

Leptos Calypso Hotels Public Limited

Consolidated financial statements for the year ended 31 December 2017

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Important note

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

Leptos Calypso Hotels Public Limited

Consolidated income statement for the year ended 31 December 2017

	2017 €	2016 €
Revenue	29.898.149	26.396.743
Cost of sales	(21.899.873)	(20.254.200)
Gross profit	7.998.276	6.142.543
Selling and marketing costs	(662.690)	(794.328)
Administrative expenses	(2.768.931)	(3.370.358)
Other income	192.678	1.026.828
Other (losses)/gains – net	(1.222.536)	441.546
Operating profit	3.536.797	3.446.231
Finance costs	(2.495.522)	(1.659.295)
Gain on disposal of assets held for sale	-	7.307.874
Profit before income tax	1.041.275	9.094.810
Income tax expense	(201.826)	(169.311)
Profit for the year	839.449	8.925.499
Profit attributable to:		
Equity holders of the Company	850.654	8.949.098
Non-controlling interest	(11.205)	(23.599)
	839.449	8.925.499
Profit per share attributable to equity holders of the Company during the year		
- Basic and diluted (cents)	0,66	6,94

Leptos Calypso Hotels Public Limited

Consolidated statement of comprehensive income for the year ended 31 December 2017

	2017 €	2016 €
Profit for the year	839.449	8.925.499
Other comprehensive losses:		
Items that will not be reclassified to profit or loss		
Deferred tax adjustment	(3.259)	(3.153.736)
Loss on revaluation of property, plant and equipment, net of tax	-	(597.218)
Other losses	-	(220.095)
Other comprehensive loss for the year, net of tax	(3.259)	(3.971.049)
Total comprehensive income for the year	836.190	4.954.450
Attributable to:		
Equity holders of the Company	847.395	5.929.941
Minority interest	(11.205)	(975.491)
	836.190	4.954.450

Leptos Calypso Hotels Public Limited

Consolidated balance sheet as at 31 December 2017

	2017 €	2016 €
Assets		
Non-current assets		
Property, plant and equipment	120.959.888	121.251.961
Investment property	14.997.409	14.997.409
Available-for-sale financial assets	17.750.283	17.602.570
Deferred income tax asset	42.706	42.706
Operating lease prepayments	600.000	2.428.170
	<u>154.350.286</u>	<u>156.322.816</u>
Current assets		
Inventories	727.252	680.316
Trade and other receivables	3.501.571	3.119.292
Cash and cash equivalents	1.763.537	3.633.366
	<u>5.992.360</u>	<u>7.432.974</u>
Total assets	<u><u>160.342.646</u></u>	<u><u>163.755.790</u></u>
Equity and liabilities		
Equity attributable to owners of the parent		
Share capital	43.856.392	43.856.392
Share premium	2.870.968	2.870.968
Other reserves	49.106.639	49.251.445
Accumulated losses	(27.600.607)	(28.592.808)
	<u>68.233.392</u>	<u>67.385.997</u>
Non-controlling interest	1.687.010	698.215
Total equity	<u>69.920.402</u>	<u>68.084.212</u>
Non-current liabilities		
Borrowings	52.144.067	52.857.696
Deferred income tax liabilities	20.013.547	19.822.717
Trade and other payables	1.035.758	968.232
	<u>73.193.372</u>	<u>73.648.645</u>
Current liabilities		
Trade and other payables	12.535.917	12.374.194
Borrowings	4.678.700	9.648.739
Current income tax liabilities	14.255	-
	<u>17.228.872</u>	<u>22.022.933</u>
Total liabilities	<u>90.422.244</u>	<u>95.671.578</u>
Total equity and liabilities	<u><u>160.342.646</u></u>	<u><u>163.755.790</u></u>

Leptos Calypso Hotels Public Limited

Consolidated statement of changes in equity for the year ended 31 December 2017

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

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Consolidated statement of changes in equity for the year ended 31 December 2017 (continued)

	<u>Attributable to equity holders of the Company</u>				<u>Total</u>	<u>Non-controlling interest</u>	<u>Total</u>
	<u>Share capital</u>	<u>Share Premium</u>	<u>Other reserves</u>	<u>Accumulated losses</u>			
	€	€	€	€	€	€	€
Balance at 1 January 2017	43.856.392	2.870.968	49.251.445	(28.592.808)	67.385.997	698.215	68.084.212
Comprehensive income							
Profit/(loss) for the year	-	-	-	850.654	850.654	(11.205)	839.449
Other comprehensive income:							
Land and buildings:							
Depreciation transfer, net of tax	-	-	(141.547)	141.547	-	-	-
Deferred tax adjustment	-	-	(3.259)	-	(3.259)	-	(3.259)
Total other comprehensive (loss)/income for the year	-	-	(144.806)	141.547	(3.259)	-	(3.259)
Total comprehensive (loss)/income for the year	-	-	(144.806)	992.201	847.395	(11.205)	836.190
Transactions with owners							
Transactions with non-controlling interest	-	-	-	-	-	1.000.000	1.000.000
Total transactions with owners	-	-	-	-	-	1.000.000	1.000.000
Balance at 31 December 2017	<u>43.856.392</u>	<u>2.870.968</u>	<u>49.106.639</u>	<u>(27.600.607)</u>	<u>68.233.392</u>	<u>1.687.010</u>	<u>69.920.402</u>

Leptos Calypso Hotels Public Limited

Consolidated cash flow statement for the year ended 31 December 2017

	2017 €	2016 €
Cash flows from operating activities		
Profit before income tax	1.041.275	9.094.810
Adjustments for:		
Depreciation of property, plant and equipment	1.685.532	1.915.115
Amortisation of operating lease prepayments	605.634	911.268
Impairment of receivables	112.000	253.738
Impairment of operating lease prepayments	1.222.536	-
Gain from reduction of indemnification of investor	-	(441.546)
Gain on disposal of assets held for sale	-	(7.307.874)
Gain on derecognition of bank loans	-	(1.417.582)
Notional interest on receivable from joint venture classified as available-for-sale financial asset	(147.713)	(901.923)
Interest income	(4.868)	(10.545)
Interest expense	2.491.063	3.073.839
Foreign exchange losses on financing activities	4.459	3.038
	7.009.918	5.172.338
Changes in working capital:		
Inventories	(46.936)	(25.210)
Trade and other receivables	(382.279)	(1.559.385)
Trade and other payables	892.203	2.804.432
Net cash inflows from operating activities	7.472.906	6.392.193
Cash flows from investing activities		
Purchases of property, plant and equipment	(1.393.459)	(1.270.063)
Interest income	4.868	10.545
Net cash outflows used in investing activities	(1.388.591)	(1.259.518)
Cash flows from financing activities		
Repayment of bank borrowings	(3.346.555)	(1.842.247)
Interest paid	(2.300.613)	(1.701.909)
Net cash outflows used in financing activities	(5.647.168)	(3.544.156)
Net increase in cash and cash equivalents	437.147	1.588.519
Cash and cash equivalents at beginning of year	906.896	(681.623)
Cash and cash equivalents at end of year	1.344.043	906.896

Leptos Calypso Hotels Public Limited

Income statement for the year ended 31 December 2017

	2017 €	2016 €
Revenue	20.577.371	18.324.789
Cost of sales	(14.469.336)	(13.835.585)
Gross profit	6.108.035	4.489.204
Selling and marketing costs	(503.466)	(645.725)
Administrative expenses	(1.835.054)	(2.439.163)
Other income	495.245	1.119.065
Other (losses)/gains - net	(1.222.536)	(893.454)
Operating profit	3.042.224	1.629.927
Gains from disposal of assets held for sale	-	26.463.405
Finance costs	(2.229.658)	(1.320.705)
Profit before income tax	812.566	26.772.627
Income tax expense	(127.706)	(134.481)
Profit for the year	684.860	26.638.146

Leptos Calypso Hotels Public Limited

Statement of comprehensive income for the year ended 31 December 2017

	2017 €	2016 €
Profit for the year	684.860	26.638.146
Other comprehensive loss:		
Items that will not be reclassified to profit or loss:		
Deferred tax adjustment	(3.259)	(1.708.571)
Loss on revaluation of property, plant and equipment, net of tax	-	(291.520)
Other comprehensive loss for the year, net of tax	(3.259)	(2.000.091)
Total comprehensive income for the year	681.601	24.638.055

Leptos Calypso Hotels Public Limited

Balance sheet as at 31 December 2017

	2017 €	2016 €
Assets		
Non-current assets		
Property, plant and equipment	103.309.534	103.454.715
Investment property	14.997.409	14.997.409
Investments in subsidiaries	2.200.652	1.112.773
Available for sale financial assets	17.750.283	17.602.570
Operating lease prepayments	600.000	2.428.170
Trade and other receivables	3.135.215	5.914.872
	<u>141.993.093</u>	<u>145.510.509</u>
Current assets		
Inventories	594.311	565.682
Trade and other receivables	3.913.171	2.313.727
Cash and cash equivalents	934.708	3.203.740
	<u>5.442.190</u>	<u>6.083.149</u>
Total assets	<u>147.435.283</u>	<u>151.593.658</u>
Equity and liabilities		
Capital and reserves		
Share capital	43.856.392	43.856.392
Share premium	2.870.968	2.870.968
Other reserves	47.223.034	47.292.104
Accumulated losses	(26.180.337)	(26.931.008)
Total equity	<u>67.770.057</u>	<u>67.088.456</u>
Non-current liabilities		
Borrowings	46.995.080	47.357.377
Deferred income tax liabilities	17.254.821	17.123.856
Trade and other payables	568.183	568.183
	<u>64.818.084</u>	<u>65.049.416</u>
Current liabilities		
Trade and other payables	10.968.795	11.609.326
Borrowings	3.878.347	7.846.460
	<u>14.847.142</u>	<u>19.455.786</u>
Total liabilities	<u>79.665.226</u>	<u>84.505.202</u>
Total equity and liabilities	<u>147.435.283</u>	<u>151.593.658</u>

Leptos Calypso Hotels Public Limited

Statement of changes in equity for the year ended 31 December 2017

	Share capital €	Share premium €	Other reserves €	Accumulated losses €	Total €
Balance at 1 January 2016	43.856.392	2.870.968	49.616.078	(53.893.037)	42.450.401
Comprehensive income					
Profit for the year	-	-	-	26.638.146	26.638.146
Other comprehensive income/(losses)					
Land and buildings:					
Depreciation transfer, net of tax	-	-	(323.883)	323.883	-
Deferred tax adjustment	-	-	(1.708.571)	-	(1.708.571)
Revaluation, net of tax	-	-	(291.520)	-	(291.520)
Total other comprehensive income/(loss)	-	-	(2.323.974)	323.883	(2.000.091)
Total comprehensive income/(losses) for the year	-	-	(2.323.974)	26.962.029	24.638.055
Balance at 31 December 2016/ 1 January 2017	43.856.392	2.870.968	47.292.104	(26.931.008)	67.088.456
Comprehensive income					
Profit for the year	-	-	-	684.860	684.860
Other comprehensive income/(loss)					
Land and buildings:					
Depreciation transfer, net of tax	-	-	(65.811)	65.811	-
Deferred tax adjustment	-	-	(3.259)	-	(3.259)
Total other comprehensive income/(loss) for the year	-	-	(69.070)	65.811	(3.259)
Total comprehensive income/(loss) for the year	-	-	(69.070)	750.671	681.601
Balance at 31 December 2017	43.856.392	2.870.968	47.223.034	(26.180.337)	67.770.057

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Cash flow statement for the year ended 31 December 2017

	2017 €	2016 €
Cash flows from operating activities		
Profit before income tax	812.566	26.772.627
Adjustments for:		
Depreciation of property, plant and equipment	1.358.928	1.684.138
Gain from disposal of assets held for sale	-	(26.463.405)
Gain on derecognition of bank loans	-	(1.417.582)
Gain from reduction of indemnification of investor	-	(441.546)
Amortisation of operating lease prepayments	605.634	911.268
Impairment of receivables	84.000	235.738
Amortisation of operating lease rentals	1.222.536	-
Notional interest on receivable from joint venture classified as available-for-sale financial asset	(147.713)	(901.923)
Notional interest on receivable from subsidiary	(192.788)	(141.997)
Impairment of investments in subsidiaries	-	1.335.000
Dividend income	(150.000)	(65.000)
Interest income	(4.744)	(10.145)
Interest expense	2.229.658	2.738.287
	<u>5.818.077</u>	<u>4.235.460</u>
Changes in working capital:		
Inventories	(28.629)	(15.534)
Trade and other receivables	92.335	827.118
Trade and other payables	(547.408)	843.276
Net cash inflows from/(outflows used in) operating activities	<u>5.334.375</u>	<u>5.890.320</u>
Cash flows from investing activities		
Purchases of property, plant and equipment	(1.213.747)	(1.029.450)
Interest income	4.744	10.145
Net cash outflows used in investing activities	<u>(1.209.003)</u>	<u>(1.019.305)</u>
Cash flows from financing activities		
Repayment of bank borrowings	(3.020.533)	(1.715.018)
Interest paid	(2.095.117)	(1.412.043)
Net cash outflows used in financing activities	<u>(5.115.650)</u>	<u>(3.127.061)</u>
Net (decrease)/increase in cash and cash equivalents	<u>(990.278)</u>	<u>1.743.954</u>
Cash and cash equivalents at beginning of year	<u>1.856.549</u>	<u>112.595</u>
Cash and cash equivalents at end of year	<u>866.271</u>	<u>1.856.549</u>