

**Audited Final Results for 2020 - Annual General Meeting on
07/06/2021**

Please see attached

Attachments:

1. **Announcement**
2. **FS2020**

Regulated

Publication Date: 13/04/2021

12 April 2021

Re: Final Financial Results 2020

Pursuant to the relevant regulations of the Cyprus Stock Exchange and the Securities and Exchange Commission and in view of informing shareholders and investors in general as fully as possible, the Board of Directors of Demetra Holdings Plc announces the following:

At its meeting of 10 April 2021, the Board of Directors of Demetra Holdings Plc took the following decisions:

1. Approval of Final Results for the year 2020

The Company's Board of Directors examined and approved the Management Report and the Consolidated Management Report, the Annual Corporate Governance Report of the Board of Directors, the Audited Consolidated Financial Statements of the Company and of the Group for the year ended 31 December 2020 (the "Financial Statements").

The consolidated statement of profit and loss account and the consolidated balance sheet will be published in the daily press. Investors may obtain copies of the Financial Statements, as approved by the Board of Directors, free of charge, from the Company's registered office, 13 Limassol Ave., 5th floor, 2112 Aglantzia, Tel.: 22818222. The Financial Statements will also be posted on the Company's website, www.demetra.com.cy.

2. Convening of Annual General Meeting

The Company's Annual General Meeting will be held on Monday, 7 June 2021. More information on the Annual General Meeting will be announced in due course.

Thanasis Liasides
Secretary

DEMETRA HOLDINGS PLC

CONSOLIDATED STATEMENT OF PROFIT AND LOSS ACCOUNT AND OTHER COMPREHENSIVE INCOME for the year ended 31 December 2020

	2020	2019
	€	€
Income		
Income from dividends	380,797	701,258
Income from interest	201,636	233,697
Income from rents	1,484,301	1,186,669
Other income	33,472	-
Profit on the sale and revaluation of land and immovable property	-	650,645
Profit on financial assets at fair value through profit and loss	797,438	10,413,909
	2,897,644	13,186,178
Operating expenses	(2,066,054)	(1,990,257)
Loss on the sale and revaluation of land and immovable property (Provision) / reversal of provision on anticipated credit losses	(1,869,495)	-
Finance costs	(378,432)	(290,091)
Writing-off of negative goodwill	-	119,850,066
Provision for share in loss from affiliates – Verendrya	(74,110)	(8,304)
Share in profit from affiliates – Hellenic Bank	10,604,798	4,043,164
	9,088,383	135,049,802
Taxation	58,868	(716,160)
Net profit for the year	9,147,251	134,333,642
Other comprehensive expenses		
<i>Items which may be reclassified to the consolidated statement of profit and loss account in subsequent periods</i>		
Share in losses from affiliates – Hellenic Bank	(673,161)	(359,061)
<i>Items not to be reclassified to the consolidated statement of profit and loss account in subsequent periods</i>		
Share in profit from affiliates – Hellenic Bank	1,171,938	139,927
Other total income / (expenses)	498,777	(219,134)
Total income for the year	9,646,028	134,114,508
Net profit attributable to:		
Company shareholders	9,147,251	134,333,642
Basic and fully diluted earnings per share – cents	4.57	67.17
Total income attributable to:		
Company shareholders	9,646,028	134,114,508
Total earnings per share - cents	4.82	67.06

DEMETRA HOLDINGS PLC

CONSOLIDATED STATEMENT OF FINANCIAL POSITION as at 31 December 2020

	31/12/2020	31/12/2019
	€	€
ASSETS		
Non-current assets		
Intangible fixed assets	1,500,019	1,590,565
Investment property	31,782,076	32,646,596
Investments in affiliates	209,833,173	199,084,037
Receivables from affiliates	11,394,475	11,230,249
Deferred taxation	394,890	300,708
Total non-current assets	254,904,633	244,852,155
Current assets		
Inventories	6,998,619	7,223,619
Other receivables	181,631	119,882
Financial assets at fair value through profit and loss	16,362,299	15,565,135
Bank deposits	8,000	842,032
Cash and cash equivalents	962,572	2,537,297
Current tax liabilities	26,739	26,739
Total current assets	24,539,860	26,314,704
Total assets	279,444,493	271,166,859
EQUITY AND LIABILITIES		
Equity		
Share capital	140,000,000	140,000,000
Reserves	126,959,646	117,668,057
Total equity	266,959,646	257,668,057
Non-current liabilities		
Long-term loans	7,316,612	9,902,172
Total non-current liabilities	7,316,612	9,902,172
Current liabilities		
Current long-term loan instalments	1,841,226	483,410
Provision for losses of affiliates	2,497,365	2,423,255
Trade and other creditors	829,644	689,965
Total current liabilities	5,168,235	3,596,630
Total equity and liabilities	279,444,493	271,166,859
Net assets per share – cents	133.48	128.83

DEMETRA HOLDINGS PLC

CONSOLIDATED STATEMENT OF CASH FLOWS for the year ended 31 December 2020

	2020	2019
	€	€
Cash flow from operating activities		
Profit for the year before taxation	9,088,383	135,049,802
Adjustments for:		
Depreciation of intangible fixed assets	87,262	82,409
Loss (Profit) on the sale and revaluation of intangible fixed assets	31,508	(99,480)
Profit on the disposal and revaluation of financial assets at fair value through profit and loss	(797,438)	(10,413,909)
Loss / (profit) on the sale and revaluation of investment property	1,549,358	(584,494)
Negative goodwill	-	(119,850,066)
Provision for share in loss from affiliates	74,110	8,304
Share in profit from affiliates	(10,604,798)	(4,043,164)
Provision / (reversal of provision) for anticipated credit losses	26,125	(256,015)
Loan interest payable	366,736	254,043
Net cash flow before changes in working capital	(178,754)	147,430
Decrease in immovable property inventories	225,000	302,705
(Increase) / decrease in other receivables	(61,749)	59,290
Increase in net receivables from affiliates	(200,714)	(196,723)
Net purchases and sales of financial assets at fair value through profit and loss	274	(49,376,296)
Increase in trade and other creditors	139,679	41,965
Decrease in bank deposits	844,395	10,785,827
Purchase of investment property	(690,781)	(347,085)
Adjustment of cost of investment property	5,943	-
Cash from / (for) operating activities	83,293	(38,582,887)
Tax (paid) / received	(35,314)	57,113
Net cash from / (for) operating activities	47,979	(38,525,774)
Cash flow from investing activities		
Purchase of intangible fixed assets	(28,224)	(57,679)
Net cash for investing activities	(28,224)	(57,679)
Cash flow from financing activities		
Proceeds from new loan	-	10,278,005
Loan repayment	(1,594,480)	(146,466)
Net cash (for) / from financing activities	(1,594,480)	10,131,539
Net decrease in cash and cash equivalents	(1,574,725)	(28,451,914)
Cash and cash equivalents at beginning of year	2,537,297	30,989,211
Cash and cash equivalents at end of year	962,572	2,537,297

DEMETRA HOLDINGS PLC

CONSOLIDATED STATEMENT OF CHANGES IN EQUITY for the year ended 31 December 2020

	Share capital €	Exchange difference reserve €	Negative goodwill reserve €	(Accumulated Losses) accumulated profits €	Total equity €
Balance as at 1 January 2019	140,000,000	319,437	-	(16,550,956)	123,768,481
Net profit for the year after taxation	-	-	-	134,333,642	134,333,642
Transfer between reserves	-	-	119,850,066	(119,850,066)	-
Other total expenses for the year after taxation	-	-	-	(219,134)	(219,134)
Other transactions with shareholders	-	-	-	(214,932)	(214,932)
Balance as at 31 December 2019 / 1 January 2020	140,000,000	319,437	119,850,066	(2,501,446)	257,668,057
Net profit for the year after taxation	-	-	-	9,147,251	9,147,251
Other total income for the year after taxation	-	-	-	498,777	498,777
Other transactions with shareholders	-	-	-	(354,439)	(354,439)
Balance as at 31 December 2020	140,000,000	319,437	119,850,066	6,790,143	266,959,646