

EGM

Please see attached EGM notice, explanatory circular regarding EGM, proxy form and the financial statements for the period 1st January 2015 - 31st March 2015

Attachments:

1. **EGM_notice**
2. **Explanatory Circular**
3. **Proxy form**
4. **March 2015 accounts**

Non Regulated

Publication Date: 01/12/2015

**NOTICE OF THE EXTRAORDINARY GENERAL MEETING OF
ITTL TRADE TOURIST & LEISURE PARK PLC (the "Company")**

Registered in Cyprus No.3941

To: the Shareholders

NOTICE IS HEREBY GIVEN that the Extraordinary General Meeting of the Company will be held at Neocleous House, 195 Makarios III Avenue, Limassol, Cyprus, on the 23rd of December 2015, at 10 am for the purpose of considering and if thought fit, passing the following resolutions which will be proposed as:

SPECIAL RESOLUTION

1. The name of the Company is changed from "ITTL Trade Tourist & Leisure Park PLC" to "Mall of Cyprus (MC) PLC".

ORDINARY RESOLUTIONS

2. To receive the audited accounts of the Company for the period from 1st January 2015 to 31st March 2015, together with the reports thereon of the directors and the auditors of the Company.
3. To consider the recommendation of the directors that no dividend be declared for the aforesaid period.
4. To re-elect Messrs. George Mouskides and John Mavrokordatos, retiring from their position as directors of the Company and to fix their remuneration.

Date: 30 November 2015
Registered Office
Mall of Cyprus
Strovolos,
2025, Nicosia
Cyprus

BY ORDER OF THE BOARD


MONTRAGO SERVICES LTD
MONTRAGO SERVICES LIMITED

NOTES

- (1) *A member entitled to attend and vote at the meeting is entitled to appoint a proxy to attend and vote in his place. Such proxy need not be a member of the Company.*

- (2) *To be effective, the form of proxy, together with the power of attorney or other authority under which it is signed, must reach the registered office of the Company not less than 48 hours before the time fixed for the holding of the Meeting. The completion and return of the form of proxy will not preclude a member attending the Meeting and voting in person, should he/she so wish.*
- (3) *The full and complete text of the Director's Report, the Auditors' Report and the Financial Statements for the period 1st January 2015 – 31st March 2015 and the instrument appointing proxy is available on the website www.atterbury.eu and the Cyprus Stock Exchange website www.cse.com.cy. The said documents can also be obtained from the Registered Office of the Company at the Mall of Cyprus 3, Vergina, Strovolos, Nicosia, Cyprus, or by sending a request by email to agathi.trakkidi@neocleous.com without any charge. The invitation to the Extraordinary General Meeting will be sent to all shareholders of the Company.*

ITTL TRADE TOURIST & LEISURE PARK PLC (the “Company”)
EXPLANATORY CIRCULAR

(a) Change of the Company’s name

During a meeting of the Company’s Board of Directors held on 30 November 2015, it was proposed that the Company changes its name from “ITTL Trade Tourist & Leisure Park Plc” to “Mall of Cyprus (MC) Plc”. This proposal shall be subject to a decision of the shareholders of the Company to be taken by way of special resolution during the general meeting scheduled on 23 December 2015.

(b) Presentation of audited financial statements for the period 1st January 2015- 31st March 2015



During a meeting of the Company’s Board of Directors held on the 30th November 2015, it was resolved that the Company changes its financial year-end, to the effect that it ends on the 30th of June of each respective year instead of on the 31st of December. As the Company has already prepared audited accounts for the period 1st January 2015 to 31st March 2015, the next audited financial statements to be prepared shall cover the period 1st April 2015 to 30th June 2016. For the purposes of complying with the Law and ultimately presenting to the shareholders the audited accounts covering the whole period of 2015, it was unanimously resolved during the meeting of the Board of Directors of the Company, held on the 30th November 2015, that the existing audited financial statements of the Company for the period 1st January 2015 to 31st March 2015, which were signed by the directors on 29 May 2015, be presented to the shareholders at the Extraordinary General Meeting (“EGM”) that shall take place on 23 December 2015, for the purposes of approving the same.

(c) Consideration of the directors’ recommendation regarding the non-distribution of dividend for the above period

In view of the audited financial statements for the period January 1st 2015 to 31st March 2015 being presented to the shareholders, the latter shall consider the directors’ recommendation that no dividend be declared for the aforesaid period.

(d) Appointment of new directors/Fixing their remuneration

As regards the appointment of the new directors, it is noted that Messrs. Gideon Johannes Oosthuizen and Nicolaas Hendrik Deist, have resigned from their position as directors of the Company on 30 November 2015. That being so, the Board of Directors, during its meeting held on 30 November 2015, had proceeded with the appointment of Messrs. George Mouskides and John Mavrokordatos. During the same meeting, it was proposed and unanimously resolved that the newly appointed directors shall hold their position until the upcoming EGM, whereby they shall offer themselves for re-election by the shareholders. Upon the re-election of Messrs. George Mouskides and John Mavrokordatos the shareholders shall also proceed to fix their remuneration.


.....
Montrago Services Limited
Secretary


Instrument of Proxy

To: ITTL Trade Tourist & Leisure Park Plc at the Mall of Cyprus 3, Vergina, Strovolos, Nicosia, Cyprus

I/WE.....from.....

With I.D. number/Company Registration number/Passport number.....

Being a Member/s of the above-named Company, hereby appoint Mr./Mrs.

.....with I.D. number /

Passport number.....failing him/her,

Mr/Mrs.....with.....

.....I.D. number/Passport number.....as my/our proxy

To attend and vote on my/our behalf at the Extraordinary General Meeting of the above Company, to be held at the Neocleous House, 195 Makarios III Avenue, Limassol, on 23 December 2015 , at 10 a.m. and at any adjournment thereof.

The proxy holder is to propose or vote as instructed below **and in respect of any resolution for which no specific instruction is given, may vote or abstain at his/her discretion.**

VOTING INSTRUCTIONS FOR RESOLUTIONS

In respect of the Resolution as it appears in the Notice of the Extraordinary General Meeting of the Company attached to this form, we instruct the above named proxy-holder to vote as follows:

Please delete either the words
“FOR” or “AGAINST” to
indicate your voting intentions*

- 1.FOR/AGAINST
- 2.FOR/AGAINST
- 3.FOR/AGAINST
- 4.FOR/AGAINST

Date Signature.....

Notes:

1. In case of a legal entity, the proxy form must be signed by a duly authorized signatory and bear the official stamp of the legal entity.
2. In case of common shareholdings, a proxy form can be submitted only by the shareholders whose name appears first in the Share Register.
3. The proxy need not be a shareholder of the Company.

ITTL Trade Tourist and Leisure Park Plc

Report and financial statements 31 March 2015

Contents

	Page
Board of Directors and other officers	1 - 2
Report of the Board of Directors	3 - 6
Independent auditor's report	7 - 8
Statement of comprehensive income	9
Balance sheet	10
Statement of changes in equity	11
Statement of cash flows	12
Notes to the financial statements	13 - 41

ITTL Trade Tourist and Leisure Park Plc

Board of Directors and other officers

Board of Directors

Nicolas K. Shacolas (Lifetime Honorary Chairman)
Marios Panayides (Chairman)
Costas Severis
Marios N. Shacolas
Nicolas Const. Shacolas
Eleni N. Shacola
Demetris Demetriou

Company Secretary

George Mitsides
11 Mesologgiou Street
Acropolis
Nicosia

Registered office

Shacolas Building
Old Nicosia-Limassol Road
Athalassa
Strovolos
Nicosia
Cyprus

Legal Advisors

Ioannides Demetriou
Tassos Papadopoulos & Associates

General Manager

Kypros Hadjistillis

Chief Financial Officer

Maria Aristidou

ITTL Trade Tourist and Leisure Park Plc

Declaration of the members of the Board of Directors and of other officers of the company for the financial statements

According to Article 9, subsections (3) (c) and (7) of the Transparency Requirements (Traded Securities on a Regulated Market) Act of 2007 ('Act'), we the members of the Board of Directors and other officers responsible for the financial statements of ITTL Trade Tourist and Leisure Park Plc for the period ended 31 March 2015, we confirm that, according to our knowledge:

a) the three month period financial statements presented on pages 9 to 41 were: (i) prepared in accordance with International financial Reporting Standards as adopted by the European Union and in accordance with the provisions of subsection (4) of the Act, and (ii) give a true and fair view of assets and liabilities, financial position and profit of ITTL Trade Tourist and Leisure Park Plc, and

b) The Directors Report provides a fair overview of the developments and performance of the business and financial position of ITTL Trade Tourist and Leisure Park Plc, together with a description of the principal risks and uncertainties faced by the Company.

Members of the Board of Directors

Lifetime Honorary Chairman

Nicolas K. Shacolas

Chairman

Marios Panayides

Executive Directors

Marios N. Shacolas

Demetris Demetriou

Eleni N. Shacola

Directors

Costas Severis

Nicolas Const. Shacolas

Responsible for Preparation of Financial Statements

Maria Aristidou – Financial Controller

Nicosia, 29 May 2015

ITTL Trade Tourist and Leisure Park Plc

Report of the Board of Directors

1 The Board of Directors presents its report together with the audited financial statements of the Company for the three months ended 31 March 2015.

Principal activities

2 The principal activity of the Company is the leasing/granting of rights of use of space of its property, the Shacolas Emporium Park which includes a Shopping Mall, an IKEA store and other building developments for retail/commercial purposes.

Review of developments, position and performance of the Company's business

3 The rights of use of space continued to be at high levels as in 2014 due to the new agreement signed in 2013 for the first floor of Annex 4 and the removal of temporary concessions in the rights for use of space given in 2013 due to the economic crisis.

4 The operating profit of the Company for the three months ended 31 March 2015 was €2.894.839 (2014: €2.458.400). The finance costs for the period were €501.250 (2014: €598.583), decreased by €97.333, mainly due to the decrease in funding from related parties and repayment of borrowings. The taxation for the three months ended 31 March 2015 amounted to €402.181 (three months ended 31 March 2014: €241.642) which includes deferred tax of €253.049 (2014: €129.052).

5 The profit after tax of the Company for the period ended 31 March 2015 was €1.991.408 (2014: profit of €1.618.175).

6 On 31 March 2015 the total assets of the Company were €181.910.150 (31 December 2014: €182.536.126) and the net assets were €76.691.785 (31 December 2014: €74.700.377).

7 The financial position, development and performance of the Company as presented in these financial statements is considered satisfactory.

8 The Company's results for the year are set out on page 9. The Board does not recommend the payment of a dividend and the profit for the year is transferred to reserves.

Principal risks and uncertainties

9 The principal risks and uncertainties faced by the Company are disclosed in Notes 3 and 4 of the financial statements.

ITTL Trade Tourist and Leisure Park Plc

Report of the Board of Directors (continued)

Future developments of the Company

10 The majority of the space on the 1st floor of Annex 4 building which was licensed to a US multinational corporation became operational in April 2014. In addition all the Ground Floor of the Annex 3 building was licensed and became operational in December 2014. With these licenses the majority of the available space in these two buildings are now licensed and enhance the revenues of the Company. Further a small area of 160m² was created on the ground floor of the Mall of Cyprus which was licensed successfully during the year.

11 The remaining areas available for licensing are about 1.200m² at the Annex 4 building which is a very small part of the total letting areas of the Shacolas Emporium Park (less than 3%).

12 The Company plans the expansion of the Mall of Cyprus by about an additional area 7.500 m² on the first floor, which will be used for retail, entertainment and cultural purposes in order to meet the demands of its customers/visitors and also increase the variety of offering at the mall, for which space there is high demand from local and international retailers and users. With the expansion about an additional 200 parking places shall be created. The Company filed an application for a planning permit for the expansion.

13 The Company continues to be in an arbitration process with the main contractor of the development regarding disputed amounts.

Visitors traffic

14 The visitors traffic at The Mall of Cyprus for the period to 31 March 2015 amounted to 1.31 million people, which represents an increase of 14.47% compared to the period 31 March 2014. The IKEA's visitors traffic reached 0.35 million people, which represents an increase of 7.60% compared to the period 31 March 2014.

Dividends

15 The Board of Directors will examine the distribution of interim dividend before the end of the current year.

Share capital

16 There were no changes in the share capital of the Company.

Board of Directors

17 The members of the Board of Directors at 31 March 2015 and at the date of this report are shown on page 1. All of them were members of the Board throughout the period 1 January 2015 to 31 March 2015.

ITTL Trade Tourist and Leisure Park Plc

Report of the Board of Directors (continued)

Board of Directors (continued)

18 In accordance with the Company's Articles of Association Mr Demetris Demetriou and Mrs Eleni N. Shacola retire and, being eligible, offer themselves for re-election.

19 There were no significant changes in the assignment of responsibilities and remuneration of the Board of Directors

Events after the balance sheet date

20 There were no material post balance sheet events, which have a bearing on the understanding of the financial statements.

Branches

21 The Company did not operate through any branches during the period.

Directors' interests in the Company's share capital

22 The direct and indirect interests of the members of the Board of Directors in the Company's share capital, at 31 March 2015 and as at the date of this report, were as follows:

	31 March 2015	29 May 2015
	%	%
Nicolas K. Shacolas	99.67	99.67
Costas Severis	-	-
Marios N. Shacolas	-	-
Nicolas Const. Shacolas	-	-
Demetris Demetriou	-	-
Marios Panayides	-	-
Eleni N. Shacola	-	-

23 The interest of Mr Nicolas K. Shacolas includes the interests of his wife and children, as well as those of companies in which he owns, directly or indirectly, at least 20% of the voting rights.

24 Except from the balances and transactions disclosed in Note 25 of the financial statements, there were no other significant contracts with the Company or its subsidiaries or related companies, in which a Director or related parties had a significant interest.

ITTL Trade Tourist and Leisure Park Plc

Report of the Board of Directors (continued)

Main shareholders

25 At the date of this report, the following shareholders of the Company held directly or indirectly over 5% of the Company's issued share capital:

	Percentage of shareholding %
Nicolas K. Shacolas (through Woolworth (Cyprus) Properties Plc and Ermes Department Stores Plc)	99.67

Independent Auditors

26 The Independent Auditors, PricewaterhouseCoopers Limited, have expressed their willingness to continue in office. A resolution giving authority to the Board of Directors to fix their remuneration will be proposed at the Annual General Meeting.

By Order of the Board



George Mitsides
Company Secretary

Nicosia,
29 May 2015



Independent auditor's report

To the Members of ITTL Trade Tourist and Leisure Park Plc

Report on the financial statements

We have audited the accompanying financial statements of ITTL Trade Tourist and Leisure Park Plc (the "Company"), which comprise the balance sheet as at 31 March 2015, and the statements of comprehensive income, changes in equity and cash flows for the period then ended, and a summary of significant accounting policies and other explanatory information.

Board of Directors' responsibility for the financial statements

The Board of Directors is responsible for the preparation of financial statements that give a true and fair view in accordance with International Financial Reporting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113, and for such internal control as the Board of Directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those Standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of financial statements that give a true and fair view 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 entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Directors, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements give a true and fair view of the financial position of ITTL Trade Tourist and Leisure Park Plc as at 31 March 2015, and of its financial performance and its cash flows for the period then ended in accordance with International Financial Reporting Standards as adopted by the European Union and the requirements of the Cyprus Companies Law, Cap. 113.

*PricewaterhouseCoopers Ltd, Julia House, 3 Themistocles Dervis Street, CY-1066 Nicosia, Cyprus
P O Box 21612, CY-1591 Nicosia, Cyprus
T: +357 - 22 555 000, F: +357 - 22 555 001, www.pwc.com/cy*

PricewaterhouseCoopers Ltd is a member firm of PricewaterhouseCoopers International Ltd, each member firm of which is a separate legal entity. PricewaterhouseCoopers Ltd is a private company registered in Cyprus (Reg. No. 143594). A list of the company's directors including for individuals the present name and surname, as well as any previous names and for legal entities the corporate name, is kept by the Secretary of the company at its registered office at 3 Themistocles Dervis Street, 1066 Nicosia and appears on the company's web site. Offices in Nicosia, Limassol, Larnaca and Paphos.



Report on other legal requirements

Pursuant to the additional requirements of the Auditors and Statutory Audits of Annual and Consolidated Accounts Law of 2009 and 2013, we report the following:

- We have obtained all the information and explanations we considered necessary for the purposes of our audit.
- In our opinion, proper books of account have been kept by the Company, so far as appears from our examination of these books.
- The Company's financial statements are in agreement with the books of account.
- In our opinion and to the best of our information and according to the explanations given to us, the financial statements give the information required by the Cyprus Companies Law, Cap. 113, in the manner so required.
- In our opinion, the information given in the report of the Board of Directors is consistent with the financial statements.

Other matter

The corresponding figures presented in these financial statements relating to the statement of comprehensive income, statement of changes in equity and statement of cash flows for the period 1 January 2014 to 31 March 2014 are unaudited.

This report, including the opinion, has been prepared for and only for the Company's members as a body in accordance with Section 34 of the Auditors and Statutory Audits of Annual and Consolidated Accounts Laws of 2009 and 2013 and for no other purpose. We do not, in giving this opinion, accept or assume responsibility for any other purpose or to any other person to whose knowledge this report may come to.

Ioannis T. Efthymiou
Certified Public Accountant and Registered Auditor
for and on behalf of

PricewaterhouseCoopers Limited
Certified Public Accountants and Registered Auditors

Nicosia, 29 May 2015

ITTL Trade Tourist and Leisure Park Plc

Statement of comprehensive income for the period ended 31 March 2015

	Note	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Rights for use of space and other income	5	2,775,741	2,571,180
Selling and marketing costs	7	(80,645)	(102,248)
Administrative expenses	7	(104,189)	(77,643)
Other income	6	<u>316,798</u>	<u>67,111</u>
Operating profit		2,907,705	2,458,400
Finance costs	9	<u>(501,250)</u>	<u>(598,583)</u>
Profit before income tax		2,406,455	1,859,817
Income tax expense	10	<u>(415,047)</u>	<u>(241,642)</u>
Profit and total comprehensive income for the period/year		<u>1,991,408</u>	<u>1,618,175</u>

Earnings per share attributable to the Company's shareholders (cents per share):

		Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Basic and fully diluted	11	2,0	1,6

The notes on pages 13 to 41 are an integral part of these financial statements.

ITTL Trade Tourist and Leisure Park Plc

Balance sheet at 31 March 2015

	Note	31 March 2015 €	31 December 2014 €
Assets			
Non-current assets			
Property, plant and equipment	15	485,587	544,275
Investment property	16	<u>179,560,179</u>	<u>179,410,532</u>
		<u>180,035,766</u>	<u>179,954,807</u>
Current assets			
Trade and other receivables	17	1,851,902	2,088,854
Tax refundable		-	12,866
Cash and bank balances	18	<u>22,482</u>	<u>479,599</u>
		<u>1,874,384</u>	<u>2,581,319</u>
Total assets		<u>181,910,150</u>	<u>182,536,126</u>
Equity and liabilities			
Capital and reserves			
Share capital	19	50,000,000	50,000,000
Retained earnings		<u>26,691,785</u>	<u>24,700,377</u>
Total equity		<u>76,691,785</u>	<u>74,700,377</u>
Non-current liabilities			
Borrowings	20	70,231,415	74,594,362
Deferred income tax liabilities	21	17,516,262	17,263,214
Trade and other payables	22	<u>3,075,327</u>	<u>3,109,546</u>
		<u>90,823,004</u>	<u>94,967,121</u>
Current liabilities			
Trade and other payables	23	5,214,989	4,140,961
Current income tax liabilities		662,809	517,733
Borrowings	20	<u>8,517,563</u>	<u>8,209,934</u>
		<u>14,395,361</u>	<u>12,868,628</u>
Total liabilities		<u>105,218,365</u>	<u>107,835,749</u>
Total equity and liabilities		<u>181,910,150</u>	<u>182,536,126</u>

On 29 May 2015 the Board of Directors of ITTL Trade Tourist and Leisure Park Plc authorised these financial statements for issue.

Marios Panayides, Chairman

Demetris Demetriou, Director

The notes on pages 13 to 41 are an integral part of these financial statements.

ITTL Trade Tourist and Leisure Park Plc

Statement of changes in equity for the period ended 31 March 2015

	Share capital €	Retained earnings ⁽¹⁾ €	Total €
Balance at 1 January 2014	<u>50.000.000</u>	<u>23.235.000</u>	<u>73.235.000</u>
Comprehensive Income			
Profit for the period	<u>-</u>	<u>1.618.175</u>	<u>1.618.175</u>
Balance at 31 March 2014	<u>50.000.000</u>	<u>24.853.175</u>	<u>74.853.175</u>
Balance at 1 January 2015	<u>50.000.000</u>	<u>24.700.377</u>	<u>74.700.377</u>
Comprehensive Income			
Profit for the period	<u>-</u>	<u>1.991.408</u>	<u>1.991.408</u>
Balance at 31 March 2015	<u>50.000.000</u>	<u>26.691.785</u>	<u>76.691.785</u>

- (1) Companies which do not distribute 70% of their profits after tax, as defined by the Special Contribution for the Defence of the Republic Law, by the end of the two years after the end of the year of assessment to which the profits refer, will be deemed to have distributed this amount as dividend. Special contribution for defence at 15% will be payable on such deemed dividend to the extent that the shareholders for deemed dividend distribution purposes at the end of the period of two years from the end of the year of assessment to which the profits refer, are Cyprus tax residents. The special contribution for defence rate increased to 17% in respect of profits of year of assessment 2009, and to 20% in respect of profits of years of assessment 2010 and 2011, and is reduced back to 17% in respect of profits of years of assessment 2012 onwards. The amount of this deemed dividend distribution is reduced by any actual dividend paid out of the profits of the relevant year by the end of the period of two years from the end of the year of assessment to which the profits refer. This special contribution for defence is paid by the Company for the account of the shareholders.

The notes on pages 13 to 41 are an integral part of these financial statements.

ITTL Trade Tourist and Leisure Park Plc

Statement of cash flows for the period ended 31 March 2015

		Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
	Note		
Cash flows from operating activities			
Profit before income tax		2,406,466	1,859,817
Adjustments for:			
Depreciation of property, plant and equipment	15	58,688	72,219
Interest expense	9	<u>601,250</u>	<u>598,583</u>
		2,966,393	2,530,619
Changes in working capital:			
Trade and other receivables		236,952	(748,995)
Trade and other payables		<u>1,039,810</u>	<u>1,361,191</u>
Cash generated from operations		4,243,155	3,142,815
Income tax paid		<u>(4,057)</u>	<u>(5,163)</u>
Net cash generated from operating activities		<u>4,239,098</u>	<u>3,137,652</u>
Cash flows from investing activities			
Purchases of property, plant and equipment	15	-	(1,690)
Purchases of investment property	16	<u>(139,647)</u>	<u>(795,262)</u>
Net cash used in investing activities		<u>(139,647)</u>	<u>(796,952)</u>
Cash flows from financing activities			
Repayments of bank borrowings		(3,300,000)	(3,948,872)
Proceeds from loans from related parties	25(v)	719,050	2,861,287
Repayments of loans from related parties	25(v)	<u>(1,481,997)</u>	<u>(424,517)</u>
Interest paid		<u>(501,250)</u>	<u>(598,583)</u>
Net cash used in financing activities		<u>(4,564,197)</u>	<u>(2,110,685)</u>
Net (decrease)/increase in cash and cash equivalents		(464,746)	230,015
Cash and cash equivalents at beginning of period/year		<u>(3,430,335)</u>	<u>(2,765,384)</u>
Cash and cash equivalents at end of period/year	18	<u>(3,895,081)</u>	<u>(2,535,369)</u>

The notes on pages 13 to 41 are an integral part of these financial statements.

ITTL Trade Tourist and Leisure Park Plc

Notes to the financial statements

1 General Information

Country of Incorporation

The Company is incorporated and domiciled in Cyprus as a private limited liability company in accordance with the provisions of the Cyprus Companies Law, Cap. 113. Its registered office is at Shacolas Building, Old Nicosia-Limassol Road, Athalassa, Strovolos, Nicosia.

Principal activities

The principal activity of the Company is the leasing/granting of rights of use of space of its property, the Shacolas Emporium Park which includes a Shopping Mall, an IKEA store and other building developments for retail/commercial purposes.

Operating environment of the Company

(i) Operating environment of the Company

The Cyprus economy has been adversely affected from the crisis in the Cyprus banking system in conjunction with the inability of the Republic of Cyprus to borrow from international markets. As a result, the Republic of Cyprus entered into negotiations with the European Commission, the European Central Bank and the International Monetary Fund (the "Troika"), for financial support, which resulted into an agreement and the Eurogroup decision of 25 March 2013. The decision included the restructuring of the two largest banks in Cyprus through "bail in". During 2013 and 2014 the Cyprus economy contracted further with a decrease in the Gross Domestic Product.

The uncertain economic conditions in Cyprus, the unavailability of financing, the restructuring of the banking sector through "bail in" for Laiki Bank and Bank of Cyprus, and the imposition of capital controls together with the current situation of the banking system and the continuing overall economic recession, could affect (1) the ability of the Company to obtain new borrowings or re-finance its existing borrowings at terms and conditions similar to those applied to earlier transactions, (2) the ability of the Company's trade and other debtors to repay the amounts due to the Company (3) the ability of the company to generate sufficient turnover or offer its services to customers, and (4) the cash flow forecasts of the Company's management in relation to the impairment assessment for financial and non-financial assets.

The Company's management has assessed whether any impairment allowances are deemed necessary for the Company's financial assets carried at amortized cost by considering the economic situation and outlook at the end of the reporting period. Impairment of trade receivables is determined using the "incurred loss" model required by International Accounting Standard 39 "Financial Instruments: Recognition and Measurement". This standard requires recognition of impairment losses for receivables that arose from past events and prohibits recognition of impairment losses that could arise from future events, no matter how likely those future events are.

ITTL Trade Tourist and Leisure Park Plc

1 General Information (continued)

The Company's management is unable to predict all developments which could have an impact on the Cyprus economy and consequently, what effect, if any, they could have on the future financial performance, cash flows and financial position of the Company.

The Company's management believes that it is taking all the necessary measures to maintain the viability of the Company and the development of its business in the current business and economic environment.

2 Summary of significant accounting policies

The principal accounting policies applied in the preparation of these financial statements are set out below. These policies have been consistently applied to all years presented in these financial statements unless otherwise stated.

Basis of preparation

The financial statements of the Company have been prepared in accordance with International Financial Reporting Standards (IFRS), as adopted by the European Union (EU), and the requirements of the Cyprus Companies Law, Cap. 113.

As of the date of the authorisation of the financial statements, all International Financial Reporting Standards issued by the International Accounting Standards Board (IASB) that are effective as of 1 January 2015 have been adopted by the EU through the endorsement procedure established by the European Commission, with the exception of certain provisions of IAS 39 "Financial Instruments: Recognition and Measurement" relating to portfolio hedge accounting.

The financial statements have been prepared under the historical cost convention, as modified by the revaluation of investment property.

The preparation of financial statements in conformity with IFRS requires the use of certain critical accounting estimates and requires management to exercise its judgment in the process of applying the Company's accounting policies. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in Note 4.

Adoption of new and revised IFRSs

During the current year the Company adopted all the new and revised International Financial Reporting Standards (IFRS) that are relevant to its operations and are effective for accounting periods beginning on 1 January 2015. This adoption did not have a material effect on the accounting policies of the Company.

At the date of approval of these financial statements a number of new standards and amendments to standards and interpretations are effective for annual periods beginning after 1 January 2015, and have not been applied in preparing these financial statements. None of these is expected to have a significant effect on the financial statements of the Company.

ITTL Trade Tourist and Leisure Park Plc

2 Summary of significant accounting policies (continued)

Revenue recognition

Revenue is measured at the fair value of the consideration received or receivable, and represents amounts receivable for the sale of goods and services in the ordinary course of the Company's activities, net of value added taxes, returns and discounts.

The Company recognises revenue when the amount of revenue can be reliably measured, when it is probable that future economic benefits will flow to the entity and when specific criteria have been met for each of the Company's activities as described below. The Company bases its estimate of return on historical results, taking into consideration the type of customer, the type of transaction and the specifics of each arrangement. Revenues earned by the Company are recognised on the following bases:

(i) Income from rights for use of space

The income from rights for use of space is recognised on an accrual basis according to the substance of the relevant agreements.

(ii) Interest income

Interest income is recognised using the effective interest method.

(iii) Rental income

Rental income arising on operating leases is recognised on a straight-line basis over the lease term.

Employee benefits

The Company and the employees contribute to the Government Social Insurance Fund based on employees' salaries. In addition, the Company operates a defined contribution scheme the assets of which are held in a separate trustee-administered fund. The scheme is funded by payments from employees and by the Company. The Company's contributions are expensed as incurred and are included in staff costs. The Company has no further payment obligations once the contributions have been paid. Prepaid contributions are recognized as an asset to the extent that a cash refund or a reduction in the future payments is available.

Foreign currency translation

(i) Functional and presentation currency

Items included in the Company's financial statements are measured using the currency of the primary economic environment in which the entity operates ("the functional currency"). The financial statements are presented in Euro (€), which is the Company's functional and presentation currency.

ITTL Trade Tourist and Leisure Park Plc

2 Summary of significant accounting policies (continued)

Foreign currency translation (continued)

(ii) Transactions and balances

Foreign currency transactions are translated into the functional currency using the exchange rates prevailing at the dates of the transactions or valuation where items are re-measured. Foreign exchange gains and losses resulting from the settlement of such transactions and from the translation at period-end exchange rates of monetary assets and liabilities denominated in foreign currencies are recognised in profit or loss.

Current and deferred income tax

The tax expense for the period comprises current and deferred tax. Tax is recognised in profit or loss, except to the extent that it relates to items recognised in other comprehensive income or directly in equity. In this case, the tax is also recognised in other comprehensive income or directly in equity, respectively.

The current income tax is calculated on the basis of the tax laws enacted or substantively enacted at the balance sheet date in the country in which the Company operates and generates taxable income. Management periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. If applicable tax regulation is subject to interpretation, it establishes provision where appropriate on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognised using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of transaction affects neither accounting nor taxable profit or loss.

Deferred income tax is determined using tax rates and laws that have been enacted or substantively enacted by the balance sheet date and are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled.

Deferred income tax assets are recognised only to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax assets and liabilities are offset when there is a legally enforceable right to offset current tax assets against current tax liabilities and when the deferred income tax assets and liabilities relate to income taxes levied by the same taxation authority on the Company where there is an intention to settle the balances on a net basis.

ITTL Trade Tourist and Leisure Park Plc

2 Summary of significant accounting policies (continued)

Dividend distribution

Dividend distribution to the Company's shareholders is recognised as a liability in the financial statements in the period in which the dividends are appropriately authorised and are no longer at the discretion of the Company. More specifically, interim dividends are recognised as a liability in the period in which these are authorised by the Board of Directors and in the case of final dividends, these are recognised in the period in which these are approved by the Company's shareholders.

Property, plant and equipment

All property, plant and equipment are stated at historical cost less depreciation. Historical cost includes expenditure that is directly attributable to the acquisition of property, plant and equipment.

Depreciation on other property, plant and equipment is calculated using the straight-line method to allocate their cost to their residual values, over their estimated useful lives. The annual depreciation rates are as follows:

	%
Plant and machinery	10-20
Motor vehicles	20
Signs	15
Furniture, fixtures and office equipment	15-20
Computers	33 1/3
Improvements of leasehold property	50
Art works	Nil

The assets' residual values and useful lives are reviewed, and adjusted if appropriate, at each balance sheet date.

An asset's carrying amount is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

Expenditure for repairs and maintenance of property, plant and equipment is charged to the profit or loss of the year in which they were incurred. The cost of major renovations and other subsequent expenditure are included in the carrying amount of the asset or recognized as a separate asset, as appropriate, only when it is probable that future economic benefits associated with the item will flow to the Company and the cost of the item can be measured reliably.

Gains and losses on disposal of property, plant and equipment are determined by comparing proceeds with carrying amount and are recognised in "other gains/(losses) – net" in profit or loss.

ITTL Trade Tourist and Leisure Park Plc

2 Summary of significant accounting policies (continued)

Investment property

Investment property is held for long-term rental yields and capital appreciation and is not occupied by the Company. Investment property is carried at fair value, representing open market value determined annually by the Company's management, after taking into consideration all relevant available information, including valuations of independent valuers, market conditions and other factors.

Impairment of non-financial assets

Assets that have an indefinite useful life are not subject to amortisation and are tested annually for impairment. Assets that are subject to depreciation or amortisation are reviewed for impairment whenever events or changes in circumstances indicate that the carrying amount may not be recoverable. An impairment loss is recognised for the amount by which the asset's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest levels for which there are separately identifiable cash flows (cash-generating units). Non-financial assets, other than goodwill, that have suffered an impairment are reviewed for possible reversal of the impairment at each reporting date.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market and for which there is no intention of trading the receivable. They are included in current assets, except for maturities greater than twelve months after the balance sheet date. These are classified as non current assets. The Company's loans and receivables comprise "trade and other receivables" and "cash and cash equivalents" in the balance sheet.

Loans and receivables are initially recognised at fair value plus transaction costs. Loans and receivables are derecognised when the rights to receive cash flows from the loans and receivables have expired or have been transferred and the Company has transferred substantially all risks and rewards of ownership. Loans and receivables are carried at amortised cost using the effective interest method.

The Company assesses at each balance sheet date whether there is objective evidence that a financial asset or a group of financial assets is impaired. An allowance for loan impairment is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original contractual terms of loans. Significant financial difficulties of the borrower, probability that the borrower will enter bankruptcy or financial reorganisation, and default or delinquency in payments are considered indicators that the receivable is impaired. The amount of the provision is the difference between the carrying amount and the recoverable amount, being the present value of estimated future cash flows, discounted at effective interest rate. The amount of the provision is recognised in profit or loss.

ITTL Trade Tourist and Leisure Park Plc

2 Summary of significant accounting policies (continued)

Offsetting financial instruments

Financial assets and liabilities are offset and the net amount is reported in the balance sheet when there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or realise the asset and settle the liability simultaneously.

Trade receivables

Trade receivables are recognised initially at fair value and subsequently measured at amortised cost, using the effective interest method, less provision for impairment. A provision for impairment of trade receivables is established when there is objective evidence that the Company will not be able to collect all amounts due according to the original terms of receivables. Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy or delinquency in payments are considered indicators that the trade receivable is impaired. The amount of the provision is the difference between the carrying amount and the recoverable amount, being the present value of estimated future cash flows, discounted at the effective interest rate. The carrying amount of the asset is reduced through the use of an allowance account, and the amount of the loss is recognised in profit or loss within "selling and marketing costs". When a trade receivable is uncollectible, it is written off against the allowance account for trade receivables. Subsequent recoveries of amounts previously written off are credited against "selling and marketing costs" in profit or loss.

Share capital

Ordinary shares are classified as equity.

Provisions

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation, and the amount has been reliably estimated. Provisions are not recognised for future operating losses.

Provisions are measured at the present value of the expenditures expected to be required to settle the obligation using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as interest expense.

ITTL Trade Tourist and Leisure Park Plc

2 Summary of significant accounting policies (continued)

Borrowings

Borrowings are recognised initially at fair value, net of transaction costs incurred. Borrowings are subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings, using the effective interest method, unless they are directly attributable to the acquisition, construction or production of a qualifying asset, in which case they are capitalised as part of the cost of that asset.

Fees paid on the establishment of loan facilities are recognised as transaction costs of the loan to the extent that it is probable that some or all of the facility will be drawn down. In this case, the fee is deferred until the draw-down occurs. To the extent there is no evidence that it is probable that some or all of the facility will be drawn down, the fee is capitalised as a prepayment (for liquidity services) and amortised over the period of the facility to which it relates.

Borrowing costs are interest and other costs that the Company incurs in connection with the borrowing of funds, including interest on borrowings, amortisation of discounts or premium relating to borrowings, amortisation of ancillary costs incurred in connection with the arrangement of borrowings, finance lease charges and exchange differences arising from foreign currency borrowings to the extent that they are regarded as an adjustment to interest costs.

Borrowing costs that are directly attributable to the acquisition, construction or production of a qualifying asset, being an asset that necessarily takes a substantial period of time to get ready for its intended use or sale, are capitalised as part of the cost of that asset, when it is probable that they will result in future economic benefits to the Company and the costs can be measured reliably.

Borrowings are classified as current liabilities, unless the Company has an unconditional right to defer settlement of the liability for at least twelve months after the balance sheet date.

Trade payables

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of business from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade payables are recognised initially at fair value and subsequently measured at amortised cost using the effective interest method.

Cash and cash equivalents

In the statement of cash flows, cash and cash equivalents include cash in hand, deposits held at call with banks with original maturity of three months or less and bank overdrafts. In the balance sheet bank overdrafts are shown within borrowings in current liabilities.

ITTL Trade Tourist and Leisure Park Plc

2 Summary of significant accounting policies (continued)

Deferred Income

Deferred income represents payments made by the various tenants for additional construction work and alterations made to the leased premises and which are recognised in the comprehensive income during the lease term.

Segmental Analysis

The Company believes that there are no separate operating segments under IFRS 8 'Operating Segments' for which there is discrete financial information for making decisions on allocating resources and evaluating their performance. The Management of the Company (Board of Directors) (upper body for making operational decisions) take decisions for resource allocation and assessing their performance based on internal reports at Company level. These reports are consistent with IFRS which were used for the preparation of the financial statements. There is no additional information on the performance of individual segments.

3 Financial risk management

(i) Financial risk factors

The Company's activities expose it to a variety of financial risks: market risk (including fair value interest rate risk and cash flow interest rate risk), credit risk and liquidity risk.

The Company's risk management programme focuses on the unpredictability of financial markets and seeks to minimise potential adverse effects on the Company's financial performance. Risk management is carried out by a central treasury department under policies approved by the Board of Directors. The treasury department identifies, evaluates and hedges financial risks in close co-operation with the Company's operating units. The Board provides written principles for overall risk management, as well as written policies covering specific areas, such as interest rate risk, credit risk, and investment of excess liquidity.

- **Market risk**

- Cash flow and fair value interest rate risk**

- As the Company has no significant interest-bearing assets, the Company's income and operating cash flows are substantially independent of changes in market interest rates.

- The Company's interest rate risk arises from long-term borrowings. Borrowings issued at variable rates expose the Company to cash flow interest rate risk. Borrowings at fixed rates expose the Company to fair value interest rate risk. All borrowings are issued at variable rates except borrowings associated with related companies which are issued at fixed rates. The interest rates are set by the NKS Group management and are reassessed at regular intervals based on market conditions.

ITTL Trade Tourist and Leisure Park Plc

3 Financial risk management (continued)

(i) Financial risk factors (continued)

• Market risk (continued)

Cash flow and fair value interest rate risk (continued)

At 31 March 2015, if interest rates on Euro-denominated borrowings had been 0,5% higher/lower with all other variables held constant, post-tax profit for the 3 month period would have been €81.101 lower/higher, mainly as a result of higher/lower interest expense on floating rate borrowings.

The Company's management monitors the interest rate fluctuations on a continuous basis and acts accordingly.

• Credit risk

Credit risk arises from cash and cash equivalents, deposits with banks and financial institutions, as well as credit exposures to wholesale and retail customers, including outstanding receivables and committed transactions.

For banks and financial institutions, only those that are highly rated by the Board of Directors are accepted. Management assesses the credit quality of the users of space, taking into account its financial position, past experience and other factors. See Note 14 for further disclosure on credit risk.

• Liquidity risk

The table below analyses the Company's financial liabilities into relevant maturity groupings based on the remaining period at the balance sheet to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows, except for the balances of trade and other payables that are presented using their accounting value.

	Less than 1 year €	Between 1 and 2 years €	Between 2 to 5 years €
At 31 December 2014			
Borrowings	10.116.347	6.380.051	71.691.881
Trade and other payables	<u>3.900.778</u>	-	-
	<u>14.017.125</u>	<u>6.380.051</u>	<u>71.691.881</u>
	€	€	€
At 31 March 2015			
Borrowings	10.023.674	57.689.778	15.679.680
Trade and other payables	<u>4.241.834</u>	-	-
	<u>14.265.508</u>	<u>57.689.778</u>	<u>15.679.680</u>

Prudent liquidity risk management implies maintaining sufficient cash and marketable securities, the availability of funding through an adequate amount of committed credit facilities and the ability to close out market positions. The management maintains flexibility in funding by maintaining availability under committed credit lines.

ITTL Trade Tourist and Leisure Park Plc

3 Financial risk management (continued)

(i) Financial risk factors (continued)

Management monitors rolling forecasts of the Company's liquidity reserve (comprises undrawn borrowing facility (Note 20) and cash and cash equivalents (Note 18) on the basis of expected cash flow. Based on their experience, management considers that the bank overdraft will continue to be renewed normally on an annual basis.

(ii) Capital risk management

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide returns for shareholders and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to shareholders, return capital to shareholders, issue new shares or sell assets to reduce debt.

The Company monitors capital on the basis of the gearing ratio. This ratio is calculated as net debt divided by total capital. Net debt is calculated as total borrowings (including 'current and non-current borrowings' as shown in the balance sheet) less cash and cash equivalents. Total capital is calculated as 'equity' as shown in the balance sheet plus net debt.

During 2015, the Company's strategy, which was unchanged from 2014, was to maintain the gearing ratio within 50% to 70%. The gearing ratios at 31 March 2015 and 31 December 2014 were as follows:

	31 March 2015 €	31 December 2014 €
Total borrowings (Note 20)	78,748,978	82,804,296
Less: cash and cash equivalents (Note 18)	<u>(22,482)</u>	<u>(479,599)</u>
Net debt	78,726,496	82,324,697
Total equity	<u>76,691,785</u>	<u>74,700,377</u>
Total capital as defined by management	<u>155,418,281</u>	<u>157,025,074</u>
Gearing ratio	51%	52%

(iii) Fair value estimation

The carrying value less impairment provision of trade receivables and payables are assumed to approximate their fair values. The fair value of financial liabilities for disclosure purposes is estimated by discounting the future contractual cash flows at the current market interest rate that is available to for similar financial instruments.

ITTL Trade Tourist and Leisure Park Plc

4 Critical accounting estimates and judgements

Estimates and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Critical accounting estimates and assumptions

The Company makes estimates and assumptions concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. The estimates and assumptions that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

- **Income taxes**

Significant judgment is required in determining the provision for income taxes. There are transactions and calculations for which the ultimate tax determination is uncertain. The Company recognises liabilities for anticipated tax audit issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recorded, such differences will impact the current and deferred income tax assets and liabilities in the period in which such determination is made.

- **Fair value of investment property**

The fair value of investment property is determined using valuation techniques. Refer to Note 16 for the relevant disclosure of valuation technique used for the determination of the fair value of the Company's investment properties.

5 Rights for use of space and other revenue

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Rights for use of space	2,595,493	2,390,932
Lease income	<u>180,248</u>	<u>180,248</u>
	<u>2,775,741</u>	<u>2,571,180</u>

6 Other income

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Other income	<u>316,798</u>	<u>67,111</u>

ITTL Trade Tourist and Leisure Park Plc

7 Expenses by nature

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Depreciation (Note 15)	58.688	72.219
Insurance	7.107	3.630
Auditors' remuneration	18.000	5.000
Trade receivables - Impairment charge (Note 17)	1.129	-
Trade receivables - reversal of impairment charge for receivables (Note 17)	(47.196)	-
Advertising and promotion	8.637	1.994
Transportation expenses	-	1.054
Other expenses	10.387	1.251
Services rendered	66.433	3.008
Directors fees	5.000	5.000
Internal audit fees	3.735	-
Stamps duty	296	-
Bank charges	933	4.441
Common expenses	61.684	82.294
Total selling, marketing costs and administrative expenses	184.834	179.891

The services rendered stated above include fees of €900 (31 March 2014: €900) for tax consultancy services charged by the Company's statutory audit firm.

8 Staff costs

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Wages and salaries	53.212	33.155
Transferred to common expenses	(53.212)	(33.155)
	-	-

9 Finance costs

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Interest expense:		
Bank borrowings	303.018	363.645
Loans from parent entity and minority shareholder (Note 25(v))	198.231	234.938
Other interest expense	1	-
Total interest expense	501.250	598.583

ITTL Trade Tourist and Leisure Park Plc

10 Income tax expense

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Current tax:		
Corporation tax	145.076	107.427
Defence contribution	4.056	4.056
Under provision of prior years' taxes:		
Defence contribution	-	1.107
Capital gains tax	12.866	-
Total current tax	161.998	112.590
Deferred tax (Note 21):		
Origination and reversal of temporary differences	253.049	129.052
Total deferred tax	253.049	129.052
Income tax expense	415.047	241.642

The tax on the Company's profit before tax differs from the theoretical amount that would arise using the applicable tax rate as follows:

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Profit before tax	2.406.455	1.859.817
Tax calculated at the applicable corporation tax rate of 12,5%	299.199	232.477
Tax effect of expenses not deductible for tax purposes	36.744	1.811
Tax effect of allowances and income not subject to tax	(27.171)	-
Special contribution for defence	4.056	5.163
Difference between capital gains tax rate and income tax rate and effect of inflation	89.353	(7.575)
Write off of prior year taxes	12.866	-
Tax penalty	-	9.766
Income tax charge	415.047	241.642

The Company is subject to income tax on taxable profits at the rate of 10% up to 31 December 2012, and at the rate of 12,5% as from 1 January 2013.

As from tax year 2012 brought forward losses of only five years may be utilised.

From 1 January 2009 onwards, under certain conditions, interest may be exempt from income tax and be subject only to special contribution for defence at the rate of 10%; increased to 15% as from 31 August 2011, and to 30% as from 29 April 2013.

11 Earnings per share

The basic and fully diluted earnings per share are calculated by dividing the profit attributable to the Company's shareholders by the weighted average number of issued shares during the year.

ITTL Trade Tourist and Leisure Park Plc

11 Earnings per share (continued)

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Profit for the year attributable to shareholders	<u>1.991.408</u>	<u>1.618.175</u>
Weighted average number of issued shares	<u>100.000.000</u>	<u>100.000.000</u>
Basic and diluted earnings per share - cents	<u>2.0</u>	<u>1.6</u>

12 Dividends

On 30 December 2014, a dividend of 5 cents per share was paid in respect of the profit for the year ended 31 December 2012. The total dividend paid amounted to €5.000.000.

13 Financial instruments by category

	Loans and receivables €
31 December 2014	
Assets as per balance sheet	
Trade and other receivables (excluding prepayments)	1.926.551
Cash and cash equivalents	<u>479.599</u>
Total	<u>2.406.150</u>
	Other financial liabilities €
Liabilities as per balance sheet	
Borrowings	82.804.296
Trade and other payables (excluding statutory liabilities)	<u>7.244.294</u>
Total	<u>90.048.590</u>
	Loans and receivables €
31 March 2015	
Assets as per balance sheet	
Trade and other receivables (excluding prepayments)	1.726.682
Cash and cash equivalents	<u>22.482</u>
Total	<u>1.749.164</u>
	Other financial liabilities €
Liabilities as per balance sheet	
Borrowings	78.748.978
Trade and other payables (excluding statutory liabilities)	<u>8.286.450</u>
Total	<u>87.035.428</u>

ITTL Trade Tourist and Leisure Park Plc

14 Credit quality of financial assets

The credit quality of financial assets that are neither past due nor impaired can be assessed by reference to external credit ratings (if available) or to historical information about counterparty default rates:

	31 March 2015 €	31 December 2014 €
Trade receivables		
Counterparties without external credit rating		
Group 1	-	9.291
Group 2	716.587	271.922
Group 3	96.986	690.401
Group 4	523.125	302.792
	<u>1.335.698</u>	<u>1.274.406</u>
	31 March 2015 €	31 December 2014 €
Cash at bank and short-term bank deposits (as per Moody's report on 15 April 2015)⁽¹⁾		
Caa1	4.437	189.849
Caa3	17.695	289.400
	<u>22.132</u>	<u>479.249</u>

⁽¹⁾ The rest of the balance sheet item 'cash and cash equivalents' is cash in hand.

Group 1 – new customers (less than 6 months).

Group 2 – existing customers (more than 6 months) with no defaults in the past.

Group 3 – companies within the group, common control companies and associates with no defaults in the past.

Group 4 – other receivables

None of the financial assets that are fully performing has been renegotiated in the last year.

None of the loans and receivables from related parties is past due or impaired.

ITTL Trade Tourist and Leisure Park Plc

15 Property, plant and equipment

	Computer Hardware €	Plant and Machinery €	Furniture, fixtures and office equipment €	Signs €	Improvements of leasehold property €	Art works €	Total €
At 1 January 2014							
Cost	50,420	1,162,677	828,252	341,188	58,500	140,490	2,381,527
Accumulated depreciation	(37,904)	(631,580)	(533,322)	(290,214)	(58,500)	-	(1,551,520)
Net book amount	12,516	531,097	94,930	50,974	-	140,490	830,007
Year ended 31 December 2014							
Opening net book amount	12,516	531,097	94,930	50,974	-	140,490	830,007
Additions	700	7,020	2,824	-	-	-	10,544
Disposals	-	-	(56,190)	-	-	-	(56,190)
Depreciation charge	(3,657)	(193,955)	(32,601)	(29,539)	-	-	(259,752)
Disposal-Accumulated Depreciation	-	-	19,666	-	-	-	19,666
Closing net book amount	9,559	344,162	28,629	21,435	-	140,490	544,275
At 31 December 2014							
Cost	51,120	1,169,697	574,886	341,188	58,500	140,490	2,335,881
Accumulated depreciation	(41,561)	(825,535)	(546,257)	(319,753)	(58,500)	-	(1,791,606)
Net book amount	9,559	344,162	28,629	21,435	-	140,490	544,275
Period ended 31 March 2015							
Opening net book amount	9,559	344,162	28,629	21,435	-	140,490	544,275
Depreciation charge (Note 7)	(838)	(48,365)	(5,740)	(3,745)	-	-	(58,688)
Closing net book amount	8,721	295,797	22,889	17,690	-	140,490	485,587
At 31 March 2015							
Cost	51,120	1,169,697	574,886	341,188	58,500	140,490	2,335,881
Accumulated depreciation	(42,399)	(873,900)	(551,997)	(323,498)	(58,500)	-	(1,850,294)
Net book amount	8,721	295,797	22,889	17,690	-	140,490	485,587

ITTL Trade Tourist and Leisure Park Plc

16 Investment property

	31 March 2015 €	31 December 2014 €
At beginning of period/year	179,410,532	177,839,540
Additions	<u>139,647</u>	<u>1,570,992</u>
At end of period/year	<u>179,550,179</u>	<u>179,410,532</u>

The investment properties are valued annually on 31 December at fair value comprising open-market value determined annually by the company's management, after taking into consideration all relevant available information, including valuations of independent valuers, market conditions and other factors.

The Company's investment property is measured at fair value. The Company holds one class of investment property being the Shacolas Emporium Park which includes a Shopping Mall, an IKEA store, Annex 3 and Annex 4.

The following table analyses investment property carried at fair value, by valuation method. The different levels have been defined as follows:

- Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1)
- Inputs other than quoted prices included within level 1 that are observable for the asset or liability, either directly (that is, as prices) or indirectly (that is, derived from prices) (Level 2).
- Inputs for the asset or liability that are not based on observable market data (that is, unobservable inputs) (Level 3).

The Company has classified its Investment property in Level 3 of the hierarchy.

Country/Segment	Cyprus Shopping Mall €	31 March 2015 Total €	31 December 2014 Total €
Fair Value hierarchy	3	3	3
Fair Value at 1 January	179,410,532	179,410,532	177,839,540
Additions	<u>139,647</u>	<u>139,647</u>	<u>1,570,992</u>
Fair value at 31 December	<u>179,550,179</u>	<u>179,550,179</u>	<u>179,410,532</u>

At 31 March 2015, the Company had unprovided contractual obligations for roof insulation at Annex 4 of €54.196 (31 December 2014: €98.947)(Note 24).

Bank borrowings are secured on the Company's investment property for €74,000,000 (2014: €74,000,000) (Note 20).

ITTL Trade Tourist and Leisure Park Plc

16 Investment property (continued)

Valuation processes

The Company's investment properties were valued at 31 December 2014 by the company's management by taking into consideration all relevant available information, including valuations of the company's independent professionally qualified valuers, Antonis Loizou and Associates, who hold a recognised relevant professional qualification and have recent experience in the locations and segments of the investment properties valued. For all investment properties, their current use equates to the highest and best use. The Company's finance department reviews the valuations performed by the independent valuers for financial reporting purposes. Discussions of valuation processes and results are held between the CFO, Management, and the independent valuers at least once every year. At each financial year end the finance department:

- verifies all major inputs to the independent valuation report
- assesses property valuation movements when compared to the prior year valuation report
- holds discussions with the independent valuer.

Country	Valuation €	Level 3 - Range of unobservable inputs (probability-weighted average)		Rental Yield %	License Fee/ Rental Value per square meter per month €
		Valuation technique	Occupancy rate %		
Cyprus	179.550.179	Investment method	99	6,5	13 - 203

Sensitivity of managements estimates

		Sensitivities in rental yield and rent Change in discount rate			
			-0,50%	0,00%	0,50%
Cyprus Shopping Mall	Change in rent	-10%	168.750.000	155.769.231	144.642.857
		0%	187.500.000	179.550.179	160.714.286
		10%	206.250.000	190.384.615	176.785.714

Revenues are derived from a large number of tenants and no single tenant or group under common control contributes more than 25% of the Company's revenues.

There are inter-relationships between unobservable inputs. Increase/Decrease in the rental income per square meter results in higher/lower fair value. Increase/decrease in rental yield results in lower/higher fair value. For investment property under construction, increases in construction costs that enhance the property's features may result in an increase in future rental values. An increase in the future rental income may be linked with higher costs. If the remaining lease term increases the yield may decrease.

Valuation techniques underlying management's estimation of fair value

Rental yields

The basis of the assessment is the expected net income after allowing for the owners property taxes and other direct expenses and the net income is capitalised by an appropriate yield.

ITTL Trade Tourist and Leisure Park Plc

16 Investment property (continued)

For Cyprus land and buildings with a total carrying amount of €179,550,179 (2014: €179,410,532), the valuation was determined using the net income approach. Properties valued using the net income approach take into account rental values of occupied and vacant spaces. These values are adjusted for differences in the market conditions such as demand and finance affecting market sales. The most significant input into this valuation approach is license fees per square metre and rental yields.

There were no changes to the valuation techniques during the year.

In the opinion of the Directors there was no significant change in the fair value of the Company's Investment properties during the 3 month period ended 31 March 2015.

17 Trade and other receivables

	31 March 2015 €	31 December 2014 €
Trade receivables	1,371,322	1,300,321
Less: Provision for impairment of receivables	<u>(139,531)</u>	<u>(204,660)</u>
Trade receivables - net	1,231,791	1,095,661
Receivables from related parties (Note 25(iv))	96,986	690,401
Other receivables	397,905	140,489
Prepayments	110,681	132,341
Advances	<u>14,539</u>	<u>29,962</u>
	<u>1,851,902</u>	<u>2,088,854</u>

The fair values of trade and other receivables approximate their carrying amounts.

As of 31 March 2015, trade receivables of €715,587 (31 December 2014: €281,213) were fully performing.

Trade receivables that are less than six months past due are not considered impaired. As of 31 March 2015, trade receivables of €516,204 (31 December 2014: €814,448) were past due but not impaired. These relate to a number of independent customers for whom there is no recent history of default. The ageing analysis of these trade receivables is as follows:

	31 March 2015 €	31 December 2014 €
Up to 3 months	277,399	364,566
3 to 6 months	<u>238,806</u>	<u>449,882</u>
	<u>516,204</u>	<u>814,448</u>

ITTL Trade Tourist and Leisure Park Plc

17 Trade and other receivables (continued)

Movements on the Company's provision for impairment of trade receivables are as follows:

	31 March 2015 €	31 December 2014 €
At 1 January	204,660	122,630
Provision for receivables impairment (Note 7)	1,129	82,030
Reversal of impairment charge	(47,195)	-
Recoveries in the year	(19,083)	-
At end of period/ year	<u>139,531</u>	<u>204,660</u>

The creation and release of provision for impaired receivables have been included in 'administrative expenses' in profit or loss (Note 7). Amounts charged to the allowance account are generally written off, when there is no expectation of recovering additional cash.

The other classes within trade and other receivables do not contain impaired or past due assets.

The maximum exposure to credit risk at the balance sheet date is the carrying value of each class of receivable mentioned above. The Company does not hold any collateral as security.

The carrying amounts of the Company's trade and other receivables are denominated in the following currencies:

	31 March 2015 €	31 December 2014 €
Euro - functional and presentation currency	<u>1,851,902</u>	<u>2,088,854</u>

18 Cash in hand and at bank

	31 March 2015 €	31 December 2014 €
Cash at bank and in hand	<u>22,482</u>	<u>479,599</u>

Cash, cash equivalents and bank overdrafts include the following for the purposes of the statement of cash flows:

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Bank balances	22,482	782,265
Bank overdrafts (Note 20)	(3,917,563)	(3,317,634)
Cash and cash equivalents	<u>(3,895,081)</u>	<u>(2,535,369)</u>

ITTL Trade Tourist and Leisure Park Plc

18 Cash in hand and at bank (continued)

Cash and cash equivalents are denominated in the following currencies:

	31 March 2015 €	31 December 2014 €
Euro - functional and presentation currency	<u>22.482</u>	<u>479.599</u>

19 Share capital

	Number of shares	Share capital €
At 31 December 2014 and 31 March 2015	<u>100 000 000</u>	<u>50.000.000</u>

The total authorized number of ordinary shares is 171 000 000 shares (2014: 171 000 000 shares) with a par value of €0,50 per share. All issued shares are fully paid.

20 Borrowings

	31 March 2015 €	31 December 2014 €
Current		
Bank overdrafts (Note 18)	3.917.563	3.909.934
Bank borrowings	3.800.000	3.300.000
Borrowings from parent entity and minority shareholder (Note 25(v))	<u>1.000.000</u>	<u>1.000.000</u>
	<u>8.617.563</u>	<u>8.209.934</u>
Non-current		
Bank borrowings	56.500.000	59.100.000
Borrowings from related party (Note 25(v))	3.812.785	-
Borrowings from parent entity and minority shareholder (Note 25(v))	<u>10.918.630</u>	<u>15.494.362</u>
	<u>70.231.415</u>	<u>74.594.362</u>
Total borrowings	<u>78.748.978</u>	<u>82.804.296</u>
Maturity of non-current borrowings		
Between 1 and 2 years	56.500.000	4.600.000
Between 2 and 5 years	<u>13.731.415</u>	<u>69.994.362</u>
	<u>70.231.415</u>	<u>74.594.362</u>

The bank loans are repayable by January 2017. The bank loans and overdrafts are secured as follows:

- (i) By mortgage on the Company's land and buildings (Note 16) for €74.000.000 (2014: €74.000.000) plus interest on that amount at a maximum rate of 6% per annum.
- (ii) Pledge of 50 000 001 shares held by Woolworth (Cyprus) Properties Plc in ITTL Trade Tourist and Leisure Park Plc (Note 25(vi)).
- (iii) Assignment of all license income from the rights of use of space in the Shacolas Emporium Park, bank accounts, insurance contracts, construction contracts, construction guarantees and performance bonds in favour of Hypothekenbank Frankfurt A.G (formerly Eurohypo A.G.).

ITTL Trade Tourist and Leisure Park Plc

20 Borrowings (continued)

- (iv) By corporate guarantees from parent company for the amount of €3.150.000 in favour of Hellenic Bank Public Limited.

The weighted average effective interest rates at the balance sheet date were as follows:

	31 March 2015 %	31 December 2014 %
Bank overdrafts	6,00	6,28
Bank borrowings	1,61	1,81
Borrowings from parent entity (Note 25(v))	6,00	5,75
Borrowings from related parties (Note 25(v))	4,50	4,50

The Company's bank borrowings and bank overdrafts are arranged at floating rates. Borrowings at floating rates expose the Company to cash flow interest rate risk.

The exposure of the Company's borrowings to interest rate changes and the contractual repricing dates at the balance sheet dates are as follows:

	31 March 2015 €	31 December 2014 €
6 months or less	63.017.663	66.309.934
1-5 years	<u>15.731.415</u>	<u>16.494.362</u>
	<u>78.748.978</u>	<u>82.804.296</u>

The Company has the following undrawn borrowing facilities:

	31 March 2015 €	31 December 2014 €
Floating rate:		
Expiring within one year	<u>19.444</u>	<u>19.411</u>

The carrying amounts of borrowings approximate their fair value.

The carrying amounts of the Company's borrowings are denominated in the following currencies:

	31 March 2015 €	31 December 2014 €
Euro - functional and presentation currency	<u>78.748.978</u>	<u>82.804.296</u>

21 Deferred income tax liabilities

The analysis of deferred income tax assets and deferred income tax liabilities are as follows:

	31 March 2015 €	31 December 2014 €
Deferred income tax liabilities:		
- Deferred tax liabilities to be settled after more than twelve months	<u>17.516.263</u>	<u>17.263.214</u>
Deferred income tax liabilities - net	<u>17.516.263</u>	<u>17.263.214</u>

ITTL Trade Tourist and Leisure Park Plc

21 Deferred income tax liabilities (continued)

The gross movement on the deferred income tax account is as follows:

	31 March 2015 €	31 December 2014 €
At beginning of period/year	17,263.214	16,396.342
Charge included in profit or loss (Note 10)	<u>253.049</u>	<u>866.872</u>
At end of period/year	<u>17,516.263</u>	<u>17,263.214</u>

The movement in deferred tax assets and liabilities during the year, without taking into consideration the offsetting of balances within the same tax jurisdiction, is as follows:

Deferred tax liabilities

	Difference between depreciation and wear and tear allowance €	Fair value gains on investment properties €	Total €
At 1 January 2014	3,500.913	12,895.429	16,396.342
Charged to:			
Profit or loss (Note 10)	<u>537.951</u>	<u>328.921</u>	<u>866.872</u>
At 31 December 2014/1 January 2015	4,038.864	13,224.350	17,263.214
Charged to:			
Profit or loss (Note 10)	<u>163.696</u>	<u>89.353</u>	<u>253.049</u>
At 31 March 2015	<u>4,202.560</u>	<u>13,313.703</u>	<u>17,516.263</u>

Deferred income tax assets are recognized for tax losses carried forward to the extent that the realisation of the related tax benefit through future taxable profits is probable.

22 Trade and other payables-non current

	31 March 2015 €	31 December 2014 €
Operating lease advances	1,658.867	1,696.777
Deferred income	1,386.460	1,407.768
Cash guarantee	<u>30.000</u>	<u>5.000</u>
	<u>3,075.327</u>	<u>3,109.545</u>

The carrying amounts of the Company's trade and other payables are denominated in Euro.

ITTL Trade Tourist and Leisure Park Plc

23 Trade and other payables-current

	31 March 2015 €	31 December 2014 €
Trade payables	648.493	570.036
Payables to related parties (Note 25(iv))	446.442	244.032
Other payables	2.650.233	2.622.955
Accrued expenses	292.188	262.718
Advances due to customers for contract work	204.478	201.037
Deferred income	973.166	240.183
	<u>5.214.989</u>	<u>4.140.961</u>

The fair value of trade and other payables which are due within one year approximates their carrying amount at the balance sheet date.

The carrying amounts of the Company's trade and other payables are denominated in the following currencies:

	31 March 2015 €	31 December 2014 €
Euro - functional and presentation currency	<u>5.214.989</u>	<u>4.140.961</u>

24 Commitments

(i) Capital commitments

Capital expenditure contracted for at the balance sheet date but not yet incurred is as follows:

	31 March 2015 €	31 December 2014 €
Investment property	<u>54.196</u>	<u>98.947</u>

In October 2014, the Company signed an agreement for roof insulation works at Annex 4. The project will be completed in 2015.

ITTL Trade Tourist and Leisure Park Plc

24 Commitments (continued)

(ii) License fee / Operating lease commitments – where the company is the lessor

The Company's license fee/ operating lease income is derived from rental income and income from rights for use of space.

License Fee/ Rental Income

The Company entered into an agreement to lease out part of the land owned by it. The lessee constructed on this land a retail outlet (IKEA). The lease term signed is for a period of 14 years and 10 months. At the end of the lease period the lessee has the right to extend the lease term for another 14 years and 10 months and at the end of the first extension the lessee has the right for a second extension of 14 years and 10 months.

The total amount of the minimum future license fees/ rentals receivable in accordance with the non-cancellable operating lease commitments are as follows:

	31 March 2016 €	31 December 2014 €
No later than 1 year	10,188,150	10,237,593
Later than 1 year and no later than 5 years	29,773,692	29,767,553
Later than 5 years	<u>12,273,734</u>	<u>13,849,187</u>
	<u>52,235,476</u>	<u>53,854,333</u>

25 Related party transactions

Up to 15 July 2014 the Company was controlled by Woolworth (Cyprus) Properties Plc, incorporated in Cyprus, which owned 99.67% of the Company's shares. At 15 July 2014 Woolworth (Cyprus) Properties Plc sold 45% of the share capital held in the Company, to the related Company Ermes Department Stores Plc. However, Woolworth (Cyprus) Properties Plc retains control of the Company with 54.67%. The ultimate parent Company is N.K.Shacolas (Holdings) Limited. Mr Nicolas Shacolas, controls indirectly, through its shareholding in N.K. Shacolas (Holdings) Limited, the Company's share capital.

(i) Sales of goods and services

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Rights for use of space/rental income:		
CTC. Automotive Limited	37,500	37,500
Ermes Department Stores Plc	577,693	577,693
C.W. Artopolis Limited	<u>42,267</u>	<u>22,979</u>
	<u>657,460</u>	<u>638,172</u>
Sales of services:		
Woolworth Commercial Centre Plc	2,500	2,377
Cyprus Trading Corporation Plc	<u>720</u>	<u>720</u>
	<u>3,220</u>	<u>3,097</u>

ITTL Trade Tourist and Leisure Park Plc

25 Related party transactions (continued)

(ii) Purchases of goods and services

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Purchases of goods:		
Ernes Department Stores Plc	298	-
Argosy Trading Company Ltd	43	392
Super Home Centre (DIY) Limited	891	1,783
CTC Automotive Limited	-	997
	<u>1,232</u>	<u>3,172</u>
Purchases of services:		
Ernes Department Stores Plc	-	4,579
Woolworth (Cyprus) Properties Plc	9,091	9,501
	<u>9,091</u>	<u>14,080</u>

(iii) Directors' remuneration

The total remuneration of the Directors was as follows:

	Three months ended 31 March 2015 €	Three months ended 31 March 2014 €
Fees	<u>5,000</u>	<u>5,000</u>

(iv) Period/Year-end balances arising from sales/purchases of goods/services

	31 March 2015 €	31 December 2014 €
Receivables from related parties (Note 17):		
Ernes Department Stores Plc	-	561,850
Woolworth Commercial Centre Plc	-	11,923
C.W. Artopolis Limited	91,003	44,271
CTC Automotive Ltd	-	61,345
N K Shacolas (Holdings) Limited	-	5,854
Sundry Other	5,983	5,158
	<u>96,986</u>	<u>690,401</u>
Payables to related parties (Note 23):		
Cyprus Trading Corporation Plc	42,183	72,183
Cyprus Limni Resorts and Golfcourses Plc	16,960	16,960
Ernes Department Stores Plc	383,160	-
CTC Automotive Limited	-	143,528
Apex Ltd	-	8,116
Sundry Other	4,139	3,245
	<u>446,442</u>	<u>244,032</u>

The above balances bear no interest and are repayable on demand.

The above companies are related due to common ownership.

ITTL Trade Tourist and Leisure Park Plc

25 Related party transactions (continued)

(v) Borrowings from related parties

	31 March 2015 €	31 December 2014 €
Borrowings from parent entity:		
At beginning of period/year	14.244.362	14.862.563
Borrowings advanced during period/year	520.819	4.480.591
Borrowings assigned from related party	2.275.312	969.195
Borrowings repaid during year	(1.481.997)	(6.926.492)
Borrowings assigned to related party	(3.812.785)	-
Interest charged (Note 10)	172.919	858.505
At end of period/year (Note 20)	<u>11.918.630</u>	<u>14.244.362</u>

The amount payable to parent company, Woolworth (Cyprus) Properties Plc bears interest at the rate of 5,00% (2014: 5,75%). An amount of €3.812.785 was assigned to Woolworth Commercial Centre Plc on 31 March 2015. As per the amended agreement signed on 31 December 2013, €1.000.000 is due for repayment per annum for the next five years effective as of the date of the agreement. On 31 March 2015, the loan payable to Ermes Department Stores Plc of €2.275.312 was assigned to the parent company, Woolworth (Cyprus) Properties Plc. The remaining non-current payable balance will be repaid at the end of the five year period and no terms have been agreed as to its security.

	31 March 2015 €	31 December 2014 €
Borrowings from related party:		
At beginning of period/year	-	-
Borrowings assigned from parent company	<u>3.812.785</u>	-
At end of period/year (Note 20)	<u>3.812.785</u>	-

The amount payable to related company, Woolworth Commercial Centre Plc bears interest at the rate of 5,00%. As per the agreement signed on 31 March 2015, the payable balance will be repaid at the end of a five years period and no terms have been agreed as to its security.

	31 March 2015 €	31 December 2014 €
Borrowings from minority shareholder:		
At beginning of period/year	2.250.000	-
Borrowings advanced during period/year	-	3.212.179
Borrowings assigned to parent company	(2.275.312)	(969.195)
Interest charged (Note 9)	<u>25.312</u>	<u>7.016</u>
At end of period/year (Note 20)	<u>-</u>	<u>2.250.000</u>

During March 2014, the company received a loan of €962.179 from Ermes Department Stores Plc at an interest rate of 6,25% per annum. The loan plus interest of €7.016 was assigned to the parent company, Woolworth (Cyprus) Properties Plc, on 30 April 2014.

Additionally during 2014 the Company received a further loan of €2.250.000 from Ermes Department Stores Plc which is unsecured, bears interest at the rate of 4,5% and would have been repaid at the end of the four year period starting from 31 December 2014. On 31 March 2015, the loan was assigned to the parent company, Woolworth (Cyprus) Properties Plc.

ITTL Trade Tourist and Leisure Park Plc

25 Related party transactions (continued)

(vi) Guarantees of the Parent Company and related entities

The following guarantees were provided to the Company by its parent Company and other related entities as security for its borrowings:

Woolworth (Cyprus) Properties Plc guaranteed the loans of the Company for the amount of €3.150.000 (Note 20).

Pledge of 50 000 001 shares held by Woolworth (Cyprus) Properties Plc in ITTL Trade Tourist and Leisure Park Plc (Note 20).

26 Events after the balance sheet date

There were no material events after the balance sheet date, which have a bearing on the understanding of the financial statements.

Independent auditor's report on pages 7 to 8.