WEALTHAVENUE PLC

REPORT AND FINANCIAL STATEMENTS

For the period from 27 November 2020 to 31 December 2021

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CONTENTS

WEALTHAVENUE PLC

OFFICERS AND PROFESSIONAL ADVISORS

Board of Directors	Alexios Vandorou Andronikos Vandorou Eleftherios Kontos
Secretary	DGH Secretarial Ltd
Independent Auditors	KPMG Limited
Bankers	Bank of Cyprus Public Company Ltd Optima Bank S.A
Registered Office	12 Prevezis 1065, Nicosia

WEALTHAVENUE PLC

MANAGEMENT REPORT

The Board of Directors of WEALTHAVENUE PLC (the "Company") presents to the members its first report together with the audited financial statements of the Company for the period from 27 November 2020 to 31 December 2021.

INCORPORATION

WEALTHAVENUE PLC (the "Company") is domiciled in Cyprus on 27 November 2020 as a private limited liability company under the Cyprus Companies Law, Cap. 113.

PRINCIPAL ACTIVITIES AND NATURE OF OPERATIONS OF THE COMPANY

The principal activities of the Company are the holding of investment property.

FINANCIAL RESULTS

The Company's financial results for the period from 27 November 2020 to 31 December 2021 are set out on page 9 to the financial statements. The net loss for the period attributable to the owners of the Company amounted to €25.382.

EXAMINATION OF THE DEVELOPMENT, POSITION AND PERFORMANCE OF THE ACTIVITIES OF THE COMPANY

The current financial position as presented in the financial statements is not considered satisfactory and the Board of Directors is making an effort to reduce the Company losses.

DIVIDENDS

The Board of Directors does not recommend the payment of a dividend.

MAIN RISKS AND UNCERTAINTIES

The main risks and uncertainties faced by the Company and the steps taken to manage these risks, are described in note 20 to the financial statements.

USE OF FINANCIAL INSTRUMENTS BY THE COMPANY

The Company is exposed to credit risk from the financial instruments it holds.

The Company's financial risk management objectives and policies are described in note 20.

FUTURE DEVELOPMENTS

The most important developments of the Company are the equity acquisitions to put the diversification at the heart of the Company's investment approach. Also the Company will focus on Green Investments because aside from the positive environmental impact, renewables have proven increasingly profitable and resilient, generating attractive returns on investment, and providing high cash margins through diverse and scalable applications.

WEALTHAVENUE PLC

MANAGEMENT REPORT (continued)

SHARE CAPITAL

Authorised capital

Under its Memorandum the Company fixed its share capital at 500.000.000 ordinary shares of nominal value of €0,001 each.

Issued capital

Upon incorporation on 27 November 2020 the Company issued to the subscribers of its Memorandum of Association 32.097.500 ordinary shares of €0,001 each at par.

BRANCHES

During the period from 27 November 2020 to 31 December 2021 the Company did not operate any branches.

BOARD OF DIRECTORS

The members of the Company's Board of Directors as at 31 December 2021 and at the date of this report are presented on page 1. All of them were members of the Board of Directors throughout the period from 27 November 2020 to 31 December 2021.

In accordance with the Company's Articles of Association all directors presently members of the Board continue in office.

EVENTS AFTER THE REPORTING PERIOD

Any significant events that occurred after the end of the reporting period are described in note 21 to the financial statements.

RELATED PARTY TRANSACTIONS

Disclosed in note 19 to the financial statements.

INDEPENDENT AUDITORS

The independent auditors of the Company, KPMG Limited, have been appointed as first auditors and have expressed their willingness to continue in office. A resolution giving authority to the Board of Directors to fix their remuneration will be submitted at the forthcoming Annual General Meeting.

By order of the Board of Directors,

DGH SECRETARIAL LTD

DGH Secretarial Ltd
Secretary

Nicosia, 22 June 2022

KPMG Limited
Chartered Accountants
14 Esperidon Street, 1087 Nicosia, Cyprus
P.O. Box 21121, 1502 Nicosia, Cyprus
T: +357 22 209000, F: +357 22 678200

INDEPENDENT AUDITORS' REPORT TO

THE MEMBERS OF

WEALTHAVENUE PLC

Report on the audit of the financial statements

Opinion

We have audited the accompanying financial statements of WEALTHAVENUE PLC (the "Company"), which are presented on pages 8 to 29 and comprise the statement of financial position as at 31 December 2021, and the statements of profit or loss and other comprehensive income, changes in equity and cash flows for the period from 27 November 2020 to 31 December 2021, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying financial statements give a true and fair view of the financial position of the Company as at 31 December 2021, and of its financial performance and its cash flows for the period from 27 November 2020 to 31 December 2021 in accordance with International Financial Reporting Standards as adopted by the European Union ("IFRS-EU") and the requirements of the Cyprus Companies Law, Cap. 113, as amended from time to time (the "Companies Law, Cap.113").

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing ("ISAs"). Our responsibilities under those standards are further described in the "Auditors' responsibilities for the audit of the financial statements" section of our report. We are independent of the Company in accordance with the International Code of Ethics (Including International Independence Standards) for Professional Accountants of the International Ethics Standards Board for Accountants ("IESBA Code") together with the ethical requirements in Cyprus that are relevant to our audit of the financial statements, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of Investment Properties	
Refer to note 11 of the Financial Statements.	
Key audit matter	**How the matter was addressed in our audit**
The Investment Properties constitute a significant part of the Company's assets and are presented in fair value. As at 31 December 2021 the balance of the Investment Properties was €155.900. The economic importance of these elements and the subjectivity involved in the process of assessing the fair value of the Investment Properties, make the assessment one of the main audit issues.	The audit procedures in this matter included: • Overview of reports prepared by an independent professional real estate appraiser to verify the correctness and completeness of the information used. • Examination with the participation of our own internal expert for the appropriateness of the methodology and the rational for the assumptions and estimates included in the reports, prepared by the independent professional real estate appraiser. • Evaluation of the independence and professional knowledge and competence of the independent professional real estate appraiser. • Assessment of the accuracy and adequacy of the relevant disclosures in the notes to the financial statements

Other information

The Board of Directors is responsible for the other information. The other information comprises the Management Report but does not include the financial statements and our auditor’s report thereon.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon, except as required by the Companies Law, Cap.113.

In connection with our audit of the financial statements, our responsibility is to read the other information and, in doing so, consider whether the other information is materially inconsistent with the financial statements, or our knowledge obtained in the audit or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact.

With regards to the management report, our report in this regard is presented in the *"Report on other legal requirements"* section.

Responsibilities of the Board of Directors and those charged with governance 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 IFRS-EU and the requirements of the 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.

In preparing the financial statements, the Board of Directors is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless there is an intention to either liquidate the Company or to cease the Company's operations, or there is no realistic alternative but to do so.

The Board of Directors and those charged with governance are responsible for overseeing the Company's financial reporting process.

Auditors' responsibilities for the audit of the financial statements

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

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

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

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

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

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report.

Report on other legal requirements

Pursuant to the additional requirements of law L.53(I)/2017, and based on the work undertaken in the course of our audit, we report the following:

- In our opinion, the management report, the preparation of which is the responsibility of the Board of Directors, has been prepared in accordance with the requirements of the Companies Law, Cap 113, and the information given is consistent with the financial statements.
- In the light of the knowledge and understanding of the business and the Company's environment obtained in the course of the audit, we have not identified material misstatements in the management report.

Other Matter

This report, including the opinion, has been prepared for and only for the Company's members as a body in accordance with Section 69 of Law L.53(I)/2017 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.

The engagement partner on the audit resulting in this independent auditors' report is Michael M. Antoniades.

Michael M. Antoniades, FCA
Certified Public Accountant and Registered
Auditor for and on behalf of

KPMG Limited
Certified Public Accountants and Registered
Auditors
14 Esperidon Street
1087 Nicosia
Cyprus

22 June 2022

WEALTHAVENUE PLC

STATEMENT OF FINANCIAL POSITION

As at 31 December 2021

	Note	2021 €
Assets		
Investment properties	12	155.900
Total non-current assets		155.900
Trade and other receivables	13	1.576
Bank deposits	14	294.711
Total current assets		296.287
Total assets		452.187
Equity		
Share capital	16	32.098
Share premium	16	417.402
Reserves	16	(25.382)
Prepaid share reserve	17	22.000
Total equity		446.118
Liabilities		
Trade and other payables	18	6.069
Total liabilities		6.069
Total equity and liabilities		452.187

On 22 June 2022 the Board of Directors of WEALTHAVENUE PLC approved and authorised these financial statements for issue.

....	....
Alexios Vandorou	Eleftherios Kontos
Director	Director

The notes on pages 12 to 29 are an integral part of these financial statements.

WEALTHAVENUE PLC

STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the period from 27 November 2020 to 31 December 2021

	Note	For the period from 27 Nov 2020 to 31 Dec 2021 €
Fair value gains from Investment Properties	12	30.099
Administrative expenses	8	(52.651)
Operating loss		(22.552)
Finance costs - total	9	(2.830)
Loss before tax		(25.382)
Loss for the period		(25.382)
Other comprehensive income		-
Total comprehensive expense for the period		(25.382)
Basic and fully diluted losses per share (cent)	11	(0,08)

The notes on pages 12 to 29 are an integral part of these financial statements.

WEALTHAVENUE PLC

STATEMENT OF CHANGES IN EQUITY

For the period from 27 November 2020 to 31 December 2021

	Note	Share capital €	Share premium €	Prepaid share reserve €	Retained earnings €	Total €
Comprehensive income						
Loss for the period		-	-	-	(25.382)	(25.382)
Transactions with owners of the Company						
Contributions and distributions						
Issue of share capital	16	32.098	417.402	-	-	449.500
Prepaid share capital	17	-	-	22.000	-	22.000
Total contributions and distributions		32.098	417.402	22.000	-	471.500
Balance at 31 December 2021		32.098	417.402	22.000	(25.382)	446.118

Companies, which do not distribute 70% of their profits after tax, as defined by the Special Contribution for the Defence of the Republic Law, within two years after the end of the relevant tax year, will be deemed to have distributed this amount as dividend on the 31st of December of the second year. The amount of the deemed dividend distribution is reduced by any actual dividend already distributed by 31 December of the second year for the year the profits refer. The Company pays special defence contribution on behalf of the shareholders over the amount of the deemed dividend distribution at a rate of 17% (applicable since 2014) when the entitled shareholders are natural persons tax residents of Cyprus and have their domicile in Cyprus. In addition, from 2019 (deemed dividend distribution of year 2017 profits), the Company pays on behalf of the shareholders General Healthcare System (GHS) contribution at a rate of 2,65% (31.12.2019 1,70%), when the entitled shareholders are natural persons tax residents of Cyprus, regardless of their domicile.

WEALTHAVENUE PLC

STATEMENT OF CASH FLOWS

For the period from 27 November 2020 to 31 December 2021

	Note	For the period from 27 Nov 2020 to 31 Dec 2021 €
Cash flows from operating activities		
Loss for the period		(25.382)
Adjustments for:		
Fair value (gains) on investment property	12	(30.099)
Cash used in operations before working capital changes		(55.481)
Increase in trade and other receivables	13	(1.576)
Increase in trade and other payables	18	6.069
Cash used in operations		(50.988)
Cash flows from investing activities		
Payment for acquisition of investment property	12	(125.801)
Net cash used in investing activities		(125.801)
Cash flows from financing activities		
Proceeds from issue of share capital at premium	15	449.500
Prepaid share reserve	17	22.000
Net cash generated from financing activities		471.500
Net increase in cash and cash equivalents		294.711
Cash and cash equivalents at end of the period	14	294.711

The notes on pages 12 to 29 are an integral part of these financial statements.

WEALTHAVENUE PLC

NOTES TO THE FINANCIAL STATEMENTS

For the period from 27 November 2020 to 31 December 2021

1. Reporting entity

WEALTHAVENUE PLC (the "Company") is domiciled in Cyprus. The Company was incorporated in Cyprus on 27 November 2020 as a private limited liability company under the Cyprus Companies Law, Cap. 113. Its registered office is at 12 Prevezis, 1065, Nicosia.

The principal activities of the Company are the holding of investment property.

The Company is listed on the CSE Emerging Companies Market.

2. Basis of accounting

2.1 Statement of compliance

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

2.2 Basis of measurement

The financial statements have been prepared under the historical cost convention, except in the case of Investment Properties, which are measured at their fair value.

3. Functional and presentation currency

The financial statements are presented in Euro (€) which is the functional currency of the Company.

4. Adoption of new and revised IFRSs and interpretations by the European Union (EU)

During the current period the Company adopted all the changes to International Financial Reporting Standards (IFRS) that are relevant to its operations and are effective for accounting periods beginning on 27 November 2020.

At the date of approval of these financial statements, Standards, Revised Standards and Interpretations were issued by the International Accounting Standards Board which were not yet effective. Some of them were adopted by the European Union and others not yet. The Board of Directors expects that the adoption of these financial reporting standards in future periods will not have a significant effect on the financial statements of the Company.

5. Use of estimates and judgements

In preparing these financial statements, management has made judgements, estimates and assumptions that affect the application of the Company's accounting policies and the reported amounts of assets, liabilities, income and expenses. The estimates and underlying assumptions are based on historical experience and various other factors that are deemed to be reasonable based on knowledge available at that time. Actual results may deviate from such estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to estimates are recognised prospectively - that is, in the period during which the estimate is revised, if the estimate affects only that period, or in the period of the revision and future periods, if the revision affects the present as well as future periods.

5.1 Assumptions and estimation uncertainties

Information about assumptions and estimation uncertainties at the reporting date that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities in the next financial year is included in the following notes:

- Note 12 - Valuation of Investment Properties

5.2 Measurement of fair values

A number of the Company's accounting policies and disclosures require the measurement of fair values, for both financial and non-financial assets and liabilities.

Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

- Level 1 - quoted prices (unadjusted) in active markets for identical assets or liabilities.

- Level 2 - inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices).

- Level 3 - inputs for the asset or liability that are not based on observable market data (unobservable inputs).

If the inputs used to measure the fair value of an asset or a liability fall into different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement.

The Company recognises transfers between levels of the fair value hierarchy at the end of the reporting period during which the change has occurred.

Further information about the assumptions made in measuring fair values is included in notes:

- Note 12 - Investment Properties

6. Significant accounting policies

The following accounting policies have been adopted in these first financial statements of the Company.

6.1 Tax

Income tax expense comprises of current and deferred tax. It is recognised in profit or loss except to the extent that it relates to a business combination, or items recognised directly in equity or in other comprehensive income.

Current tax

Tax liabilities and assets for the current period are measured at the amount expected to be paid to or recovered from the taxation authorities, using the tax rates and laws that have been enacted, or substantively enacted, by the reporting date.

Deferred tax

Deferred tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. Currently enacted tax rates are used in the determination of deferred tax.

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.

6.2 Investment properties

Investment properties are initially measured at its cost. Any transaction costs are included in the intial measurement. Subsequently, investment properties are carried at fair value, determined annually by external valuers. Changes in fair values are recorded in profit or loss.

An investment property is derecognised upon disposal or when the investment property is permanently withdrawn from use and no future economic benefits are expected from the continued use of the asset. Any gain or loss arising on derecognition of the property (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit or loss in the period in which the property is derecognised.

6.3 Financial instruments

6.3.1 Recognition and initial measurement

Financial assets and financial liabilities are recognised when the Company becomes a party to the contractual provisions of the instrument.

6. Significant accounting policies (continued)

6.3 Financial instruments (continued)

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at fair value through profit or loss (FVTPL), transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

6.3.2 Classification and subsequent measurement

6.3.2.1 Financial assets

On initial recognition, a financial asset is classified as measured at: amortised cost; Fair Value through Other Comprehensive income (FVOCI) debt investment; Fair Value through Other Comprehensive income (FVOCI) equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Company changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and

- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

A debt investment is measured at FVOCI if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is achieved by both collecting contractual cash flows and selling financial assets; and

- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Cash and cash equivalents

Cash and cash equivalents comprise cash balances and call deposits. Bank overdrafts that are repayable on demand and form an integral part of the Company's cash management are included as a component of cash and cash equivalents for the purpose only of the statement of cash flows.

6. Significant accounting policies (continued)

6.3 Financial instruments (continued)

Financial assets - Business model assessment

The Company makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;

- how the performance of the portfolio is evaluated and reported to the Company's management;

- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;

- how managers of the business are compensated - e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and

- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Financial assets - Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Company considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Company considers:

- contingent events that would change the amount or timing of cash flows;

- terms that may adjust the contractual coupon rate, including variable-rate features;

- prepayment and extension features; and

- terms that limit the Company's claim to cash flows from specified assets (e.g. non-recourse features).

6. **Significant accounting policies** (continued)

6.3 Financial instruments (continued)

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

6.3.2.2 Financial liabilities - Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost or FVTPL. A financial liability is classified as at FVTPL if it is classified as held-for-trading, it is a derivative or it is designated as such on initial recognition. Financial liabilities at FVTPL are measured at fair value and net gains and losses, including any interest expense, are recognised in profit or loss. Other financial liabilities are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in profit or loss. Any gain or loss on derecognition is also recognised in profit or loss.

6.3.3 Impairment

- *Financial instruments and contract assets*

The Company recognises loss allowances for ECLs on:

– financial assets measured at amortised cost;

The Company measures loss allowances at an amount equal to lifetime ECLs, except for the following, which are measured at 12-month ECLs:

– bank balances for which credit risk (i.e. the risk of default occurring over the expected life of the financial instrument) has not increased significantly since initial recognition.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Company considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Company's historical experience and informed credit assessment and including forward-looking information.

The Company assumes that the credit risk on a financial asset has increased significantly if it is more than 30 days past due.

6. Significant accounting policies (continued)

6.3 Financial instruments (continued)

The Company considers a financial asset to be in default when:

- the borrower is unlikely to pay its credit obligations to the Company in full, without recourse by the Company to actions such as realising security (if any is held); or
- the financial asset is more than 90 days past due.

Lifetime ECLs are the ECLs that result from all possible default events over the expected life of a financial instrument.

12-month ECLs are the portion of ECLs that result from default events that are possible within the 12 months after the reporting date (or a shorter period if the expected life of the instrument is less than 12 months).

The maximum period considered when estimating ECLs is the maximum contractual period over which the Company is exposed to credit risk.

- *Measurement of ECLs*

ECLs are a probability-weighted estimate of credit losses. Credit losses are measured as the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Company expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

- *Credit-impaired financial assets*

At each reporting date, the Company assesses whether financial assets carried at amortised cost and debt securities at FVOCI are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being more than 90 days past due;
- the restructuring of a loan or advance by the Company on terms that the Company would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

6. Significant accounting policies (continued)

6.3 Financial instruments (continued)

- *Presentation of allowance for ECL in the statement of financial position*

Loss allowances for financial assets measured at amortised cost are deducted from the gross carrying amount of the assets.

6.4 Derecognition of financial assets and liabilities

Financial assets

The Company derecognises a financial asset (or, where applicable a part of a financial asset or part of a Company of similar financial assets) when:

- the contractual rights to receive cash flows from the asset have expired;

- the Company retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass through' arrangement; or

- the Company transfers the rights to receive the contractual cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Any interest in such derecognised financial assets that is created or retained by the Company is recognised as a separate asset or liability

Financial liabilities

The Company derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire.

The Company also derecognises a financial liability when it is replaced by another from the same lender on substantially different terms, or when the terms of the liability are substantially modified, and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in profit or loss.

6.5 Offsetting financial instruments

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position when, and only when, the Company has a currently enforceable legal right to offset the recognised amounts and it intends to settle them on a net basis, or to realise the asset and settle the liability simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented gross in the statement of financial position.

6. Significant accounting policies (continued)

6.6 Share capital

Ordinary shares are classified as equity. The difference between the fair value of the consideration received by the Company and the nominal value of the share capital being issued is taken to the share premium account.

6.7 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 a reliable estimate of the amount can be made. Where the Company expects a provision to be reimbursed, for example under an insurance contract, the reimbursement is recognised as a separate asset but only when the reimbursement is virtually certain.

6.8 Fair value measurement

'Fair value' is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date in the principal or, in its absence, the most advantageous market to which the Company has access at that date.

When one is available, the Company measures the fair value of an instrument using the quoted price in an active market for that instrument. A market is regarded as 'active' if transactions for the asset or liability take place with sufficient frequency and volume to provide pricing information on an ongoing basis.

If there is no quoted price in an active market, then the Company uses valuation techniques that maximise the use of relevant observable inputs and minimise the use of unobservable inputs. The chosen valuation technique incorporates all of the factors that market participants would take into account in pricing a transaction.

If an asset or a liability measured at fair value has a bid price and an ask price, then the Company measures assets and long positions at a bid price and liabilities and short positions at an ask price.

The best evidence of the fair value of a financial instrument on initial recognition is normally the transaction price – i.e. the fair value of the consideration given or received. If the Company determines that the fair value on initial recognition differs from the transaction price and the fair value is evidenced neither by a quoted price in an active market for an identical asset or liability nor based on a valuation technique for which any unobservable inputs are judged to be insignificant in relation to the measurement, then the financial instrument is initially measured at fair value, adjusted to defer the difference between the fair value on initial recognition and the transaction price. Subsequently, that difference is recognised in profit or loss on an appropriate basis over the life of the instrument but no later than when the valuation is wholly supported by observable market data or the transaction is closed out.

WEALTHAVENUE PLC

NOTES TO THE FINANCIAL STATEMENTS

For the period from 27 November 2020 to 31 December 2021

7. Operating segments

The analysis by operating segment is based on the Company's areas of activity. This analysis is based on both the administrative structure and the internal reporting structure of the Company.

The Company is organised by business segments and this is the primary format for segmental reporting. Each business segment provides products or services which are subject to risks and returns that are different from those of other business segments. The Company currently operates in Greece, and for this reason operations are also analysed by geographical segment.

2021	Greece €	Total €
Investment properties by location	155.900	155.900

	From the use of immovable properties	Total
	For the period from 27 Nov 2020 to 31 Dec 2021	
	€	€
Fair value gains from revaluation of Investment properties	30.099	30.099

	From the use of immovable properties 2021 €	Total 2021 €
Investment properties	155.900	452.187

Reconciliations of information on reportable segments to the amounts reported in the financial statements:

i. Loss for the period

	For the period from 27 Nov 2020 to 31 Dec 2021 €
Total profit for reportable segments	30.099
Unallocated amounts:	-
-Administrative expenses	(52.651)
-Finance costs	(2.830)
Loss for the period	(25.382)

WEALTHAVENUE PLC

NOTES TO THE FINANCIAL STATEMENTS

For the period from 27 November 2020 to 31 December 2021

7. Operating segments (continued)

Reconciliations of information on reportable segments to the amounts reported in the financial statements:

ii. Assets

	2021
Total assets for reportable segments	(155.900)
Unallocated amounts:	-
-Trade and other receivables	(1.576)
-Bank deposits	(294.711)
Total Assets	(452.187)

iii. Liabilities

	2021
Total liabilities for reportable segments	-
Unallocated amounts:	-
-Bank deposits	(6.069)
Total liabilities	(6.069)

8. Administrative expenses

	For the period from 27 Nov 2020 to 31 Dec 2021 €
Sundry expenses	714
Independent auditors' remuneration	6.069
Other professional fees	28.921
Travelling	1.220
Inland travelling and accommodation	392
Advertising	1.107
Entertaining	1.336
Consultancy services	6.592
Professional fees	6.300
	52.651

9. Net finance expenses

	For the period from 27 Nov 2020 to 31 Dec 2021 €
Bank charges	2.830
	2.830

10. Taxation

The corporation tax rate is 12,5%.

Due to tax losses sustained in the period, no tax liability arises on the Company. Tax losses may be carried forward for five years. As at 31 December 2021, the balance of tax losses which is available for offset against future taxable profits amounts to €25.382 for which no deferred tax asset is recognised in the statement of financial position.

11. Earnings per share

The Company presents basic and diluted earnings per share that corresponds to the shareholders. The basic earnings per share is calculated by dividing the profit/loss attributable to the shareholders of the Company by the weighted average number of issued shares outstanding during the year. The diluted earnings per share are calculated by adjusting the profit attributable to the shareholders of the Company and the weighted average number of issued shares.

	For the period from 27 Nov 2020 to 31 Dec 2021
Basic and fully diluted losses attributable to owners (€)	(25.382)
Weighted average number of ordinary shares in issue during the period	32.097.500
Basic and fully diluted losses per share (cent)	(0,08)

12. Investment properties

	2021
	€
Cost	
Balance at 27 November	-
Acquisitions	125.801
Adjustment on revaluation	30.099
Balance at 31 December	155.900
Depreciation	
Balance at 27 November	-
Balance at 31 December	-
Carrying amounts	
Balance at 31 December	155.900

Fair value hierarchy

Investment Properties, principally comprising apartments in Athens (Greece), is held for long-term rental yields and/or for capital appreciation and is not occupied by the Company.

The fair value of Investment Properties was determined by external, independent property valuers, having appropriate recognised professional qualifications and recent experience in the location and category of the properties being valued.

The fair value measurement for all of the Investment Properties has been categorised as a Level 3 fair value based on the inputs to the valuation technique used.

Valuation technique and significant unobservable inputs

The following table shows the valuation technique used in measuring the fair value of Investment Properties, as well as the significant unobservable inputs used.

Valuation technique	Significant unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Market comparison approach - the fair values are based on the market price of properties of similar age, location, proximity and adjustments for non-marketability, as applicable.	Prices per square meter are €1.015 for the valuation of Investment property in Agios Meletios and €1.520 for the Investement property in Kalithea.	The higher or lower the price per square meter, the higher or lower the fair value.

12. Investment properties (continued)

The purchase prices for the Investment Properties in Kallithea and Agios Meletios was €83.779 and €42.022 respectively. The above table shows the net book value of the Investment Properties and the net gains from fair value adjustments as at the year end.

Sensitivity Analysis:
The increase of the price per square meter of the investment properties held by the Company on 31 December 2021 by 5%, would result to an increase in the investment properties fair value by EUR 7.795. In the event of a 5% reduction, the same but contrary effect would result in the investment properties fair value.

Changes in fair values are recognised as fair value gains in profit or loss. All gains are unrealised.

13. Trade and other receivables

	2021
	€
Owners' current accounts - debit balances (Note 19 (i))	1.576
	1.576

Trade and other receivables are measured at amortised cost.

The fair values of trade and other receivables due within one year approximate to their carrying amounts as presented above.

The exposure of the Company to credit risk and impairment losses in relation to trade and other receivables is reported in note 20 to the financial statements.

14. Bank deposits

Cash balances are analysed as follows:

	2021
	€
Cash at bank	294.711
	294.711

Cash at bank are measured at amortised cost.

The exposure of the Company to credit risk and impairment losses in relation to cash and cash equivalents is reported in note 20 to the financial statements.

15. Capital management

The Company manages its capital to ensure that it will be able to continue as a going concern while increasing the return to owners.

In order to maintain or adjust the capital structure, the Company may adjust the amount of dividends paid to owners, return capital to owners or issue new shares.

16. Share capital

	2021
	€
Authorised	
Shares of €0,001 each	500.000
Issued and fully paid	
Issue of shares	32.098
Balance at 31 December	32.098

Share premium:
The share premium consist of amounts incurred from the issue of shares at prices higher than their nominal value.

Revenue Reserve:
The revenue reserve comprises of the accumulated retained profits and losses of the Company.

All ordinary shares rank equally with regard to the Company's residual assets. Holders of these shares are entitled to dividends as declared from time to time and are entitled to one vote per share at general meetings of the Company.

17. Prepaid share reserve

	2021
	€
Balance at 27 November	-
Proceeds during the period	22.000
Balance at 31 December	22.000

The prepaid share reserve relates to payments made by the shareholder for ordinary shares before they have been issued.

18. Trade and other payables

	2021
	€
Accruals	6.069
	6.069

The fair values of trade and other payables due within one year approximate to their carrying amounts as presented above.

19. Related party transactions

The ultimate controlling parties are Mr. Alexios Vandorou, Mr. Andronikos Vandorou and Mr. Eleftherios Kontos.

The transactions and balances with related parties are as follows:

(i) Owners' current accounts - debit balances (Note 13)

	2021
	€
Alexios Vandorou - Current Account	1.576
	1.576

The owners' current accounts are interest free, and have no specified repayment date.

20. Financial instruments - fair values and risk management

Financial risk factors

The Company is exposed to the following risks from its use of financial instruments:

- Credit risk

The Board of Directors has the overall responsibility for the establishment and oversight of the Company's risk management framework.

The Company's risk management policies are established to identify and analyse the risks faced by the Company, to set appropriate risk limits and controls, and monitor risks and adherence to limits. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and in the Company's activities.

(i) ***Credit risk***

Credit risk arises when a failure by counter parties to discharge their obligations could reduce the amount of future cash inflows from financial assets on hand at the reporting date. The Company has no significant concentration of credit risk.

WEALTHAVENUE PLC

NOTES TO THE FINANCIAL STATEMENTS

For the period from 27 November 2020 to 31 December 2021

20. Financial instruments - fair values and risk management (continued)

(i) ***Credit risk*** (continued)

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date was:

	2021
	€
Cash at bank	294.711
Receivables from related parties	1.576
	296.287

Cash and cash equivalents

The table below shows an analysis of the Company's bank deposit by the credit rating of the bank in which they are held:

Bank group based on credit ratings by Moody's	No of banks	2021 €
Bank of Cyprus (Ba3)	1	71.613
Optima Bank S.A (Without credit rating)	1	223.098
	2	294.711

21. Events after the reporting period

On 24 February 2022, Russia launched a military operation in Ukraine. Many governments are taking increasingly stringent measures against Russia and Belarus. These measures have already slowed down the economies both in Cyprus, Greece but globally as well with the potential of having wider impacts on the respective economies as the measures persist for a greater period of time. The conflict may have serious consequences on the Cyprus and Greece economies and also worldwide, which are difficult to precisely estimate. The main concern at the moment is the rise of inflation, the uncertainty mainly about tourism, the increase in the price of fuel in Cyprus and Greece and financial services in Cyprus, which will affect household incomes and business operating costs.

Management has considered the unique circumstances and the risk exposures of the Company and has concluded that there is no significant impact in the Company's profitability position. The event did not have an immediate material impact on the business operations. 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. Management will continue to monitor the situation closely and will assess the need for it in case the period of disruption becomes prolonged.

On 22 March 2022, the Company resolved to increase its issued share capital from €32,097.50 to €45,097.50 by the creation of 13,000,000 of nominal value of €0,001 each as follows:

WEALTHAVENUE PLC

NOTES TO THE FINANCIAL STATEMENTS

For the period from 27 November 2020 to 31 December 2021

21. Events after the reporting period (continued)

- By 30 June 2022, the Board of Directors have the authority to make such offers and arrangements with potential investors up to the amount of €1,728,000 (i.e 6,400,000 shares at a premium of €0,269 each). As of today, an amount of € 228,752 has been collected (€22,000 in 2021 and €206,752 in 2022) therefore approximately 847,230 shares will be issued.

- From 1 July 2022 to 30 June 2025, the Board of Directors have the authority to make such offers and arrangements with potential investors up to 6,600,000 either at nominal value or at premium.

On 22 June 2022 the Board of Directors of WEALTHAVENUE PLC approved and authorised these financial statements for issue.