 | 20.221 | 191 | 1.582 | 0 | 71.724 |
| **Cost of sales** | -22.925 | -13.310 | -375 | -1.208 | 0 | -37.817 |
| **Gross profit per segment** | **26.805** | **6.911** | **-183** | **374** | **0** | **33.906** |
| Other income | 138 | 1.964 | 18 | 647 | 330 | 3.097 |
| Other expenses | -5.033 | -2.734 | -187 | -474 | -3.064 | -11.491 |
| **Operating result** | **21.911** | **6.141** | **-353** | **546** | **-2.734** | **25.511** |
| **Financial income/expenses - net** | | | | | **-923** | **-923** |
| **Results before tax segment** | **21.911** | **6.141** | **-353** | **546** | **-3.657** | **24.588** |
| Income Tax | -4.014 | -1.125 | 65 | -100 | 670 | -4.504 |
| **Results net of tax segment** | **17.897** | **5.016** | **-288** | **446** | **-2.987** | **20.084** |
| **Depreciations of tangible and intangible assets** | 3.356 | 1.775 | 30 | 199 | 51 | 5.411 |
| **Results before tax, financial results and depreciations per segment** | **25.267** | **7.916** | **-323** | **745** | **-2.682** | **30.922** |

## Fiscal Year 2019

| Results per Segment on 31.12.2019<br>Figures in thousands of € | Container Terminal | Conventional Port | Passenger Traffic | Space Exploitation | Non-allocated items | Company total |
|---|---|---|---|---|---|---|
| **Sales per segment** | | | | | | |
| to external customers | 44.681 | 22.286 | 143 | 1.871 | 0 | 68.981 |
| to other segments | | | | | | |
| **Total Sales per segment** | 44.681 | 22.286 | 143 | 1.871 | 0 | 68.981 |
| **Cost of sales** | -20.559 | -14.461 | -322 | -1.435 | 0 | -36.777 |
| **Gross profit per segment** | **24.122** | **7.825** | **-179** | **435** | **0** | **32.204** |
| Other income | 104 | 2.288 | 19 | 989 | 332 | 3.732 |
| Other expenses | -4.343 | -3.847 | -193 | -700 | -3.095 | -12.178 |
| **Operating result** | **19.883** | **6.267** | **-354** | **724** | **-2.763** | **23.758** |
| **Financial income/expenses - net** | | | | | **-723** | **-723** |
| **Results before tax segment** | **19.883** | **6.267** | **-354** | **724** | **-3.486** | **23.035** |
| Income Tax | -5.682 | -1.791 | 101 | -207 | 996 | -6.582 |
| **Results net of tax segment** | **14.202** | **4.476** | **-253** | **517** | **-2.490** | **16.453** |
| **Depreciations of tangible and intangible assets** | 3.290 | 2.440 | 32 | 165 | 62 | 5.990 |
| **Results before tax, financial results and depreciations per segment** | **23.173** | **8.707** | **-321** | **889** | **-2.701** | **29.748** |

## Fiscal Year 2020

| Results per Segment on 31.12.2020<br>Figures in thousands of € | Container Terminal | Conventional Port | Passenger Traffic | Space Exploitation | Non-allocated items | Company total |
|---|---|---|---|---|---|---|
| Tangible fixed assets utilized for purpose | 43.495 | 1.233 | 361 | 991 | 13.812 | 59.892 |
| Investment property | | | | 3.052 | | 3.052 |
| Other non current assets | 29.344 | 12.076 | 114 | 1.715 | 12.615 | 55.864 |
| Current assets | 2.077 | 6.791 | 29 | 513 | 109.433 | 118.842 |
| Total Assets per segment | 74.916 | 20.100 | 503 | 6.271 | 135.861 | 237.651 |
| | | | | | | 0 |
| Equity | 0 | 0 | 0 | 0 | 168.668 | 168.668 |
| Long term liabilities | 34.472 | 14.937 | 175 | 1.605 | 849 | 52.039 |
| Short term liabilities | 5.573 | 5.918 | 46 | 283 | 5.125 | 16.944 |
| Total Equity and liabilities per segment | 40.045 | 20.854 | 221 | 1.888 | 174.642 | 237.651 |

## Fiscal Year 2019

| Results per Segment on 31.12.2019<br>Figures in thousands of € | Container Terminal | Conventional Port | Passenger Traffic | Space Exploitation | Non-allocated items | Company total |
|---|---|---|---|---|---|---|
| Tangible fixed assets utilized for purpose | 43.495 | 1.875 | 378 | 1.060 | 15.692 | 62.500 |
| Investment property | 0 | 0 | 0 | 3.105 | 0 | 3.105 |
| Other non current assets | 26.328 | 14.088 | 94 | 1.758 | 12.260 | 54.529 |
| Current assets | 2.996 | 5.257 | 55 | 85 | 102.261 | 110.654 |
| Total Assets per segment | 72.819 | 21.220 | 527 | 6.010 | 130.213 | 230.788 |
| Equity | | | | | 161.241 | 161.241 |
| Long term liabilities | 29.817 | 16.158 | 119 | 1.910 | 2.073 | 50.077 |
| Short term liabilities | 4.845 | 3.367 | 14 | 153 | 4.816 | 13.195 |
| Total Equity and liabilities per segment | 34.662 | 19.525 | 133 | 2.063 | 168.130 | 224.513 |

Non-allocated assets mainly regard cash holdings, financial instruments, deferred taxation, as well as tangible fixed assets utilized for own purposes which regard infrastructure works not directly relating to any Operating Segment, while non-allocated liabilities mainly regard all of equity, liabilities from suppliers, income taxes, 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% (19,82%), (2019: 17,83%).

### 7.2 Calculation of earnings 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:

| Amounts in thousands € | **2020** | **2019** |
|---|---|---|
| Profits before tax | 24.588 | 23.035 |
| **Plus: Depreciations of tangible fixed assets, intangible assets, and for the Right of Use Assets (notes 8.2, 8.3, 8.4)** | 5.411 | 5.990 |
| **Less: Net financial income (note 8.23)** | 923 | 723 |
| Operational profits (EBITDA) | 30.922 | 29.748 |

## 8. Item analysis & other disclosures

### 8.1 Investment property

| Amounts in thousands € | 31.12.2020 | 31.12.2019 |
|---|---|---|
| **Balance at the beginning of period** | 3.105 | 3.029 |
| Revaluation gains (note 8.18) | 0 | 76 |
| Impairment Loss (note 8.22) | -53 | 0 |
| **Balance at the end of period** | 3.052 | 3.105 |

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 selected the fair value method for book value calculation 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 investment properties of level 3 is measured for the Company by independent external valuers using the Comparative or Landmark Method. For the purpose of estimation, the following assumptions have been made:

- the properties are not contaminated and not affected by existing or proposed environmental legislation
- the land of each property is not subject to special conditions
- properties are free of mortgages
- real estate is not affected by current or potential future town planning arrangements.

The Company is also affected by the change in the fair value of investment property. A change in property prices of ±5% will result in a corresponding change of approximately € 153 thousand in the income statement (change of € 155 thousand in the income statement of 2019).

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 € 150 thousand for the fiscal year ended on December 31, 2020 (2019: € 150 thousand).

## 8.2 Tangible Assets

| *Amounts in thousands €* | Note | Buildings | Machinery | Vehicles | Furniture, fittings and equipment | Assets under construction & prepayments | Total of Tangible Assets |
|---|---|---|---|---|---|---|---|
| **Cost** | | | | | | | |
| **1 January 2019** | | 22.532 | 70.314 | 4.072 | 4.729 | 16.751 | 118.398 |
| Additions | | 1.630 | 6.847 | 11 | 332 | 2.287 | 11.107 |
| Right of use assets | | 0 | 0 | 145 | 0 | 0 | 145 |
| Transfers | | 955 | 3.452 | 0 | 0 | -4.407 | 0 |
| Disposals | | 0 | -3.969 | -83 | -48 | 0 | -4.101 |
| **31 December 2019** | | **25.117** | **76.643** | **4.145** | **5.013** | **14.632** | **125.549** |
| **1 January 2020** | | 25.117 | 76.643 | 4.145 | 5.013 | 14.632 | 125.549 |
| Additions | | 211 | 4.279 | 46 | 793 | 2.102 | 7.431 |
| Right of use assets | | 0 | 0 | 84 | 0 | 0 | 84 |
| Transfers | | 182 | 64 | 0 | 10 | -255 | 0 |
| Disposals | | -1 | -1 | 0 | -1 | -9 | -13 |
| **31 December 2020** | | **25.508** | **80.984** | **4.276** | **5.814** | **16.470** | **133.052** |
| **Accumulated depreciation** | | | | | | | |
| **1 January 2019** | | 10.258 | 51.141 | 3.561 | 3.990 | 0 | 68.949 |
| Depreciation | | 978 | 3.172 | 97 | 202 | 0 | 4.449 |
| Depreciation of Right of use assets | | 0 | 0 | 26 | 0 | 0 | 26 |
| Disposals | | 0 | -3.969 | -83 | -48 | 0 | -4.100 |
| Impairment loss | | 0 | 0 | 0 | 0 | 0 | 0 |
| **31 December 2019** | | **11.236** | **50.345** | **3.601** | **4.143** | **0** | **69.325** |
| | | **0** | **0** | **0** | **0** | **0** | **0** |
| **1 January 2020** | | **11.236** | **50.345** | **3.601** | **4.143** | **0** | **69.325** |
| Depreciation | | 1.065 | 2.380 | 79 | 253 | 0 | **3.778** |
| Depreciation of Right of use assets | | 0 | 0 | 60 | 0 | 0 | **60** |
| Disposals | | -1 | -1 | 0 | 0 | 0 | **-2** |
| Impairment loss | | 0 | 0 | 0 | 0 | 0 | **0** |
| **31 December 2020** | | **12.300** | **52.724** | **3.740** | **4.396** | **0** | **73.160** |
| | | **0** | **0** | **0** | **0** | **0** | **0** |
| Carrying value at 1 January 2019 | | **12.274** | **19.173** | **511** | **739** | **16.751** | **49.449** |
| Carrying value at 31 December 2019 | | **13.881** | **26.299** | **544** | **869** | **14.632** | **56.224** |
| Carrying value at 31 December 2020 | | **13.208** | **28.261** | **536** | **1.418** | **16.470** | **59.892** |

Company`s 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.

The item "Fixed Assets and Advances" includes projects under development, with the most important task of extending the 6th pier (€ 12,6 m), various port infrastructure projects (€ 3,6 m) and advanced payments for the purchase of mechanical equipment (€ 0,3 million) in view of the mandatory investments coming from the concession agreement.

Finally, within the year, following the decision of the Management, the Company proceeded to the scrapping of old mechanical and other equipment of value € 1,4 thousands.

## 8.3 Intangible Assets

Amounts in thousands €

| | |
|---|---|
| Intangible assets costs as of 01.01.2019 | 3.128 |
| Additions | 436 |
| Intangible assets costs as of 31.12.2019 | 3.564 |
| Accumulated depreciations as of 01.01.2019 | 2.533 |
| Depreciations 2019 | 173 |
| Total depreciation until 31.12.2019 | 2.706 |
| Residual value as of 31.12.2019 | 859 |
| | 0 |
| Intangible assets costs as of 01.01.2020 | 3.564 |
| Additions | 656 |
| Intangible assets costs as of 31.12.2020 | 4.220 |
| Accumulated depreciations as of 01.01.2020 | 2.706 |
| Depreciations 2020 | 168 |
| Total depreciation until 31.12.2020 | 2.874 |
| Residual value as of 31.12.2020 | 1.346 |

Intangible assets are mainly related to software programmes.

## 8.4 Concession Fee upon Property

Right to use assets transactions from 1 January 2020 to 31 December 2020 along with the corresponding last year are analyzed as follows:

Amounts in thousands €

| | |
|---|---|
| Concession Fee as of 01.01.2019 | 44.284 |
| Additions | 0 |
| Concession Fee as of 31.12.2019 | 44.284 |
| Accumulated depreciations as of 01.01.2019 | 1.006 |
| Depreciations 2019 | 1.342 |
| Total depreciation until 31.12.2019 | 2.348 |
| Residual value as of 31.12.2019 | 41.936 |
| | 0 |
| Concession Fee as of 01.01.2020 | 44.284 |
| Additions | 1.950 |
| Concession Fee as of 31.12.2020 | 46.234 |
| Accumulated depreciations as of 01.01.2020 | 2.348 |
| Depreciations 2020 | 1.405 |
| Total depreciation until 31.12.2020 | 3.753 |
| Residual value as of 31.12.2020 | 42.481 |

The right of use concerns the concession contract to the Greek State along with operating leases of vehicles and land use (8.27.2.ii).

## 8.5 Long-term receivables

Long-term receivables are analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Electricity (PPC) guarantees | 18 | 18 |
| Water Supply (EYATH) guarantees | 1 | 1 |
| Natural Gas guarantees | 8 | 8 |
| Other guarantees | 1 | 1 |
| **Total** | **27** | **27** |

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:

| Amounts in thousands € | 31/12/2020 | 31/12/2019 |
|---|---|---|
| Consumables | | |
| At cost | 1.991 | 2.006 |
| minus: Impairment provsion | -462 | -462 |
| At net realizable value | 1.528 | 1.543 |
| Spare parts | | |
| At cost | 208 | 204 |
| At releazible value | 208 | 204 |
| Total inventories at the lowest of cost and net realizable value | 1.736 | 1.747 |

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

## 8.7 Trade receivables

Trade receivables are analyzed as follows:

| Amounts in thousands € | 31/12/2020 | 31/12/2019 |
|---|---|---|
| Trade receivables | 5.600 | 3.541 |
| **Less**: provisions for bad debt | -221 | -249 |
| **Total** | **5.379** | **3.292** |

The Company, as standard practice, receives advance payments (deposits) for works, which are settled at regular intervals. Customer advance payments are contractual liabilities of the company from contracts with customers and amounted on 31.12.2020 to € 5.070 thousands and on 31.12.2019 to € 3.583 thousands (note 8.14)

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' (Note 8.14). 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 31.12.2020, to the sum of € 1.298 thousands and € 1.508 thousands on 31.12.2019 (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, 2020 and 2019 is broken down as follows (amounts in thousands €):

| | |
|---|---|
| **Balance on January 1, 2019** | **600** |
| Additional provision for the fiscal year (note 8.20) | 63 |
| Non-utilized provision (note 8.18) | -5 |
| Customers write-offs | -410 |
| **Balance on December 31, 2019** | **249** |
| Additional provision for the fiscal year (note 8.20) | 12 |
| Non-utilized provision (note 8.18) | -40 |
| Customers write-offs | 0 |
| **Balance on December 31, 2020** | **221** |

On December 31, 2020 customer and other trade receivables maturity dates were as follows (amounts in thousands €):

| | Not overdue and not impaired | 0-30 days | 31-60 days | 61-300 days | >300 days | TOTAL |
|---|---|---|---|---|---|---|
| 31.12.2020 | 1.030 | 1.461 | 486 | 2.402 | 221 | 5.600 |
| Less: Provision | | | | | -221 | -221 |
| **Total 31.12.2020** | **1.030** | **1.461** | **486** | **2.402** | **0** | **5.379** |
| 31.12.2019 | 1.004 | 1.562 | 275 | 452 | 249 | 3.541 |
| Less: Provision | | | | | -249 | -249 |
| **Total 31.12.2019** | **1.004** | **1.562** | **275** | **452** | **0** | **3.292** |

## 8.8 Advances and other receivables

Advances and other receivables are analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Advances to personnel | 49 | 261 |
| Loans to personnel | 332 | 316 |
| Receivables from currently earned income | 1.910 | 3.028 |
| Sundry debtors | 1.703 | 787 |
| Tax income prepayment (Note 8.15) | 0 | 359 |
| Receivables from VAT | 64 | 478 |
| Other receivables from the Greek State (Note 8.27.4) | 6.560 | 6.889 |
| Next fiscal year's expenses | 298 | 164 |
| Doubtful debtors | 292 | 294 |
| Less: provision for doubtful debtors | -297 | -294 |
| Less: provision for doubtful receivables | -768 | -768 |
| Less: provision for receivables from duties and taxes | -3.526 | -3.526 |
| Less: provision for tax audit differences (Notes 8.27.4) | 0 | -1.424 |
| Total | **6.616** | **6.562** |

**Advances to personnel:** Salaries for full-time personnel were paid in advance on the 1st and 16th day of each month till October 2020. The amount presented relates to pay advances for full-time personnel for the month of January 2021.

**Loans to personnel:** The Company provides interest loans to employees which are subject to a 2,4% stamp duty upon receipt. The amount of loan per employee is up to the amount of € 7 thousand and instalments are deducted from the employee salaries. Loans are stated at their nominal value and are similar to their fair value.

**Receivables from the currently earned income:** These came from: (a) accrued interest income € 247 thousands (2019: € 143 thousands), b) Other income € 7 thousands (2019: € 15 thousands) and c) revenues from non-invoiced operations € 1.656 thousands (2019: € 2.882 thousands), which relate to services that were provided until 31.12.2020 but were not invoiced.

The account for the provision for doubtful other receivables for fiscal years ended on December 31, 2020 and 2019 is broken down as follows (amounts in thousands €):

| | |
|---|---|
| **Balance on January 1, 2019** | **340** |
| Additional provision in fiscal year (note 8.20) | 57 |
| Non-utilized provision (note 8.18) | -37 |
| Customers write-offs | -67 |
| **Balance on December 31, 2019** | **294** |
| Additional provision in fiscal year (note 8.20) | 4 |
| Non-utilized provision (note 8.18) | -1 |
| Customers write-offs | 0 |
| **Balance on December 31, 2020** | **297** |

### 8.9 Cash and cash equivalents – Other financial assets

Cash and cash equivalents are broken down as follows:

| Amounts in thousands € | 31/12/2020 | 31/12/2019 |
|---|---|---|
| Cashier's desk | 46 | 45 |
| Sight deposits | 87.550 | 54.420 |
| **Total** | **87.595** | **54.466** |

On 31.12.2020, the company's short-term deposits for more than three months' term period amounted to € 17.516 thousands (2019: € 44.587,5 thousands).

The interest rates for time deposits in fiscal year 2020 ranged from 1% to 1,30% (0,70% to 1,65% in fiscal year 2019). The current value of these sight deposits equals to their book value.

As defined in the pending sects contained in the contract dated February 2, 2018 signed between the Greek State and ThPA S.A. entitled "Concession Agreement Concerning the Use and Exploitation of Certain Areas and Assets within the Port of Thessaloniki", the Company proceeded on 07.02.2018 to issue a Letter of Guarantee for the performance of the contract amounting to € 10 million with a corresponding amount of restricted cash (as cash collateral) which is stated on non-current assets of the Financial Position Statement.

On March 13, 2019, the Company issued a supplementary letter of guarantee amounting to € 20 million, marking the commencement of the First Investment Period, without restricting (as cash collateral) any cash. At the same time, the issuing bank, reduced the amount of the escrow deposit of the first Letter of Guarantee to € 7 million from the initial amount of € 10 million.

Financial income of interest from bank deposits are recognized using the accrued interest principle, and amount to € 1.109 thousands for the fiscal year ended on December 31, 2020, and € 1.189 thousands for the corresponding fiscal year of 2019 (note 8.23).

## 8.10 Equity

### 8.10.1 Share capital

ThPA S.A'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 31.12.2020. There was no change during the period.

### 8.10.2 Reserves

| Amounts in € | **Statutory Reserve** | **Untaxed Reserves** | **Total Reserves** |
|---|---|---|---|
| Balance (1.1.2019) | **8.772** | **57.436** | **66.208** |
| *Other changes for the fiscal year* | | | |
| Profit distribution to reserves | 819 | 0 | 819 |
| Balance (31.12.2019) | **9.591** | **57.436** | **67.027** |
| *Other changes for the fiscal year* | | | |
| Profit distribution to reserves | 1.004 | 0 | 1.004 |
| Balance (31.12.2020) | **10.596** | **57.436** | **68.031** |

The statutory reserve has been formed in compliance with the provisions in force 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.

The above Special Tax-Free Reserve is taxed under the conditions and to the extent provided for in the general provisions, i.e. in the event of its distribution or capitalization. The tax on any goodwill to be distributed or capitalized will be calculated based on the tax rate applicable to the taxation of the profits of the year in which the distribution or capitalization will take place.

## 8.11 Provisions for liabilities to employees

Provision for liabilities to employees is analyzed as follows (amounts in thousands €):

| **Liability recognized in the Financial Position Statement** | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Present Value of obligations | **5.647** | **5.240** |
| | | |
| **Amounts recognized in the Comprehensive Income Statement** | | |
| Service cost of current employment | 186 | 70 |
| Net Interest on the Net Defined Benefit Liability/(Asset) | 39 | 58 |
| | **225** | **128** |
| Past service cost | 26 | 57 |
| Settlement/curtlaiment/Termination loss/(Gain) | 767 | 2.131 |
| Other expense/(income) | 0 | -20 |
| (Profit)/loss charged in P&L | **1.017** | **2.295** |
| Liability Gain/(Loss) due to changes in assumptions | -221 | -286 |
| Liability Gain/(Loss) arising during the year | -681 | -6 |
| | **-903** | **-292** |
| Adjustment on Defined Benefit Obligation through Other Comprehensive Income | 0 | 1.190 |
| **Total Gain/(Loss) recognized in Other Comprehensive Income** | **-903** | **898** |

| **Changes (movement) in Net Defined Liability recognized in Financial Position Statement** | **1/1/2020-31/12/2020** | **1/1/2019-31/12/2019** |
|---|---|---|
| Net Liability/(Assset) at the beginning of the period | 5.029 | 3.945 |
| Benefits paid directly by the company | -1.611 | -102 |
| Total Expense Recognized in Income Statement | 1.326 | 2.295 |
| Amount of (Profit)/Loss recognized in Other Comprehensive Income | 903 | -898 |
| **Net Liability/(Assset) in BS at the end of the period** | **5.647** | **5.240** |

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

In case the average annual payroll increases or decrease by 0,5%, then we have no significant change in the present value.

| | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Discount rate | 0,35% | 0,78% |
| Rate of future salary increases | 0,00% | 0,00% |
| Average of expected residual working life | 18,57 | 14,96 |

In case the average annual payroll increases by 0,5%, then the liability will be amounted to € 5.675 thousands and in case of decrease by 0,5%, then the liability will be amounted to € 5.619 thousands. In case of change of the discount rate by + 0.1% then the liability will be amounted to € 5.325 thousands and by -0.1% the liability will be amounted to € 5.351 thousands.

The Company calculates the reserve for personnel`s compensation due to retirement in compliance with the provisions of the sectoral collective labor agreement (E.S.S.E.). Personnel compensation liabilities for fiscal years 2020 and 2019 were calculated using an actuarial study.

## 8.12 Other provisions

The movement of other provisions is broken down as follows (amounts in thousands €):

| | |
|---|---|
| Balance on 1.1.2019 | **915** |
| Additional provisions (note 8.27.4, 8.22) | 0 |
| Used provision | -497 |
| Balance on 31.12.2019 | **418** |
| Additional provisions (note 8.27.4, 8.22) | 0 |
| Used provision | 0 |
| Balance on 31.12.2020 | **418** |

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

Client FRONTIDA SA, is in a long-standing legal dispute to ThPA S.A., by requesting a retroactive rent reduction due to the financial crisis.

The last court Decision (617/2018 from Thessaloniki Appeal Court) admitted their request for rents refurd by ThPA S.A., and in an amount estimated at € 463 thousands.

In fact, a private agreement was signed between the two parties to ratify the above.

It is noted that this agreement, for ThPA S.A, does not mean acceptance of Court`s Appeal Decision, and is valid until the issuance of the Supreme Court Decision (where it was discussed in October 2019).

Therefore, the amount of the existing provision is deducted from the account "advances and other receivables".

### 8.13 Other long-term liabilities

Other long-term liabilities are analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Leasehold deposits | 188 | 162 |
| Total | 188 | 162 |

### 8.14 Short-term liabilities

Short-term liabilities, except the income tax and the short-term lease liability, are analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Liabilities to suppliers | 3.284 | 2.661 |
| Customer down payments | 5.070 | 3.583 |
| Dividends payable | 0 | 10 |
| Other liabilities and accrued expenses | 5.681 | 5.094 |
| **Total** | **14.036** | **11.348** |

The above liabilities do not involve interest and are usually settled within 6 months.

**Customer prepayments:** Prior to initiating the service, the Company shall receive advanced payments from Contractual Sector customers. These advanced payments constitute for the Company a contractual obligation to its customers and are settled on completion of the service provision and the recognition of revenue at the beginning of the next financial year (Note 8.7).

**Dividends payable:** This figure regards previous year dividends.

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

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Taxes-Duties on personnel and third party remuneration | 1.026 | 874 |
| Other taxes duties | 43 | 49 |
| Social insurance and pension fund liabilities | 1.264 | 1.114 |
| Personnel remunaration payable | 1.792 | 539 |
| Fees due to BoD members (note 8.26) | 2 | 78 |
| Accrued expenses | 1.205 | 2.274 |
| Other-short term liabilities | 349 | 167 |
| **Total** | **5.681** | **5.094** |

**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:**

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Social Security Institute (EFKA)- Other principal insurance funds | 1.264 | 1.114 |
| **Total** | **1.264** | **1.114** |

The Company has no outstanding debts to social security Funds.

**Personnel remuneration payable**: This amount includes the remuneration of personnel for December 2020, which has been paid during January 2021.

**Accrued expenses:** This account is analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Third-party fees | 122 | 780 |
| Third-party benefits | 76 | 183 |
| Tax-Duties | 1 | 2 |
| Concession Fee,amount in excess of considered amount (8.27.2) | 806 | 787 |
| Personnel remuneration | 1 | 67 |
| Other expenses | 179 | 348 |
| Discounts on sales for fiscal year | 20 | 107 |
| **Total** | **1.205** | **2.274** |

**Concession fee:** refers to the excessive part, in addition to the mandatory minimum liability payable to the Greek State under the Concession Agreement of the Port and is increased by sales increase.

**Discounts on sales** refers to the Company's obligation to its customers under the terms of the agreements signed between the two parties in relation of achieving of the objectives described in the above contracts.

## 8.15 Income taxes payable

The income taxes payable amount is analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Income Tax (Note 8.24) | 5.988 | 6.377 |
| Advances/TaX Witheld | -4.986 | -6.377 |
| **Total** | 1.002 | 0 |

## 8.16 Sales

| **Sales** | | |
|---|---|---|
| Amounts in thousands € | **1.1-31.12.2020** | **1.1-31.12.2019** |
| **Container terminal** | | |
| Ship services | 31.855 | 30.890 |
| Land services | 16.554 | 12.596 |
| Mooring and berthing | 1.297 | 1.175 |
| Utilization of spaces | 24 | 20 |
| **Total** | **49.730** | **44.681** |
| **Conventional Terminal** | | |
| Ship services | 15.777 | 17.416 |
| Land services | 1.808 | 2.138 |
| Mooring and berthing | 1.428 | 1.485 |
| Utilization of spaces | 427 | 773 |
| Income from other services | 781 | 474 |
| **Total** | **20.221** | **22.286** |
| **Passenger Terminal** | | |
| Ship services | 0 | 3 |
| Land services | 52 | 28 |
| Mooring and berthing | 32 | 55 |
| Income from other services | 107 | 57 |
| **Total** | **191** | **143** |
| **Utilization of spaces and other** | | |
| Utilization of spaces | 219 | 352 |
| Income from other services | 1.362 | 1.519 |
| **Total** | **1.582** | **1.871** |
| **TOTAL REVENUE** | **71.724** | **68.981** |

## 8.17 Cost of sales

Cost of sales is analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Personnel remuneration and expenses (note 8.21) | 20.915 | 17.752 |
| Third parties remuneration and expenses | 588 | 388 |
| Third parties benefits | 7.744 | 7.902 |
| Taxes-Duties | 80 | 153 |
| Miscellaneous expenses | 549 | 830 |
| Depreciation (notes 8.2, 8.3) | 5.134 | 5.745 |
| Provision for personnel compensation (note 8.11) | 674 | 1.853 |
| Consumpion of materials spare parts | 2.132 | 2.155 |
| **Total** | **37.817** | **36.777** |

## 8.18 Other revenue and profits

Other revenue and profits are analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Revaluation gains of fixed assets (note 8.1 investment property) | 0 | 76 |
| Income from insurance compensations | 99 | 1 |
| Income from rents (note 8.27) | 2.625 | 2.842 |
| Income from non-utilized provisions (notes 8.7,8.8,8.11,8.12) | 48 | 518 |
| Revenue from expenditure allowances | 10 | 44 |
| Revenue from liability write-offs | 0 | 121 |
| Other income from previous fiscal years | 314 | 130 |
| **Total** | **3.096** | **3.732** |

## 8.19 Administrative Expenses

Administrative expenses are analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Personnel remuneration and expenses (note 8.21) | 6.124 | 3.923 |
| Third parties remuneration and expenses | 2.073 | 3.539 |
| Third parties benefits | 928 | 1.201 |
| Taxes-Duties | 239 | 239 |
| Miscellaneous expenses | 795 | 526 |
| Depreciation (notes 8.2, 8.3) | 267 | 225 |
| Provision for personnel compensation (note 8.11) | 144 | 422 |
| Consumpion of materials spare parts | 43 | 37 |
| **Total** | **10.614** | **10.111** |

**Third party fees and expenses:** the amount includes mainly the cost of management fees and fees for management incurred after the Concession Agreement has been signed (note 8.26).

**Certified Auditors-Accountants fees**: Total fees charged, regarding fiscal year 2020 by legal audit office are analyzed as follows:

**Certified Auditors-Accountants fees**

| Amounts in thousands € | **2020** | **2019** |
|---|---|---|
| Fees for mandatory audit of financial statements | 42 | 42 |
| Fees for other audit services (tax certificate and others) | 17 | 15 |
| **Total** | **59** | **57** |

## 8.20 Distribution Expenses

Distribution expenses are analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Personnel remuneration and expenses (note 8.21) | 220 | 169 |
| Third parties remuneration and expenses | 202 | 53 |
| Third parties benefits | 17 | 9 |
| Taxes-Duties | 0 | 5 |
| Miscellaneous expenses | 25 | 510 |
| Depreciation (notes 8.2, 8.3) | 10 | 20 |
| Provision for bad debt (notes 8.7, 8.8) | 15 | 119 |
| Provision for personnel compensation (note 8.11) | 0 | 21 |
| Consumpion of materials spare parts | 1 | 0 |
| **Total** | **488** | **908** |

## 8.21 Number of personnel and payroll cost

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

| | 31/12/2020 | 31/12/2019 |
|---|---|---|
| Salaried Employees * | 333 | 317 |
| Day Laborers ** | 127 | 127 |
| **Total** | **460** | **444** |
| *of whom Technological Education Institute students | 0 | 0 |
| *of whom fixed term | 93 | 67 |
| ** of whom Hellenic Manpower Organization (HMO) students | 2 | 9 |

| Amounts in thousands € | 1/1-31/12/2020 | 1/1-31/12/2019 |
|---|---|---|
| Full-time personnel salaries | 14.780 | 11.875 |
| Employer contributions to social security funds | 3.371 | 2.866 |
| Side Benefits | 478 | 364 |
| Personnel severance | 1.663 | 15 |
| Personnel compensation provision (note 8.11) | 614 | 1.133 |
| **Subtotal** | **20.906** | **16.253** |
| Wages | 5.331 | 5.049 |
| Wages of Greek Manpower Employment Organization (OAED) | 9 | 0 |
| Employer contributions to social security funds | 1.482 | 1.530 |
| Side Benefits | 145 | 160 |
| Personnel compensation provision | 203 | 1.148 |
| **Subtotal** | **7.170** | **7.887** |
| **General total** | **28.076** | **24.139** |

it is noted that the personnel's salaries and expenses increased by 24,79% due to new CLAs signed effective as of 1.1.2020, the hiring of managerial staff personnel and the severance given to former Chairman & Chief Executive Officer.

## 8.22 Other expenses and losses

Other expenses are analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Loss from investment property valuation (note 8.1) | 53 | 0 |
| Loss from fixed assets impairment | 1 | 1 |
| Surchanges to insurance funds contributions | 5 | 0 |
| Previous fiscal year expenses | 171 | 625 |
| Compensations to third parties | 138 | 22 |
| Tax penalites | 13 | 16 |
| Loss from foreign exchange | 3 | 0 |
| Loss from receivables write-offs | 0 | 475 |
| Other | 5 | 19 |
| **Total** | **389** | **1.159** |

## 8.23 Financial income (expenses)

Financial income/(expenses) are analyzed as follows:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| **Financial Income** | | |
| Credit Interest (note 8.9) | 1.109 | 1.189 |
| **Total** | **1.109** | **1.189** |
| | | |
| **Financial Expenses** | | |
| Interest Charges and related expenses | 314 | 252 |
| Interest Charges from Right of Use | 1.718 | 1.660 |
| **Total** | **2.032** | **1.911** |

## 8.24 Income tax (current and deferred)

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

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Current Income Tax (Note 8.15) | 5.988 | 6.377 |
| Deferred Income Tax | -60 | 205 |
| Income from unaudited tax years,provision write-off (Note 8.27.4) | -1.424 | 0 |
| **Total** | **4.504** | **6.582** |

Pursuant to tax law 4172/2013, the tax rate for fiscal year 2020 is 24% (2019:24%).

Tax statements 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.

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

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| Profits before income tax | 24.588 | 23.035 |
| Current tax rate | **24%** | **24%** |
| Income tax calculated with current tax rate | 5.901 | 5.528 |
| Tax effect of non-deductible expenses | 540 | 2.713 |
| Tax effect of untaxed income | -757 | -330 |
| Tax effect from a change in tax rate | 244 | -1.329 |
| Provision reversal for unaudited fiscal years | -1.424 | 0 |
| **Tax expense in the Comprehensive Income Statement** | **4.504** | **6.582** |
| Effective tax rate | 18,32% | 28,57% |

Charges 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:

| **Amounts in thousands €** | **Balance 1/1/2020** | **(Debit)/Credit in Results - other income** | **Balance 31/12/2020** |
|---|---|---|---|
| Investment property | -211 | 13 | -198 |
| Tangible fixed assets utilized for own purposes | 2.640 | 57 | 2.697 |
| Intangible assets | -10.140 | -93 | -10.233 |
| Inventories | 111 | 0 | 111 |
| Trade & Other receivables | 48 | -4 | 44 |
| Provisions for liabilities towards employees | 1.258 | 98 | 1.355 |
| Other liabilities and provisions | 11.003 | 206 | 11.209 |
| **Total** | **4.708** | **276** | **4.984** |
| Recognized as: | | | |
| Net Deferred Tax receivable | **4.708** | | **4.984** |

| **Amounts in thousands €** | **Balance 1/1/2019** | **(Debit)/Credit in Results - other income** | **Balance 31/12/2019** |
|---|---|---|---|
| Investment property | -233 | 22 | -211 |
| Tangible fixed assets utilized for own purposes | 3.428 | -788 | 2.640 |
| Intangible assets | -96 | -10.044 | -10.140 |
| Inventories | 133 | -22 | 111 |
| Trade & Other receivables | 89 | -41 | 48 |
| Provisions for liabilities towards employees | 1.162 | 95 | 1.258 |
| Other liabilities and provisions | 687 | 10.316 | 11.003 |
| **Total** | **5.169** | **-461** | **4.708** |
| Recognized as: | | | |
| Net Deferred Tax receivable | **5.169** | | **4.708** |

The balance of the deferred income tax is shown in the table below:

| **Amounts in thousands €** | **01.01.2020** | **01.01.2019** |
|---|---|---|
| Balance on 01.01.2020 | 4.708 | 5.169 |
| Deferred tax in profit or loss | 60 | -205 |
| Deferred tax on other income | 217 | -256 |
| Balance on 31.12.2020 | **4.984** | **4.708** |

### 8.25 Dividends

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

The Annual General Meeting of 30/06/2020 decided to distribute dividends for amount of €11.794 thousands responding to 1,17 €/share. As per article 64 of Law 4172/2013 implementation, the tax rated 10% upon the dividend, was withheld only for rest shareholders than the wider public sector for amount €129 thousands. Consequently, the net dividend payable amount was assessed to €11.665 thousands and was paid in July 2020.

The Annual General Meeting of 26/06/2019 decided to distribute dividends for amount of €5.746 thousands responding to €0,57 €/per share. As per article 64 of Law 4172/2013 implementation, tax rated 10% upon the dividend, was withheld only for rest shareholders than the wider public sector and SEGT for amount €127 thousands. Consequently, the net dividend payable amount was assessed to €5.619 thousands and was paid in July 2019.

On 21.04.2021 the Board of Directors of the Company proposed the distribution dividends becoming from 2020 profits of €14.314 thousands which responds το 1,42 €/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:

| Amounts in thousands € | **31/12/2020** | **31/12/2019** |
|---|---|---|
| **Short term Liabilities** | | |
| BoD members remuneration | 70 | 446 |
| Salaries to executive staff | 3.368 | 1.793 |
| **Total (a)** | **3.438** | **2.240** |
| Post-retirement benefits related to: | | |
| Post-working allowances | 19 | 3 |
| **Total (b)** | **19** | **3** |

Note: Salaries to executive staff (managerial staff) and other executives were subject to employer contributions of € 230 thousands (31.12.2019: € 248 thousands).

Beyond the aforementioned remunerations-transactions, no other business relation or transaction took place in the period 1/1/2020–31/12/2020, as well as no other benefit during the current fiscal year between the company and the people participating in its Management. Moreover, on 31/12/2020 remuneration to members of the BoD for the month of December were owed, amounting to € 2 thousands (31.12.2019: € 78 thousands) (note 8.14).

Finally, it is cited that the cumulative provision for personnel compensation includes an amount of € 87 thousands (31.12.2019: € 154 thousands), that concerns senior managers and other executives of the Company.

*Transactions with affiliated companies*

The Company has entered into two management service agreements with Terminal Link SA (TL) and CMA INTERNATIONAL MOBILITY SERVICES (CIMS) SA whereby Terminal Link provides technical and operational expertise, while CIMS provides support services within expert personnel to the Company. 2020 fees were amounted to € 900 thousands (2019 € 1.741 thousands) for TL and € 497 thousands for CIMS (2019: € 0 thousands).

Liabilities towards the two companies above were amounted € 488 thousands on December 31st, 2020.

Receivables from the two companies above were amounted € 340 thousands on December 31st 2020.

*Participations to affiliated companies*

On November 2020 ThPA Sofia EAD (ThPA S.A. subsidiary) was founded with initial Share Capital 50.000,00 BGN (€ 26 thousands). The Company does not consolidate the subsidiary as the participation amount is considered insignificant. The intercompany balance towards ThPA S.A. in December 2020 was € 133 thousands. Out of the above amount, € 6 thousands relates to Reach Stacker machine lease from the mother to the subsidiary Company.

Receivables from the Company above were amounted € 147 thousands on December 31st 2020.

*Final controlling entity*

The ultimate controlling entity of the Company is South Europe Gateway Thessaloniki, which directly owns 67% of the Company.

All transactions to related parties are carried out on purchase terms.

## 8.27 Commitments, Contingent receivables – liabilities and Guarantees

### 8.27.1 Pending cases

*Third party claims*

On 31.12.2020 there were third party claims pending against the company for a total sum of € 85,5 million (2019 € 80,6 million). Out of the total of the disputed claims: a) an amount of € 77,3 million relates to the claim of the company "ACTE PARK / CAPITAL CONNECT" for lost profits due to the cancellation of a tender procedure for the construction of floating parking in the port of Thessaloniki.

The case was adjudicated in October 2018 and in March 2019, issue No.3373/2019 was issued by the Multimember Court of First Instance of Thessaloniki, which declared the action to be dismissed in its entirety and essentially unfounded. This decision is not final as the deadline for appealing has not yet expired. (b) A sum of €3,08 million regards four actions lodged by employees of Th.PA. S.A. contesting amounts withheld pursuant to Laws 3833/2010, 3845/2010 and 4024/2011. These lawsuits were annulled and will be resumed with summons in case the lawsuit of one of the plaintiffs is successful, which is being tried on a pilot basis and has been rejected at first instance. (c) an amount of € 3,79 million upon request from Company RINIA XH as compensation for RINIA XH's damages (loss of earnings and non-pecuniary damages) due to the bad state of the auctioned quantity of 36,155 cartons of cigarettes by various manufacturers acquired as a bidder in an auction held on 21.03.2012. The action has been discussed at 23.01.2020 and Court Decision Nr.5233/20 dismissed the action and ordered the Company to pay the legal cost of ThPA S.A. of €12 thousands. NTP RINIA-XH appealed the decision and (d) € 1 million upon other claims. This amount concerns a claim from Company`s N.T.P. RINIA, (case c) customs agent, for compensation about non-pecuniary damage. The case has not been determined and the Company at this stage estimates that it will end up in its favor. e) The remaining amount of € 0.4 million mainly concerns labor disputes for which decisions have been issued in favor of the company and the plaintiffs have filed appeals.

Company Management, following the opinion of its legal consultant, decided not to form a relevant provision for the cases above, since it is anticipated that their outcome will be positive for the Company and no burden is expected for the Company.

*Company claims*

The Company's claims before Courts against third parties' amount to € 370 thousands (31.12.2019: € 376 thousands). The claims include a) an amount of € 171 thousands from compensations and b) an amount of € 199 thousands from other pending claims.

### 8.27.2.*i.* Future rents from operating lease agreements receivable

The Company has signed various operating lease agreements which concern a concession of spaces until June 2025. The future minimum rents to be collected in future fiscal years, as such ensue from existing operating lease contracts are as follows (amounts in thousands €):

| **Contracts up to:** | **31/12/2020** | **31/12/2019** |
|---|---|---|
| 1 year | 621 | 473 |
| 1 – 5 years | 883 | 1.049 |
| Over 5 years | - | - |
| **Total** | **1.504** | **1.522** |

### 8.27.2. *ii.* Commitments from Contracts

The Company, under the concession agreement signed with the Greek State, is required to pay an annual price equal to 3,5% of its consolidated income, with a minimum annual paid amount of € 1,8 million. For the year ended 31 December 2020 this liability is equal to the amount of € 2,61 million and is shown in the statement of financial Position as short-term liability amount € 1,8 million in the short-term lease liability (note 8.27.2.ii) and amount € 806 thousands in other short-term liabilities and accrued expenses (note 8.14). The long-term lease liability amount is € 43,98 million (€ 44,12 million in December 2019) is disclosed under long-term liabilities from right of use.

Furthermore, the Company has signed lease agreements for the right of use of cars to serve its operational needs. The short-term liability of € 71 thousands is presented in in the statement of financial Position under the short-term lease liability line item and the amount of € 136 thousands is presented in the long-term lease liability.

Since January 2020, the company has signed a long-term lease agreement for land use, to serve its business needs (cargo storage) with a fixed monthly rent of € 8,5 thousands. The short-term liability amount € 36 thousands is reflected in the Statement of Financial Position under Short-term liabilities from the right of use and the amount of € 1,68 million is reflected under the long-term liabilities from the right of use.

The amounts recognized in the total income statement including the transaction of right of assets` use and the leasing liability from January 1, 2020 up to December 31, 2020 are analyzed as follows:

**Right of Use**

| amounts in thousands € | **Greek State Concession** | **Vehicles** | **Land Use** | **Total** | **Lease Liabilities** |
|---|---|---|---|---|---|
| **Balance 1.1.2019** | 43.278 | 67 | 0 | 43.345 | **45.689** |
| Additions | | 145 | 0 | 145 | **145** |
| Depreciations (notes. 8.2, 8.4) | -1.342 | -26 | 0 | -1.368 | |
| Financial Cost | | | | | **1.660** |
| Payments | | | | | **-1.390** |
| **Balance 31.12.2019** | 41.936 | 185 | 0 | 42.121 | **46.104** |
| | | | | | |
| **Balance 1.1.2020** | 41.936 | 185 | 0 | 42.121 | **46.104** |
| Additions | | 84 | 1.950 | 2.035 | **2.035** |
| Depreciations (notes. 8.2, 8.4) | -1.342 | -59 | -63 | -1.464 | |
| Financial Cost | | | | | **1.718** |
| Payments | | | | | **-2.165** |
| **Balance 31.12.2020** | 40.594 | 211 | 1.887 | 42.692 | **47.692** |

| Undiscounted lease liabilities from 2021 to 2051 analysis is presented in the table below (amounts in thousands €) | Consession Fee to Greek State | Vehicles | Land Use | 2020 |
|---|---|---|---|---|
| 1 year | 1.800 | 75 | 102 | 1.977 |
| 2-5 years | 7.220 | 141 | 408 | 7.769 |
| Later than 5 years | 70.878 | | 2.270 | 73.148 |
| Total | 79.898 | 216 | 2.780 | 82.893 |

| Undiscounted lease liabilities from 2020 to 2051 analysis is presented in the table below (amounts in thousands €) | Consession Fee to Greek State | Vehicles | Land Use | 2019 |
|---|---|---|---|---|
| 1 year | 1.800 | 52 | | 1.852 |
| 2-5 years | 7.200 | 137 | | 7.337 |
| Later than 5 years | 72.698 | | | 72.698 |
| Total | 81.698 | 189 | | 81.887 |

### 8.27.3 Guarantees

The Company held on 31/12/2020, letters of credit from suppliers – customers amounting to € 2,83 million compared to €4,3 million for the corresponding fiscal year of 2019. Out of this amount, € 1,54 million is related to suppliers and € 1,3 million to customers for 2020 compared to €2,82 million relating to suppliers and € 1,51 million to customers for 2019 respectively.

As defined in the pending sects contained in the contract dated February 2, 2018 signed between the Greek State and ThPA S.A. entitled "Concession Agreement Concerning the Use and Exploitation of Certain Areas and Assets within the Port of Thessaloniki", the Company proceeded on 07.02.2018 to issue a Letter of Guarantee for the performance of the contract amounting to € 10 million with a corresponding amount of restricted cash (as cash collateral) which is stated on non-current assets of the Financial Position Statement.

On March 13, 2019, the Company issued a supplementary letter of guarantee amounting to € 20 million, marking the commencement of the First Investment Period, without restricting (as cash collateral) any cash. At the same time, the issuing bank, reduced the amount of the escrow deposit of the first Letter of Guarantee to € 7 million from the initial amount of € 10 million.

### 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 €2,75 million which was paid on 2.11.2016 with reservation, since the payment of the amounts charged does not entail 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 S.A. 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 S.A. within the deadline provided for, whereupon it was deemed as an inferred rejection. Following this, ThPA S.A. 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. This appeal was heard on March 20, 2018 and in 2019 a decision rejecting the appeal on formal grounds was issues, while the Company then proceeded with the lodgment of a new appeal.

On February 24th, 2021, it was notified to ThPA S.A. the decision numbered 287/2021 issued by the Administrative Court of Appeal of Athens, whereas returns unduly the amount of € 2,69 million out of € 2,75 million which was paid on 2.11.2016 regarding tax years 2005-2010, as well as the re-audit for fiscal year 2011. Further to the amount, an annual interest at a rate of 5.75% is calculated as of 30.03.2017 and € 12 thousands administrative duties are subject to refund.

The Company has formed a cumulative provision amounting to €1,42 million in order to cover the maximum assessed risk from the final encumbrance of the tax audit, which is presented as deducted from the corresponding receivable. This provision has been reversed within 2020 and that had an equal positive impact into the financial statement results.

For fiscal years 2011-2019, the Company, which is subject to tax audit by Chartered Auditors-Accountants in compliance with the provisions of 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 additional tax liabilities.

For fiscal year 2020 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 for fiscal year 2020. 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.

According to current legislation, tax years subject to re-audit by Tax Audit Authorities, are subject to five-year limitation period as well.Consequently, tax years up to 2014 are considered definitively terminated.

The Management considers that for the opened tax years 2015-2020 no tax liability is expected to arise by any future tax audit.

### 8.27.5 Capital expense commitments

On the basis of the concession agreement signed on 2 February 2018 between ThPA S.A. and the Greek State, the obligation to invest in infrastructure and equipment projects amounting to € 180 million is a result by 2025.

In December 2020 the Company had signed contract to Shanghai Zhenhua Heavy Industries LTD regarding to the new mechanical equipment for two ship to shore Gantry cranes for a total amount of € 15,7 million.

Delivery and final invoicing is expected to be done until the beginning of 2022.

In addition, a contract for a new "Container Terminal Operating System (CTOS)" has been signed for amount € 1,5 million.

In respect of these contracts, an advance of € 150 thousands, which is reflected in the Tangible Fixed Assets, has been granted in the category "Assets under construction and prepayment".

## 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, 2020 and 2019 is as follows:

| | 01.01-31.12.2020 | 01.01-31.12.2019 |
|---|---|---|
| Net profits corresponding to the company's shareholders (amount in thousands) | 20.084 | 16.453 |
| Average weighted number of common shares | 10.080.000 | 10.080.000 |
| **Basic abd diluted earnings per share (€/share)** | **1,99** | **1,63** |

## 8.29 Events after the date of the financial statements

In 2021, and during the First Investment Period, in which ThPA. S.A. realize Mandatory Investments amounting to 180 million Euro, ThPA S.A. will include the following individual investments:

- **Extension of the Port infrastructure of the 6th pier and specifically:**

On 5th of February 2021, the submission of binding financial and technical offers for the 2nd Stage – Call for Bids for the selection of the contractor for the project "Expansion of the Marine Works Infrastructure of Pier 6 was completed. Binding financial and technical offers were submitted by five (5) schemes.

- **The acquisition of two STS Cranes**, with a total value of € 15,6 million, a maximum lifting capacity of 65 tons and 50 tons in twin-lift mode and in single-lift mode respectively, from the world leader in manufacturing and delivery of Port Equipment, is part of the Mandatory Enhancements undertaken by ThPA S.A. based on the Concession Agreement with the Greek State.

Global COVID-19 pandemic continues to cause negative impact to company`s financial activities. The Management still takes all the necessary measures for the protection of Company's employees` health through constant medical tests and putting in force the "working from home" system applying for at least the 60% of the total staff.

On February 24th, 2021 it was notified to ThPA S.A. the decision numbered 287/2021 issued by the Administrative Court of Appeal of Athens, whereas returns unduly the amount of € 2,69 million out of €2,75 million, which was paid on 2.11.2016 regarding tax years 2005-2010, as well as the re-audit for fiscal year 2011. Further to the amount, an annual interest at a rate of 5.75% is calculated as of 30.03.2017 and € 12 thousands administrative duties are subject to refund.

Within the same period, the Company notified to all engaged parties the establishment of new office premises in Athens.

Finally, in accordance with L.3556/2007, ThPA S.A. informed about the notification received on 1/2/2021 from its shareholder "SOUTH EUROPE GATEWAY THESSALONIKI-SEGT Ltd." (SEGT), regarding the company "Belterra Investments Ltd." (Belterra) based in Cyprus, which based on the Share Purchase Agreement (SPA) as of 1/2/2021, agreed to purchase from the Seller company "Helanor Holdings Ltd." (Helanor), based in Cyprus, 70% of the shares of "Melbery Investments Ltd." (Melbery), based in Cyprus. On March 22nd, 2021 the above agreement was approved by the Hellenic Competition Commission.

Besides the above, there were no other events after the financial statements on December 31, 2020 which significantly affect the understanding of these financial statements and must be either disclosed or differentiate the items in the published financial statements.

**THESSALONIKI, 21/4/2021**

**THOSE RESPONSIBLE FOR THE PREPARATION OF THE FINANCIAL STATEMENTS**

| THE BoD EXECUTIVE CHAIRMAN OF ThPA S.A. | THE MD-CEO OF ThPA S.A. | THE CHIEF FINANCIAL OFFICER OF ThPA S.A. | THE HEAD OF THE ACCOUNTING DEPARTMENT |
|---|---|---|---|
| ATHANASIOS LIAGKOS | FRANCO NICOLA CUPOLO | HENRIK M. JEPSEN | PANAGIOTIS NYDRIOTIS |
| ID Card No AK 148312 | Passport No.YB5642474 | Passport No.210905596 | ID Card No. AI 147478<br>LICENSE NO 0100227<br>A CLASS |