EUROBANK
Factors

EUROBANK FACTORS SINGLE MEMBER S.A.
ANNUAL FINANCIAL REPORT
FOR THE YEAR ENDED
31 DECEMBER 2023

Contents

MANAGEMENT REPORT FOR THE YEAR 2023
OF THE BOARD OF DIRECTORS TO THE ANNUAL ORDINARY GENERAL MEETING
OF THE SHAREHOLDERS OF «EUROBANK FACTORS SINGLE MEMBER SOCIETE ANONYME »

Dear Shareholders,

We have the honor to present to you together with this Report, the financial statements for the fiscal year 2023 (1.1.2023 to 31.12.2023) and our explanations on them.

The financial statements for the fiscal year 2023 have been drawn up in accordance with the applicable Corporate Legislation and the International Financial Reporting Standards (IFRS), which have been issued by the International Accounting Standards Committee and validated by the European Union until 31 December 2023.

The explanatory notes of the Financial Statements give a detailed picture of the Assets, Net Position and Liabilities as well as the funds that compose the financial result of the Company. The most important events and the main risks to which the Company is exposed are recorded and the operating parameters in the near future are determined.

This fiscal year is the twenty-fourth in a row and includes the period from 1 January 2023 until 31 December 2023.

Overview of the Factoring industry

In 2023 the Factoring business has a significant turnover increase at €24,7 billion (2022:€23,5 billion), an all-time high for the industry, as a result of both the recovery of the Greek economy and the increasing acceptance of Factoring by the Greek market. Factoring is following a growing path worldwide but at a less impressive rate compared to previous years.

Specifically, domestic Factoring business increased by 4,9% (€21,6 billion compared to €20,6 billion in 2022) and account for 87,4% of total Factoring business. International Factoring business increased by 6,9% (€3,1 billion compared to €2,9 billion in 2022). Recourse Factoring business accounts for 56,3% of total Factoring business, increased by 9,4% (€13,9 billion compared to €12,7 billion in 2022) while Non-Recourse Factoring business remains stable at €10,8 billion. Finally, according to the data provided by the Hellenic Factors Association, the penetration of factoring in country's GDP has marginally exceeded the average European index and reached 12.7% (2022: 12.2%), indicating the dynamics and developing prospects of the sector and Greece's official ranking among mature markets.

Course of the Company

In 2023, Eurobank Factors managed to maintain its leading position in the Greek factoring market. According to the data provided to EU Federation by the Hellenic Factors Association, Eurobank Factors's market share is 30% (2022: 31,9%). Company's total assigned claims amounted to €7,5 billion. Of the total turnover of €7,5 billion, Domestic Factoring amounted to €6,7 billion (2022: 6,6 billion), 89,3% of the total turnover (2022: 88,4%), while International Factoring amounted to € 0,8 billion, 10,7% of the total turnover (2022: 11,6%).

Despite the intense competition and the general pressure on interest rates, Eurobank Factors showed a significant increase in its profitability. The main points of the Company's results in the fiscal year 2022 are the following:

1. The net receivables of the Company as at 31 December 2023 amounted to €955 million, increased by 12% compared to 31 December 2022.
2. Total interest income amounted to €44,9 million, increased by 69% compared to 2022 due to the significant interest rates increase.

3. The financial cost amounted to €22,7 million, reduced by 125% compared to the previous year again due to the significant interest rates increase.
4. Operating expenses amounted to €3,5 million same levels with 2022.
5. Profit before taxes amounted to €27,8 million compared to profits of €22,5 million in fiscal year 2022, 23% increase YoY.

On 31 December 2023, total share capital of Eurobank Factors, including share premium, amounted to €49.448.995. 2023 profit after tax amounted to €21.612.416 added to the Company's Equity which on 31 December 2023 amounted to €178.043.613 (2022: €156.448.529).The total number of shares are held by Eurobank S.A.

Major Financial Indicators

	31/12/2023	31/12/2022
Profit before tax Interest & Commission Income	50%	60%
Total expenses Interest & Commission Income	6%	9%
Total equity Total liabilities	22%	22%
Profit before tax Share Capital & Share Premium	56%	46%
Profit before tax Average Equity	17%	15%

Eurobank Factor's international activities receive frequent awards in the competitive process of the largest international organization FCI of which it is a member. FCI has over 400 members from around 90 countries. Eurobank Factors was recognized as the 1st company in the world in the field of Export Factoring and 3rd in Europe in International Factoring during the 55th FCI's annual conference which took place in Marrakesh (November 2023). The above distinctions were added to the already 8 awards gained within FCI's framework.

The Company remains a pioneer and the largest domestic player in the rising institution of Reverse Factoring (Suppliers' Financing) by integrating new programs and enriching existing ones with new suppliers from large business groups in the country.

<u>Recent developments and uncertainties regarding the macroeconomic environment</u>

2023 was marked by adverse developments in the international economic and geopolitical environment. The open war fronts, and especially the ramifications of the escalation of the conflict in the Middle East, the successive interest rate hikes by the European Central Bank (ECB), and the sustained –albeit easing– inflation pressures have brought the euro area close to stagnation. Despite the adverse international environment, however, the economies of Greece and the other countries in which the Group has a substantial presence remained in expansionary territory in 2023, overperforming their European Union (EU) peers.

Growth in Greece and in other countries of presence is expected to receive a significant boost from EU-funded investment projects and reforms. Following a series of sovereign rating upgrades in the second half of 2023, at February 2024 Greek government's long-term debt securities were considered investment grade by four out of the five Eurosystem-approved External Credit Assessment Institutions and one notch below investment grade by the fifth one.

Regarding the outlook for the next 12 months, the major macroeconomic risks and uncertainties in Greece and our region are associated with: (a) the open war fronts in Ukraine and the Middle East, their implications regarding regional and global stability and security, and their repercussions on the global and the European economy, including the disruption in global trade caused by the recent attacks on trading vessels in the Red Sea, (b) a potential prolongation of the ongoing inflationary wave and its impact on economic growth, employment, public finances, household budgets, firms' production costs, external trade and banks' asset quality, as well as any potential social and/or political ramifications these may entail, (c) the timeline of the anticipated interest rate cuts by the ECB and the Federal Reserve Bank, as persistence on high rates for longer may keep exerting pressure on sovereign and private borrowing costs and certain financial institutions' balance sheets, but early rate cuts entail the risk of a rebound in inflation, (d) the prospect of Greece's and Bulgaria's major trade partners, primarily the Euro Area, remaining stagnant or even facing a temporary downturn, (e) the persistently large current account deficits that have started to become once again a structural feature of the Greek economy, (f) the absorption capacity of the Next Generation EU (NGEU) and the EU's long-term budget (MFF) funds and the attraction of new investments in the countries of presence, especially in Greece, (g) the effective and timely implementation of the reform agenda required to meet the Recovery and Resilience Facility (RRF) milestones and targets and to boost productivity, competitiveness, and resilience, (h) potential volatility in the global financial system due to the correction in real estate prices in Western Europe and the United States, (i) the increased geopolitical risk relating to the upcoming national and supernational elections in major economies around the globe resulting in heightened political and economic uncertainty, financial volatility and costs, and (j) the exacerbation of natural disasters due to the climate change and their effect on GDP, employment, fiscal balance and sustainable development in the long run.

Materialization of the above risks, would have potentially adverse effects on the fiscal planning of the Greek government, as it could decelerate the pace of expected growth and on the liquidity, asset quality, solvency and profitability of the Greek banking sector. In this context, the Group Management and Board are continuously monitoring the developments on the macroeconomic, financial and geopolitical fronts as well as the evolution of the Group's asset quality and liquidity KPIs and have increased their level of readiness, so as to accommodate decisions, initiatives and policies to protect the Group's capital and liquidity standing as well as the fulfilment, to the maximum possible degree, of its strategic and business goals in accordance with the business plan for 2024-2026.

As regards its business activity, the Company is dependent on its parent company. Moreover, its cash reserves are mainly kept in accounts held by the parent company. Therefore, the risks and uncertainties faced by the Company relate to the ability of the parent company to continue its activity smoothly.

The Management of the Company, constantly monitoring the developments and their possible effects in order to ensure their minimization in the Company's activities. The Board of Directors recognizing the geopolitical and macroeconomic risks in the economy and taking into account the above factors, the adequacy of the Company's capital and liquidity position considers that the Company's financial statements can be prepared on the basis of the going concern principle.

Main risks – Risk Management

The Company's activitites incorporate various risks, such as market risk (exchange rate changes and interest rate changes), credit risk and liquidity risk.

The Company's general risk management program is focused on dealing with the uncertainty of the financial markets and its main objective is to minimize their potential negative effects on the Company's financial performance. The risk management policy, followed by the Company, focuses on minimizing the impact of unpredictable market changes. The main volume of the Company's financial assets concerns factoring claims, while the main volume of liabilities concerns short-term and long-term bank borrowing. The Company has hedged the risk of interest rate changes as the majority of the factoring contracts as well as the loan contracts with the parent bank Eurobank S.A. are based on floating interest rates.

Company's credit risk arises from factoring, it is actively managed and closely monitored in collaboration with the parent bank Eurobank S.A.

Liquidity risk refers to the potential inability of the Company to meet its future obligations related to financial instruments or transactions. The liquidity risk is adequately covered by the expected customer inflows and the approved credit limits of the parent bank Eurobank S.A.

Prospects

The prospects for 2024 and the near future remain promising for the factoring industry, mainly due to the correspondingly positive prospects of the Greek economy, which seems to have entered an upward trend with increasing investment activity and further positive expectations in anticipation of acquiring investment grade after more than ten years.

However, the strong challenges posed by countervailing forces must also be highlighted. In particular, the high interest rate anti-inflationary policy followed by Central Banks puts pressure on businesses which, in return, put pressure on the interest margins (spreads) of banks and factoring companies. This severe pressure will inevitably reduce the sector's profit margins. At the same time, those companies that had excess liquidity prioritized its use before resorting to borrowing for covering their current needs in order to avoid high interest costs. Also, a strong risk is that the global economy will enter a state of mild recession and increasing credit risk, thus influencing the progress of factoring operations.

Eurobank Factors addresses the above challenges by emphasizing on the faster development of its operations, the strengthening of its control mechanisms and the adoption of modern practices and systems. Its recent investment in an electronic platform for Reverse Factoring has begun to pay off, while at the same time is closely monitoring the rapid developments in the field of electronic invoicing. Finally, its main goal is to expand factoring in the market of small businesses.

Personnel

The Company's personnel is 49 FTEs at 31.12.2023 (49 in 2022). The Company's employees are the most important asset for its success and development. The Company attends to the work issues of the employees and constantly invests in their professional training and development. Particular emphasis is placed on anti-fraud programs and on enhancing positive attitudes and cooperation. In order to ensure equal and smooth management of its human resources, the Company implements a number of policies, such as: Remuneration, Staffing, Professional Development, Performance Evaluation, Education, Printed Communication, Relatives, Health and Safety.

The distribution of human resources based on age and gender highlights the fact that the Company stands for supporting equal opportunities. Specifically, 27% of the employees in the Company are under 45 years old and gender distribution is quite balanced, with women accounting for 53% of the total number of employees.

In the Company, respect for human rights, equal opportunities and diversity applies to its customers, suppliers and employees. The goal is to recruit and retain human resources, regardless of race, religion, age, gender, sexual preference or special needs. The Company seeks to ensure that human resources reflect the social groups to which its activities are addressed and the international profile of the parent company.

Environmental Issues

The Company, as a member of the Eurobank S.A. Financial Group, recognizes the environmental impact of its activities and seeks and sets specific objectives and goals for the optimal use of natural resources, the minimization of waste generation, environmental protection, the mitigation of climate change and the protection of biodiversity and ecosystems. In addition, the Company encourages its customers and suppliers, employees, as well as the wider society, to adopt optimal environmental practices, in accordance with the guidelines and initiatives of International Organizations and the parent company.

Until the date of preparation of the Financial Statements for the fiscal year ended 31 December 2023, there have been no events other than the above that would affect the Company's financial visibility or require an adjustment of the balance sheet items.

Other

The Company's exposure to market risk, credit risk and liquidity risk is referred to the attached financial statements in an explanatory manner. Furthermore, we would also like to note and inform you that the Company has limited foreign currency deposits and holds no securities. 100% of Company's shares are owned by Eurobank S.A. The Company does not have any branches.

In concluding our report, we consider it necessary to express our gratitude to the entire staff for their contribution to the success of the Company.

Dear Shareholders,
Please approve the submitted Financial Statements for the fiscal year 2023.

Athens, 28 June 2024

THE VICE-CHAIRMAN OF THE BOARD OF DIRECTORS	THE MANAGING DIRECTOR
ANDREAS CHASAPIS	GEORGE KARAGIANNOPOULOS

KPMG Certified Auditors S.A.
44, L. Syggrou str.
117 42 Athens
Greece
Tel.: +30 210 6062100
Fax: +30 210 6062111
Email: info@kpmg.gr

Independent Auditor's Report

(Translated from the original in Greek)

To the Shareholders of

Eurobank Factors Single Member S.A.

Report on the Audit of the Financial Statements

Opinion

We have audited the accompanying Financial Statements of Eurobank Factors S.A. (the "Company") which comprise the Statement of Financial Position as at 31 December 2023, the Statements of Comprehensive Income, Changes in Equity and Cash Flows for the year then ended, and notes, comprising a summary of significant accounting policies and other explanatory information.

In our opinion, the accompanying Financial Statements present fairly, in all material respects, the financial position of Eurobank Factors S.A. as at 31 December 2023 and its financial performance and its cash flows for the year then ended, in accordance with International Financial Reporting Standards as adopted by the European Union.

Basis for Opinion

We conducted our audit in accordance with International Standards on Auditing (ISA) as incorporated in Greek legislation. 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 Ethics Standards Board for Accountants International Code of Ethics for Professional Accountants as incorporated in Greek legislation, and the ethical requirements that are relevant to the audit of the financial statements in Greece and we have fulfilled our other ethical responsibilities in accordance with the requirements of the applicable legislation. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

The Board of Directors is responsible for the other information. The other information comprises the information included in the Board of Directors' Report, which is further referred to in the "Report on Other Legal and Regulatory Requirements", but does not include the Financial Statements and our auditors' report thereon.

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

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

Responsibilities of the Board of Directors for the Financial Statements

The Board of Directors is responsible for the preparation and fair presentation of the Financial Statements in accordance with International Financial Reporting Standards as adopted by the European Union, and for such internal control as 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 the Board of Directors either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

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 which have been incorporated in Greek legislation will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these Financial Statements.

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

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by 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 fair presentation.

We communicate with the Board of Directors 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.

Report on Other Legal and Regulatory Requirements

Board of Directors' Report

The Board of Directors is responsible for the preparation of the Board of Directors' Report. Our opinion on the financial statements does not cover the Board of Directors' Report and we do not express an audit opinion thereon. Our responsibility is to read the Board of Directors' Report and, in doing so, consider whether, based on our financial statements audit work, the information therein is materially misstated or inconsistent with the financial statements or our audit knowledge. Based solely on that workpursuant to the provisions of paragraph 5 of Article 2 (part B) of Law 4336/2015, we note that:

(a) In our opinion, the Board of Directors' Report has been prepared in accordance with the applicable legal requirements of Articles 150 and 153 of L. 4548/2018 and its contents correspond with the accompanying Financial Statements for the year ended 31 December 2023.

(b) Based on the knowledge acquired during our audit, relating to Eurobank Factors S.A. and its environment, we have not identified any material misstatements in the Board of Directors' Report.

Athens, 2 July 2024

KPMG Certified Auditors S.A.
AM SOEL 114

Themistoklis Desikos, Certified Auditor Accountant
AM SOEL 44471

Income Statement

	Note	1/1 - 31/12/2023	1/1 - 31/12/2022
Interest and related income	5	44.864.437,11	26.560.839,65
Interest and related expenses	5	(22.655.967,23)	(10.055.425,03)
Net interest income		**22.208.469,88**	**16.505.414,62**
Commission income	6	10.321.415,94	10.744.989,51
Commission expenses	6	(1.066.492,49)	(1.312.384,75)
Net commission income		**9.254.923,45**	**9.432.604,76**
Other income (expenses)	7	(138.627,13)	100.868,66
Total income		**31.324.766,20**	**26.038.888,04**
Payroll and staff costs	8	(2.237.311,93)	(2.192.656,91)
Administration expenses	9	(1.134.230,45)	(866.941,25)
Depreciation	14,15	(176.453,35)	(435.055,41)
Total expenses		**(3.547.995,73)**	**(3.494.653,57)**
Profit before tax		**27.776.770,47**	**22.544.234,47**
Income tax expense	10	(6.164.354,03)	(4.965.898,42)
Net profit after tax		**21.612.416,44**	**17.578.336,05**
Other total income :			
Earnings(Loss) recognized directly to Equity (I.A.S. 19)		(17.332,54)	9.174,36
Total net profit of the year		**21.595.083,90**	**17.587.510,41**

Notes in pages 15 to 50 are an intergral part of these financial statements.

Balance Sheet

	Note	31.12.2023	31.12.2022
ASSETS			
Cash and cash equivalents	11	654,07	580,43
Receivables from banks	11	17.942.148,40	9.529.823,12
Advances to customers	12	955.476.798,24	853.434.308,77
Intangible assets	13	138.664,30	156.010,82
Property, plant and equipment	14	208.934,18	307.653,88
Deferred income tax assets	15	69.359,95	66.899,90
Other assets	16	247.370,29	306.216,67
Total Assets		**974.083.929,43**	**863.801.493,59**
LIABILITIES			
Amounts due to banks	17	296.782.400,43	200.472.596,06
Corporate Bonds	18	466.111.886,66	464.567.921,62
Amounts due to clients	19	24.738.163,03	35.939.983,70
Income tax liabilities	20	2.186.891,69	1.746.687,51
Retirement benefit obligations	21	96.015,00	65.382,00
Other liabilities	22	6.124.959,89	4.560.393,87
Total liabilities		**796.040.316,70**	**707.352.964,76**
EQUITY			
Share Capital	23	32.512.233,60	32.512.233,60
Share premium	23	16.936.761,10	16.936.761,10
Statutory reserve	24	13.166.485,47	12.085.864,65
Other reserves	24	(69.417,04)	(52.084,50)
Retained earnings		115.497.549,60	94.965.753,98
Total equity		**178.043.612,73**	**156.448.528,83**
Total equity and liabilities		**974.083.929,43**	**863.801.493,59**

Notes in pages 15 to 50 are an intergral part of these financial statements.

Statement of changes in equity

	Share Capital	Share premium	Statutory reserve	Other reseves	Retained Earnings	Total
Balance at 1.1.2022	**32.512.233,60**	**16.936.761,10**	**11.206.947,85**	**(61.258,86)**	**78.266.334,73**	**138.861.018,42**
Result for the year	-	-	-	-	17.578.336,05	17.578.336,05
Other Comprehensive Income (IAS 19)	-	-	-	9.174,36	-	9.174,36
Statutory reserve	-	-	878.916,80	-	(878.916,80)	-
Balance at 31.12.2022	**32.512.233,60**	**16.936.761,10**	**12.085.864,65**	**(52.084,50)**	**94.965.753,98**	**156.448.528,83**
Balance at 1.1.2023	**32.512.233,60**	**16.936.761,10**	**12.085.864,65**	**(52.084,50)**	**94.965.753,98**	**156.448.528,83**
Result for the year	-	-	-	-	21.612.416,44	21.612.416,44
Other Comprehensive Income (IAS 19)	-	-	-	(17.332,54)	-	(17.332,54)
Statutory reserve	-	-	1.080.620,82	-	(1.080.620,82)	-
Balance at 31.12.2023	**32.512.233,60**	**16.936.761,10**	**13.166.485,47**	**(69.417,04)**	**115.497.549,60**	**178.043.612,73**

Notes in pages 15 to 50 are an intergral part of these financial statements.

Cash flow statement

	Note	1.1 - 31.12.2023	1.1 - 31.12.2022
Cash Flows from Operating Activities			
Profit before tax		27.776.770,47	22.544.234,47
Adjustments for:			
Interest expense for the year	5	22.655.967,23	10.055.425,03
Depreciation	13, 14	176.453,35	435.055,41
Provisions	8	16.426,00	15.456,00
Operating profit before changes in Working Capital		**50.625.617,05**	**33.050.170,91**
Increase in receivables		(101.854.092,87)	(111.764.385,18)
(Decrease)/ Increase in liabilities		(9.570.906,94)	5.634.323,97
Interest paid		(20.854.854,20)	(9.110.990,82)
Income tax paid		(6.028.683,36)	(4.337.652,83)
Net cash generated from operating activities		**(87.682.920,32)**	**(86.528.533,95)**
Cash flows from investing activities			
Purchases of property, plant and equipment	13, 14	(60.387,13)	(198.666,98)
Net cash generated from investing activities		**(60.387,13)**	**(198.666,98)**
Cash flows from financing activities			
Corporate Bonds	18	-	140.546.336,52
Less - Financial leases		(76.630,38)	(335.771,78)
Funds drawn from banks		96.232.336,75	(48.483.839,64)
Net cash generated from financing activities		**96.155.706,37**	**91.726.725,10**
Net increase (decrease) in cash and cash equivalents		**8.412.398,92**	**4.999.524,17**
Cash and cash equivalents at beginning of the year	11	9.530.403,55	4.530.879,38
Cash and cash equivalent at end of the year	11	17.942.802,48	9.530.403,55

Notes in pages 15 to 50 are an intergral part of these financial statements.

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Notes to the Financial Statements

1. General Information

The Company was established on November 18th 1999 under the name EFG FACTORS S.A. and the trade name EFG FACTORS. On 10.12.2008, the General Assembly of the Company approved the amendment of the articles of the charter among which is the naming of the Company as EUROBANK EFG FACTORS S.A. and the trade name EUROBANK EFG FACTORS. The above decision of the General Assembly was entered into the Sociétés Anonymes Register of the Athens Prefecture on 19.12.08 (Government Gazette 316/15.1.09). On 17.09.2012 the General Assembly of the Company approved the amendment of the article 1 of the charter among which is the naming of the Company as "Eurobank Factors SA" and the trade name "Eurobank Factors". The above decision of the General Assembly was entered into the Sociétés Anonymes Register of the Athens Prefecture on 12.10.12 (Government Gazette 11803/23.10.12). On 9.9.2019, the General Assembly of the Company approved the amendment of the article 1 of the charter among which is the naming of the Company as «Eurobank Factors Single Member S.A.» and the trade name "Eurobank Factors".

The seat of the Company is located in the Municipality of Athens, 16 Laodikias street and has been entered into the Sociétés Anonymes Register with Number of General Commerce Register: 3572901000. The electronic address of the Company is www.eurobankfactors.gr.

The lifespan of the Company is ninety-nine years, starting from the date that the administrative decision approving its establishment was entered in the Sociétés Anonymes Register. The lifespan of the Company may be extended or shortened by decision of the General Assembly.

The sole purpose of the Company is to conduct factoring operations, in accordance with the provisions of Law 1905/1990, as currently in force, and, in general, to carry out all operation that factoring companies are allowed to perform by law, more specifically:
a) The legal and/or accounting control of, existing or future, third-party accounts receivable, in Greece and abroad.
b) The collection of third-party accounts receivable, both in Greece and abroad, by the relevant authorization or on behalf of third-party beneficiaries.
c) The assumption of third-party accounts receivable upon either payment or maturity, or discounting, with or without recourse.
d) The management of third-party accounts receivable, and the total, or partial coverage of the relevant credit risk.

The Company is part of the Group of Eurobank S.A., which participates in its share capital at 100% and the Company's financial statements are consolidated using the full consolidation method in the Group's financial statements.

The present financial statements have been approved by the Board of Directors of the Company on June, 28th 2024.

2. Summary of significant accounting policies

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

2.1 Preparation framework of the financial statements

The financial statements of the Company have been prepared in accordance with the International Financial Reporting Standards (I.F.R.S.), as they have been adopted by the European Union, and in particular the standards and interpretations adopted by the International Accounting Standards Board, which have entered into force or have been early adopted as at the preparation date of the financial statements. The comparative figures have been readjusted in order to conform with the changes in the presentation adopted by the Company for the present fiscal year.

The financial statements have been prepared under the historical cost convention.

The accounting policies for the preparation of the financial statements have been consistently applied to the years 2023 and 2022, after taking into account the amendments in IFRS described in section 2.20 "New and amended standards and interpretations" and the amendments described in section 2 "Summary of significant accounting policies". Where necessary, comparative figures have been adjusted to conform to changes in presentation in the current year.

The preparation of the financial statements in accordance with I.F.R.S. requires the adoption of estimates and assumptions that affect the valuation of the assets and liabilities, the recognition of contingent liabilities at the preparation date of the financial statements, as well as the recording of income and expenses for the fiscal year under consideration. Consequently, the actual results may differ from such estimates, despite the fact that they are based on the Management's best knowledge concerning the current events and actions.

The financial statements of 31 December 2023 present the financial position, the income statement and the cash flows of the Company, on the basis of the principle of the continuous activity, by taking into account the macroeconomic and microeconomic factors and their influence on the operation of the Company.

The financial statements are presented in Euro (€), which is the transaction currency of the Company unless otherwise stated in the individual notes.

Recent developments and uncertainties regarding the macroeconomic environment

2023 was marked by adverse developments in the international economic and geopolitical environment. The open war fronts, and especially the ramifications of the escalation of the conflict in the Middle East, the successive interest rate hikes by the European Central Bank (ECB), and the sustained –albeit easing– inflation pressures have brought the euro area close to stagnation. Despite the adverse international environment, however, the economies of Greece and the other countries in which the Group has a substantial presence remained in expansionary territory in 2023, overperforming their European Union (EU) peers.

Growth in Greece and in other countries of presence is expected to receive a significant boost from EU-funded investment projects and reforms. Following a series of sovereign rating upgrades in the second half of 2023, at February 2024 Greek government's long-term debt securities were considered investment grade by four out of the five Eurosystem-approved External Credit Assessment Institutions and one notch below investment grade by the fifth one.

Regarding the outlook for the next 12 months, the major macroeconomic risks and uncertainties in Greece and our region are associated with: (a) the open war fronts in Ukraine and the Middle East, their implications regarding regional and global stability and security, and their repercussions on the global and the European economy, including the disruption in global trade caused by the recent attacks on trading vessels in the Red Sea, (b) a potential prolongation of the ongoing inflationary wave and its impact on economic growth, employment, public finances, household budgets, firms' production costs, external trade and banks' asset quality, as well as any potential social and/or political ramifications these may entail, (c) the timeline of the anticipated interest rate cuts by the ECB and the Federal Reserve Bank, as persistence on high rates for longer may keep exerting pressure on sovereign and private borrowing costs and certain financial institutions' balance sheets, but early rate cuts entail the risk of a rebound in inflation, (d) the prospect of Greece's and Bulgaria's major trade partners, primarily the Euro Area, remaining stagnant or even facing a temporary downturn, (e) the persistently large current account deficits that have started to become once again a structural feature of the Greek economy, (f) the absorption capacity of the Next Generation EU (NGEU) and the EU's long-term budget (MFF) funds and the attraction of new investments in the countries of presence, especially in Greece, (g) the effective and timely implementation of the reform agenda required to meet the Recovery and Resilience Facility (RRF) milestones and targets and to boost productivity, competitiveness, and resilience, (h) potential volatility in the global financial system due to the correction in real estate prices in Western Europe and the United States, (i) the increased geopolitical risk relating to the upcoming national and supernational elections in major economies around the globe resulting in heightened political and economic uncertainty, financial volatility and costs, and (j) the exacerbation of natural disasters due to the climate change and their effect on GDP, employment, fiscal balance and sustainable development in the long run.

Materialization of the above risks, would have potentially adverse effects on the fiscal planning of the Greek government, as it could decelerate the pace of expected growth and on the liquidity, asset quality, solvency and profitability of the Greek banking sector. In this context, the Group Management and Board are continuously monitoring the developments on the macroeconomic, financial and geopolitical fronts as well as the evolution of the Group's asset quality and liquidity KPIs and have increased their level of readiness, so as to accommodate decisions, initiatives and policies to protect the Group's capital and liquidity standing as well as the fulfilment, to the maximum possible degree, of its strategic and business goals in accordance with the business plan for 2024-2026.

Assessment for the continuation of the activity

As regards its business activity, the Company is dependent on its parent company. Moreover, its cash reserves are mainly kept in accounts held by the parent company. Therefore, the risks and uncertainties faced by the Company relate to the ability of the parent company to continue its activity smoothly.

The Management of the Company, constantly monitoring the developments and their possible effects in order to ensure their minimization in the Company's activities and also taking into account the adequacy of the Group's capital position, as evidenced by the performance in the Stress Test, the excess of the reduction target of non-performing exposures (NPEs) and the expected continuation of access to the Eurosystem's financing mechanism in the near future, considers that the Company's financial statements can be prepared on the basis of the going concern principle.

2.2 Offsetting of 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 offset recognized amounts and there is an intention to settle on a net basis.

2.3 Foreign currency transactions

Assets and liabilities denominated in foreign currency are translated into euro using the exchange rates prevalent at the balance sheet date while any foreign exchange gains or losses are recognized in the income statement.

Foreign exchange currency translations are recorded using the exchange rates prevailing at the dates of the transactions. All foreign exchange gains or losses are recorded in the income statement.

2.4 Cash and cash equivalents

Cash and cash equivalents include cash in hand, sight deposits in banks and other short-term, highly liquid and low-risk investments with original maturities at three months or less.

2.5 Property, plant and equipment

All property, plant and equipment are stated at historical costs less accumulated depreciation and any impairment losses. Plant and equipment are periodically reviewed for impairment while any impairment loss is directly recognized in the income statement. Subsequent costs are included in the assets carrying amount 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 their cost can be measured reliably. Repairs and maintenance are charged to the income statement during the financial period in which they take place.

Depreciation is calculated using the straight-line method over the estimated useful life of the assets, as follows:
- Improvements on third-party property: over the duration of the lease contract or the estimated useful life, whichever is the shortest,
- Computers and software: 3-5 years
- Furniture, fittings and equipment: 6-7 years
- Vehicles: 5 years

2.6 Intangible assets

Costs associated with in-house maintenance of computer software programs are recognized as expenses, as incurred. Costs that are directly associated with the development of identifiable and unique software programs controlled by the Company and that are expected to generate economic benefits exceeding costs beyond one year, are recognized as intangible assets, and are amortized over their estimated useful lives. Computer software is amortized in 3-4 years.

2.7 Financial assets

Financial assets - classification and measurement

The Company classifies all financial assets on the basis of their business model of management and the characteristics of their conventional cash flows. Accordingly, the Company's financial assets are classified into the following two categories of measurement: depreciable cost and fair value through profit or loss.

Financial assets measured at amortized cost ("AC")

The Company classifies and measures a financial asset at amortized cost only if both of the following conditions are met:

(a) The financial asset is held within a business model, the purpose of which is to retain financial assets in order to receive contractual cash flow (hold-to-collect business model) and
(b) Under the contractual terms governing the financial assets, cash flows are created at specific dates consisting of solely payments of principal and interest on outstanding capital (SPPI).

These financial assets are initially recognized at fair value plus direct and additional transaction costs and subsequently measured at amortized cost using the effective interest rate (EIR) method, after anticipating the expected credit losses (ECL).

Interest income, gains and losses on derecognition and changes in impairment losses on assets classified as carried at amortized cost are included in the income statement.

Financial assets measured at fair value through profit or loss ("FVTPL")

The Company classifies and measures all financial assets that are not classified at amortized cost at fair value through profit or loss. Consequently, this measurement category includes loans and other debt securities held under Hold to collect (HTC) models but fails in the SPPI valuation, assets held for trading and derivative financial instruments.

In addition, a financial asset that meets the above conditions to be classified at amortized cost can be designated by the Company as measured at fair value through profit or loss at initial recognition, if this eliminates or substantially eliminates an accounting discrepancy that would arise in a different case.

Financial assets at FVTPL are initially recognized at fair value and any unrealized gains or losses arising from changes in fair value are included in the income statement.

2.8 Financial liabilities

Financial liabilities - Classification and measurement
The Company classifies its financial liabilities in the following categories: financial liabilities measured at amortized cost and financial liabilities measured at fair-value-through-profit-or-loss (FVTPL).

Financial liabilities at fair-value-through-profit-or-loss comprise two sub categories: financial liabilities held for trading and financial liabilities designated at fair-value-through-profit-or-loss.

Financial liabilities held for trading or designated at FVTPL are initially recognized at fair value. Changes in fair value are recognized in the income statement, except for changes in fair value attributable to changes in the Group's own credit risk, which are recognized in OCI and are not subsequently reclassified to the income statement upon derecognition of the liabilities. However, if such treatment creates or enlarges an accounting mismatch in the income statement, all gains or losses of this financial liability, including the effects of changes in the credit risk, are recognized in the income statement.

Derecognition of financial liabilities
A financial liability is derecognized when the obligation under the liability is discharged, cancelled or expires. When an existing financial liability of the Group is replaced by another from the same counterparty on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as an extinguishment of the original liability and the recognition of a new liability and any difference arising is recognized in the income statement.

The Company considers the terms to be substantially different, if the discounted present value of the cash flows under the new terms, including any fees paid net of any fees received and discounted using the original effective interest rate, is at least 10% different from the discounted present value of the remaining cash flows of the original financial liability.

If an exchange of debt instruments or modification of terms is accounted for as an extinguishment, any costs or fees incurred are recognized as part of the gain or loss on the extinguishment. If the exchange or modification is not accounted for as an extinguishment, any costs or fees incurred adjust the carrying amount of the liability and are amortized over the remaining term of the modified liability. Similarly, when the Company repurchases any debt instruments issued by the Group, it accounts for such transactions as an extinguishment of debt.

2.9 Impairment of financial assets

The Company, for the purpose of assessing credit risk and calculating expected credit losses on financial assets, applies the relevant policies and methodologies established at a Group level of the parent Bank.

The Company recognizes allowance for expected credit losses (ECL) that reflect changes in credit quality since initial recognition to financial assets that are measured at AC. ECL are a probability-weighted average estimate of credit losses that reflects the time value of money. Upon initial recognition of the financial instruments in scope of the impairment policy, the Company records a loss allowance equal to 12-month ECL, being the ECL that result from default events that are possible within the next twelve months. Subsequently, for those financial instruments that have experienced a significant increase in credit risk (SICR) since initial recognition, a loss allowance equal to lifetime ECL is recognized, arising from default events that are possible over the expected life of the instrument. If upon initial recognition, the financial asset meets the definition of purchased or originated credit impaired (POCI), the loss allowance is based on the change in the ECL over the life of the asset.

Loss allowances for trade receivables are always measured at an amount equal to lifetime ECL. For all other financial assets subject to impairment, the general three-stage approach applies.

Accordingly, ECL are recognized using a three-stage approach based on the extent of credit deterioration since origination:

- Stage 1 – When there is no significant increase in credit risk since initial recognition of a financial instrument, an amount equal to 12-months ECL is recorded. The 12 – month ECL represent a portion of lifetime losses, that result from default events that are possible within the next 12 months after the reporting date and is equal to the expected cash shortfalls over the life of the instrument or group of instruments, due to loss events probable within the next 12 months. Not credit-impaired financial assets that are either newly originated or purchased, as well as, assets recognized following a substantial modification accounted for as a derecognition, are classified initially in Stage 1.
- Stage 2 – When a financial instrument experiences a SICR subsequent to origination but is not considered to be in default, it is included in Stage 2. Lifetime ECL represent the expected credit losses that result from all possible default events over the expected life of the financial instrument.
- Stage 3 – Financial instruments that are considered to be in default are included in this stage. Similar to Stage 2, the allowance for credit losses captures the lifetime expected credit losses.

Definition of default
To determine the risk of default, the Company applies a default definition for accounting purposes, which is consistent with the European Banking Authority (EBA) definition for non-performing exposure. The accounting definition of default is consistent with the one used for internal credit risk management purposes.

A financial asset is credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of that exposure have occurred:

- The borrower faces a significant difficulty in meeting his financial obligations.
- There has been a breach of contract, such as a default or past due event.
- The Company, for economic or contractual reasons relating to the borrower's financial difficulty, has granted to the borrower a concession(s) that the Company would not otherwise consider.
- There is a probability that the borrower will enter bankruptcy or other financial re-organization.

Significant increase in credit risk (SICR) and staging allocation

Determining whether a loss allowance should be based on 12-month expected credit losses or lifetime expected credit losses depends on whether there has been a significant increase in credit risk (SICR) of the financial assets, issued loan commitments and financial guarantee contracts, since initial recognition.

At each reporting date, the Group performs an assessment as to whether the risk of a default occurring over the remaining expected lifetime of the exposure has increased significantly from the expected risk of a default estimated at origination for that point in time. The assessment for SICR is performed using both qualitative and quantitative criteria based on reasonable and supportable information that is available without undue cost or effort including forward looking information and macroeconomic scenarios as well as historical experience. Furthermore, regardless of the outcome of the SICR assessment based on the above indicators, the credit risk of a financial asset is deemed to have increased significantly when contractual payments are more than 30 days past due.

As a primary criterion for SICR assessment, the Group compares the residual lifetime probability of default (PD) at each reporting date to the residual lifetime PD for the same point in time which was expected at the origination.

The Company may also consider as a SICR indicator when the residual lifetime PD at each reporting date exceeds certain predetermined values. The criterion may be applied in order to capture cases where the relative PD comparison does not result to the identification of SICR although the absolute value of PD is at levels which are considered high based on the Company's risk framework.

Internal credit risk rating (on a borrower basis) is also used as a basis for the identification of SICR with regards to lending exposures. Specifically, the Company takes into consideration the changes of internal ratings by a certain number of notches. In addition, a watchlist status is also considered by the Company as a trigger for SICR identification. Internal credit risk ratings models include borrower specific information as well as, forward-looking information including macroeconomic variables.

Forbearance measures as monitored by the Company are considered as a SICR indicator and thus the exposures are allocated into Stage 2 upon forbearance, unless they are considered credit-impaired in which case they are classified as stage 3. Furthermore, regardless of the outcome of the SICR assessment based on the above indicators, the credit risk of a financial asset is deemed to have increased significantly when contractual payments are more than 30 days past due.

Furthermore, Management may apply temporary collective adjustments when determining whether credit risk has increased significantly since initial recognition on exposures that share the same credit risk characteristics to reflect macro-economic or other factors which are not adequately addressed by the current credit risk models. These factors may depend on information such as the type of the exposure, counterparty's specific information and the characteristics of the financial instrument, while their application requires the application of significant judgment.

Criteria for grouping of exposures based on shared credit risk characteristics

The assessment of loss allowance is performed either on an individual basis or on a collective basis for groups of similar items with homogeneous credit risk characteristics. The Company applies the same principles for assessing SICR since initial recognition when estimating ECL on a collective or on an individual basis.

The Company segments its lending exposures on the basis of shared credit risk characteristics for the purposes of both assessing significant increase in credit risk and measuring loan loss allowance on a collective basis. The different segments aim to capture differences in PDs and in the rates of recovery in the event of default.

The shared credit risk characteristics used for the segmentation of exposures include several elements such as: instrument type, portfolio type, asset class, product type, industry, originating Company, credit risk rating, remaining term to maturity, geographical location of the borrower, value of collateral to the financial asset, forbearance status and days in arrears.

The Company identifies individually significant exposures and performs the ECL measurement based on borrower specific information for both retail and wholesale portfolios. This measurement is performed at a borrower level, hence the criteria are defined at this level, while both qualitative and quantitative factors are taken into consideration including forward looking information.

Measurement of Expected Credit Losses
The measurement of ECL is an unbiased probability-weighted average estimate of credit losses that reflects the time value of money, determined by evaluating a range of possible outcomes. A credit loss is the difference between the cash flows that are due to the Company in accordance with the contractual terms of the instrument and the cash flows that the Company expects to receive (i.e. cash shortfalls) discounted at the original effective interest rate (EIR) of the same instrument, or the credit-adjusted EIR in case of purchased or originated credit impaired assets (POCI). In measuring ECL, information about past events, current conditions and reasonable and supportable forecasts of future conditions are considered.

The Company estimates expected cash shortfalls, which reflect the cash flows expected from all possible sources, including collateral and other credit enhancements that are part of the contractual terms and are not recognized separately. In case of a collateralized financial instrument, the estimated expected cash flows related to the collateral reflect the amount and timing of cash flows that are expected from liquidation less the discounted costs of obtaining and selling the collateral, irrespective of whether liquidation is probable.

ECL are calculated over the maximum contractual period over which the Company is exposed to credit risk, which is determined based on the substantive terms of the instrument, or in case of revolving credit facilities, by taking into consideration factors such as the Company's expected credit risk management actions to mitigate credit risk and past practice.

Expected Credit Losses Key Inputs
The ECL calculations are based on the term structures of the probability of default (PD), the loss given default (LGD) and the exposure at default (EAD).

The PD represents the likelihood of default assessed on the prevailing economic conditions at the reporting date, adjusted to take into account estimates of future economic conditions that are likely to impact the risk of default, over a given time horizon.

Two types of PD are used for calculating ECL:
- 12-month PD, which is the estimated probability of default occurring within the next 12 months (or over the remaining life of the financial asset if this is less than 12 months). It is used to calculate 12-month ECL for Stage 1 exposures.
- Lifetime PD, which is the estimated probability of a default occurring over the remaining life of the financial asset. It is used to calculate lifetime ECL for Stage 2, Stage 3 and POCI exposures.

The Exposure at default (EAD) is an estimate of the exposure at a default date.

LGD represents the Company's expectation of the extent of loss on a defaulted exposure and it is the difference between the contractual cash flows due and those that the Group expects to receive including any amounts from collateral liquidation.

LGD varies by type of counterparty, type and seniority of claim, availability of collateral or other credit support, and is usually expressed as a percentage of EAD. The Company estimates the LGD component using cure rates that reflect cash recoveries, estimated proceeds from collateral liquidation, estimates for timing realization, realization costs, etc. Where the LGD's component values are dependent on macro – economic data, such types of dependencies are reflected by incorporating forward looking information, such as forecasted price indices into the respective models. The estimation of the aforementioned component values within LGD reflects available historical data which cover a reasonable period, i.e. a full economic cycle.

Forward-looking information
The measurement of expected credit losses for each stage and the assessment of significant increases in credit risk consider information about reasonable and supportable forecasts of future events and macroeconomic conditions. The estimation and application of forward-looking information requires significant judgment.

The Company uses, at a minimum, three macroeconomic scenarios (i.e. base, adverse and optimistic) to achieve the objective of measuring ECL in a way that reflects an unbiased and probability weighted outcome. The base scenario represents the most likely scenario and is aligned with the information used by the Group for strategic planning and budgeting purposes.

2.10 Impairment of non-financial assets

Assets that are subject to amortization are reviewed for impairment when there are indications that the carrying value may not be recoverable. The impairment loss is recognized for the amount by which the carrying amount of the asset exceeds its recoverable amount. The recoverable amount is the higher of an asset's fair value less any costs to sell and value in use. For the purposes of assessing impairment, assets are grouped at the lowest cash generating units (CGUs). There were no assets with indefinite useful lives.

Management following IAS 36 determines whether an asset that is subject to amortization is not temporarily impaired, but it must be recognized as impairment loss in the amount by which the carrying amount of the asset exceeds its recoverable value. The recoverable amount is the higher of an asset's fair value less any costs to sell and value in use. In particular, for the recognition of impairment and the calculation of the provision taken into account is the cost of the asset with respect to future cash inflows that will arise from its use in the production. Future cash flows are discounted with the use of effective interest rate.

2.11 Borrowings

Borrowings are initially recognized at fair value, which is determined by the proceeds, including transaction costs. Borrowings are subsequently stated at amortized cost and the difference between the initial proceeds and the redemption value is recognized in the income statement over the period of the borrowings, using the effective interest method.

2.12 Operating Leases

Lease accounting when the Company is the lessee
When the Compnay becomes the lessee in a lease arrangement, according to IFRS 16 recognizes a lease liability and a corresponding right-of-use (RoU) asset at the commencement of the lease term.

Lease liabilities are presented within Other liabilities and RoU assets within Property and equipment. Lease liabilities are measured based on the present value of the future lease payments over the lease term, discounted using an incremental borrowing rate. The interest expense on lease liabilities is presented within net interest income. The lease liability is remeasured when there is a change in future lease payments arising from a change in an index or rate, a change in the Group's estimate of the amount expected to be payable under a residual value guarantee or if the Group changes its assessment of whether it will exercise a purchase, extension or termination option. When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

The RoU asset is initially recorded at an amount equal to the lease liability and is adjusted for rent prepayments, initial direct costs, or lease incentives received. Subsequently, the RoU asset is depreciated over the shorter of the lease term or the useful life of the underlying asset, with the depreciation presented within operating expenses.

2.13 Current and deferred taxation

Deferred income tax is calculated on all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements.

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

Deferred income tax assets are recognized to the extent that it is probable that the future taxable profits will be available, against which the temporary differences can be utilized.

Income tax on profits is calculated in accordance with the tax laws enacted in the country that the Company conducts its operations, and is debited or credited in the income statement, unless it concerns items that are directly debited or credited to equity, in which case deferred income tax is directly accounted in equity.

2.14 Interest income and expenses

Interest income and expense is recognized in the income statement on an accrual basis for all interest-bearing instruments, using the effective interest method. The effective interest rate is the one that discounts exactly the estimated future cash inflows or outflows during the estimated life of the financial instrument or, wherever deemed appropriate, during a shorter period, on the basis of the net carrying value of the financial asset or liability. In order to calculate the effective rate, cash flow estimation takes into account the terms of the financial instrument agreement, but not any future losses from credit risk.

Calculation includes the fees and the basis points paid or collected by the contracting parties and which constitute an integral part of the effective interest rate, transaction costs, and other premiums and discounts.

The Company calculates interest income by applying the effective interest method to the carrying amount of non-impaired financial assets (exposures at Stage 1 and 2) and the depreciable cost of financial liabilities, respectively. For credit impaired financial assets in Stage 3, the Company calculates interest income by applying the effective interest rate (EIR) method on the depreciable cost of the financial assets adjusted to the expected credit losses. If the asset ceases to be impaired, the EIR is re-applied to its carrying amount before provisions.

2.15 Fees and commissions

Fees and commissions are generally recognized on an accrual basis. Fees and commissions concerning transactions with Factors abroad, transfer charges and banking expenses, are recognized upon completion of the relevant transaction and the dispatch of the debit note.

2.16 Provisions

Provisions are recognized when the Company has a present legal or constructive obligation as a result of past events, and when it is probable that an outflow of resources will be required to settle the obligation, the amount of which can be reliably estimated. Provisions are reviewed prior to the preparation of financial statements, in order to reflect optimal current estimates. Contingent liabilities that cannot possibly incur cash flows are also disclosed, unless they are immaterial. Contingent claims are not recognized in the financial statements, but are disclosed if there is the possibility of an inflow of financial gain.

2.17 Employee benefits

(i) Short term benefits
Short term employee benefits are those expected to be settled wholly before twelve months after the end of the annual reporting
period in which the employees render the related services and are expensed as these services are provided.

(i) Pension obligations
The Company participates in defined contribution pension schemes under which it pays fixed contributions to social security funds. The Company has no other pension obligations, apart from its contributions to the funds. The Company's payments to the defined contribution pension plans are recognized as employee benefit expenses for the period that they concern.

(ii) Employee termination payments
In accordance with Greek law, the Company provides for staff retirement indemnity obligation for employees who remain in service up to the customary retirement age and are entitled to a lump sum payment. The calculation of the retirement benefit

obligation is based on the number of years of service, as of the date when employee service first leads to benefits under the plan until the date when further employee service will lead to no material amount of further benefits, and the level of remuneration at the date of retirement. A provision has been made for the actuarial value of this lump sum payment, using the projected unit credit method. Under this method the cost of providing retirement indemnities is charged to the income statement so as to spread the cost over the period of service of the employees, in accordance with the actuarial valuations which are performed every year.

According to this method, the retirement benefit cost is is calculated as the present value of the estimated future cash outflows using interest rates of high quality corporate bonds. In countries where there is no deep market in such bonds, the yields on government bonds are used. The currency and term to maturity of the bonds used are consistent with the currency and estimated term of the retirement benefit obligations.

Actuarial gains or losses arising from the calculation of the severance compensation for the Company are recognized directly in Other Comprehensive Income for the fiscal year within which they were generated and are not transferred to the income statement in subsequent periods. The current service cost and interest expense are recognized directly in profit.

In the fourth quarter of 2021, the Company implemented the IFRIC agenda decision and changed its accounting policy regarding the attribution of benefit, arising from defined benefit plans.

(iii) Profit sharing and bonus schemes
The Company periodically rewards its high-performance employees with cash bonuses, at its discretion. Cash bonuses, which have to be authorized by Management only, are recognized as accrued staff costs. Profit sharing, which must be authorized by the General Assembly, is recognized as a staff expense for the fiscal year approved by the shareholders of the Company.

2.18 Share Capital

Ordinary shares are classified as equity. Incremental costs directly attributable to the issue of new shares or options are shown in equity as a deduction, free of tax, from the proceeds. The distribution of a dividend to the shareholders is recognized as an obligation in the financial statements when said distribution is approved by the General Assembly of Shareholders.

2.19 Related-party transactions

Related parties include the parent company, associates of the Company, key members of the Management, their immediate family members, companies owned or controlled by them and companies in which they can exert significant influence over their financial and operating policies. Transactions of a similar nature are presented on an aggregate basis.

2.20 New and amended standards and interpretations

Amendments to standards adopted by the Company

The following new standards, amendments to standards and new interpretations as issued by the International Accounting Standards Board (IASB) and the IFRS Interpretations Committee (IC) and endorsed by the European Union (EU), apply from 1 January 2023:

IFRS 17, Insurance Contracts

IFRS 17, which supersedes IFRS 4 “Insurance Contracts” provides a comprehensive and consistent accounting model for insurance contracts. It applies to all types of insurance contracts as well as certain guarantees and financial instruments with discretionary participating features. Financial guarantee contracts are allowed to be within the scope of IFRS 17, if the entity has previously asserted that it regarded them as insurance contracts.

According to IFRS 17 core general model, the Companys of insurance contracts which are managed together and are subject to similar risks, are measured based on building blocks of discounted, probability-weighted estimates of future cash flows, a risk adjustment and a contractual service margin (“CSM”) representing the unearned profit of the contracts. Under the model, estimates are remeasured at each reporting period. A simplified measurement approach may be used if it is expected that doing so a reasonable approximation of the general model is produced, or if the contracts are of short duration.

Revenue is allocated to periods in proportion to the value of expected coverage and other services that the insurer provides during the period, claims are presented when incurred and any investment components i.e. amounts repaid to policyholders even if the insured event does not occur, are not included in revenue and claims. Insurance services results are presented separately from the insurance finance income or expense.

In June 2020, the IASB issued Amendments to IFRS 17 to assist entities in its implementation. The amendments aim to assist entities to transition in order to implement the standard more easily, while they deferred the effective date, so that entities would be required to apply IFRS 17 for annual periods beginning on or after 1 January 2023.

In December 2021, the IASB issued a narrow-scope amendment to the transition requirements of IFRS 17 for entities that first apply IFRS 17 and IFRS 9 “Financial Instruments” at the same time.

The Company has not issued contracts within the scope of IFRS 17; therefore, the adoption of the standard had no impact to the financial statements.

IAS 8, Amendments, Definition of Accounting Estimates

The amendments in IAS 8 “Accounting Policies, Changes in Accounting Estimates and Errors” introduced the definition of accounting estimates and include other amendments to IAS 8 which are intended to help entities distinguish changes in accounting estimates from changes in accounting policies.

The amendments clarify how accounting policies and accounting estimates relate to each other by (i) explaining that accounting estimates are developed if the application of accounting policies requires items in the financial statements to be measured in a way that involves a measurement uncertainty and (ii) replacing the definition of a change in accounting estimates with the definition of accounting estimates, where accounting estimates are defined as “monetary amounts in financial statements that are subject to measurement uncertainty”. In addition, the amendments clarify that selecting an estimation or valuation technique and choosing the inputs to be used constitutes development of an accounting estimate and that the effects of a change in an input or technique used to develop an accounting estimate are changes in accounting estimates, if they do not result from the correction of prior period errors.

The adoption of the amendments had no impact on the financial statements.

Amendments to IAS 1 Presentation of Financial Statements and IFRS Practice Statement 2: Disclosure of Accounting policies

IASB issued amendments to IAS 1 “Presentation of Financial Statements” that require entities to disclose their material accounting policies rather than their significant accounting policies.

According to IASB, accounting policy information is material if, when considered together with other information included in an entity’s financial statements, it can reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements.

Furthermore, the amendments clarify how an entity can identify material accounting policy information and provide examples of when accounting policy information is likely to be material. The amendments to IAS 1 also clarify that immaterial accounting policy information does not need to be disclosed. However, if it is disclosed, it should not obscure material accounting policy information. To support the IAS 1 amendments, the Board has also developed guidance and examples to explain and demonstrate the application of the “four-step materiality process”, as described in IFRS Practice Statement 2 “Making Materiality Judgements” to accounting policy disclosures.

The adoption of the amendments had no impact on the financial statements.

IAS 12, Amendments, Deferred Tax related to Assets and Liabilities arising from a Single Transaction

The amendments clarify that the exemption on initial recognition set out in IAS 12 ‘Income Taxes’ does not apply for transactions such as leases and decommissioning obligations that, on initial recognition, give rise to equal amounts of taxable and deductible temporary differences. Accordingly, for such transactions an entity is required to recognise the related deferred tax asset and liability, with the recognition of any deferred tax asset being subject to the recoverability criteria in IAS 12. The amendments apply to transactions that occur on or after the beginning of the earliest comparative period presented.

The adoption of the amendments had no impact on the financial statements.

IAS 12, Amendment, International Tax Reform – Pillar Two Model Rules

The amendments introduce a mandatory temporary exception (*relief*) from the recognition and disclosure of deferred taxes arising from the implementation of the Organisation for Economic Co-operation and Development's (OECD) Pillar Two model rules ("the Pillar Two Income taxes") that are applicable as of 1 January 2024.

Additionally, the amendments require an entity to disclose that it has applied the above exception related to Pillar Two income taxes, while in the periods in which the legislation is (substantively) enacted but not yet effective, an entity is required to disclose of known or reasonably estimable information that helps users of financial statements understand the entity's exposure arising from Pillar Two income taxes. Subsequently, in the periods when the legislation is effective it is required to separately disclose its current tax expense (income) related to Pillar Two income taxes.

The adoption of the amendments had no impact on the financial statements.

New and amended standards not yet adopted by the Company

A number of amendments to existing standards are effective after 2023, as they have not yet been endorsed by the EU or have not been early applied by the Company. Those that may be relevant to the Company are set out below:

IAS 1, Amendments, Classification of Liabilities as Current or Non-Current (effective 1 January 2024)

The amendments, published in January 2020, introduce a definition of settlement of a liability, while they make clear that the classification of liabilities as current or non-current should be based on rights that are in existence at the end of the reporting period. In addition, it is clarified that the assessment for liabilities classification made at the end of the reporting period is not affected by the expectations about whether an entity will exercise its right to defer settlement of a liability. The Board also clarified that when classifying liabilities as current or non-current, an entity can ignore only those conversion options that are classified as equity.

In October 2022, the IASB issued *Non-current Liabilities with Covenants (Amendments to IAS 1)* with respect to liabilities for which an entity's right to defer settlement for at least 12 months is subject to the entity complying with conditions after the reporting period. The amendments specify that covenants to be complied with after the reporting date do not affect the classification of debt as current or non-current at the reporting date. Instead, the amendments require a company to disclose information about these covenants in the notes to the financial statements.

The adoption of the amendments is not expected to impact the financial statements.

IFRS 16, Amendment, Lease Liability in a Sale and Leaseback (effective 1 January 2024)

The amendment requires a seller-lessee to subsequently measure lease liabilities arising in a sale and leaseback transaction in a way that it does not recognise any amount of the gain or loss that relates to the right of use it retains. Any gains and losses relating to the full or partial termination of a lease continue to be recognised when they occur. The amendment does not change the accounting for leases unrelated to sale and leaseback transactions.

The adoption of the amendments is not expected to impact the financial statements.

IAS 21, Amendments, Lack of Exchangeability (effective 1 January 2025, not yet endorsed by EU)

The amendments to IAS 21" The Effects of Changes in Foreign Exchange Rates", specify how an entity can determine whether a currency is exchangeable into another currency at the measurement date, and the spot exchange rate to use when it is not. In addition, when a currency is not exchangeable an entity should disclose information that would enable users of its financial statements to understand the related effects and risks as well as the estimated rates and techniques used.

The adoption of the amendments is not expected to impact the financial statements.

3. Financial risk management

The Company is exposed to various financial risks, such as credit risk, liquidity risk and market risk. Risk management is carried out by the management of the Company, with the support of specific departments of the parent company, Eurobank S.A.

3.1 Credit risk

The Company is exposed to credit risk when a counter party is unable to pay amounts in full when due, either as a debtor (customer of the seller) or as the recipient of an advance against the sale of the accounts receivable (seller). The Company structures the levels of acceptable credit risk based on the financial analysis of the borrower or the group of borrowers, their industry, their position in the market and the dispersion of their credit risks.

Factoring Services are classified, in terms of risk, as follows :
1) Recourse factoring 2) Non-recourse factoring, 3) Collection factoring only.

The **right of recourse** that allows the Factoring Company to go back to the seller (borrower) to collect its claims mitigates the credit risk it assumes against the debtor.

The provision of **non-recourse factoring** services implies that the credit risk has been assumed by the Factoring Company, in the case that the debtor (customer) becomes insolvent. In order to provide **non-recourse factoring** services, Eurobank Factors examines in depth the creditworthiness of the debtor (customer), his commercial transactions through time, evaluates his market position, the commercial particularities of the goods or services provided by the debtor and decides whether to accept (or to reject) the provision of Services, determining at each time, a specific credit limit for the debtor.

For non-recourse factoring services provided to its customers, Eurobank Factors obtains insurance coverage for credit risk, insofar it deems that a possibility, however small, exists that the debtor will be insolvent in the future.

Eurobank Factors reassesses the credit and advance limits approved on the basis of the customer's creditworthiness at regular intervals, so as to ascertain that these correspond to the needs of the customer but also to the limits of his creditworthiness.

Credit risk rating of claims against customers
Claims against customers measured at amortized cost are categorized according to the method of measuring expected credit losses.

Therefore, claims presented as unimpaired include claims, for which a 12-month impairment provision is recognized for expected credit losses as they do not show a significant increase in credit risk (Stage 1), and claims, for which an impairment provision equal to the expected credit is recognized for their entire duration, as they present a significant increase in credit risk from their initial recognition without, however, being considered to be in default (Stage 2). The category of impairment receivables (Stage 3) includes claims that are in default for which an impairment provision is recognized equal to the expected credit loss for their entire duration.

There are no customer requirements measured at fair value through profit or loss (FVTPL).

Claims from customers measured at amortized cost are included in the quantities listed in the following sections. The collaterals mainly relate to assigned invoices to the Company or Bank Guarantee Letters. The limit of collaterals referred to in the statements below is limited by a ceiling on the amount of funded claims before impairment.

Advances to customers per credit risk stage according to IFRS 9

Advances to customers	**31.12.2023**				
	Stage 1	Stage 2	Stage 3		**Total**
			Individual assesment	Collectively assesment	
Large corporate companies					
Gross carrying amount	614.477.121,29	51.470.721,56	2.889.735,41	2.246.139,88	**671.083.718,14**
Minus : Accumulated impairments	(360.668,21)	(47.257,01)	(147.095,67)	(1.856.235,07)	**(2.411.255,96)**
Net amount after impairments	614.116.453,08	51.423.464,55	2.742.639,74	389.904,81	**668.672.462,18**
Middle corporate companies					
Gross carrying amount	182.123.188,28	24.758.300,68	7.266.588,69	6.423.508,72	**220.571.586,37**
Minus : Accumulated impairments	(299.900,44)	(82.864,13)	(2.823.253,58)	(5.245.646,60)	**(8.451.664,75)**
Net amount after impairments	181.823.287,84	24.675.436,55	4.443.335,11	1.177.862,12	**212.119.921,62**
Small corporate companies					
Gross carrying amount	64.538.730,15	10.709.633,77	-	401.291,53	**75.649.655,45**
Minus : Accumulated impairments	(659.959,31)	(8.725,13)	-	(296.556,57)	**(965.241,01)**
Net amount after impairments	63.878.770,84	10.700.908,64	-	104.734,96	**74.684.414,44**
Total companies					
Gross carrying amount	**861.139.039,72**	**86.938.656,01**	**10.156.324,10**	**9.070.940,13**	**967.304.959,96**
Minus : Accumulated impairments	**(1.320.527,96)**	**(138.846,27)**	**(2.970.349,25)**	**(7.398.438,24)**	**(11.828.161,72)**
Net amount after impairments	**859.818.511,76**	**86.799.809,74**	**7.185.974,85**	**1.672.501,89**	**955.476.798,24**

Advances to customers	**31.12.2022**				
	Stage 1	Stage 2	Stage 3		**Total**
			Individual assesment	Collectively assesment	
Large corporate companies					
Gross carrying amount	496.606.191,36	32.483.745,82	5.266.235,16	3.997.224,20	**538.353.396,54**
Minus : Accumulated impairments	(191.036,35)	(15.466,22)	(11.562,08)	(1.660.182,98)	**(1.878.247,63)**
Net amount after impairments	383.472.047,47	60.742.256,68	8.796.404,40	538.796,34	**536.475.148,91**
Middle corporate companies					
Gross carrying amount	204.516.354,75	41.754.941,82	5.229.489,98	9.559.623,61	**261.060.410,16**
Minus : Accumulated impairments	(519.717,35)	(31.891,27)	(2.765.985,93)	(5.796.611,91)	**(9.114.206,46)**
Net amount after impairments	202.031.573,60	34.486.927,66	251.785,05	2.445.362,36	**251.946.203,70**
Small corporate companies					
Gross carrying amount	63.860.033,31	1.716.889,17	-	401.291,53	**65.978.214,01**
Minus : Accumulated impairments	(662.521,59)	(6.179,79)	-	(296.556,47)	**(965.257,85)**
Net amount after impairments	48.763.562,20	82.610,56	-	137.609,04	**65.012.956,16**
Total companies					
Gross carrying amount	**764.982.579,42**	**75.955.576,81**	**10.495.725,14**	**13.958.139,34**	**865.392.020,71**
Minus : Accumulated impairments	**(1.373.275,29)**	**(53.537,28)**	**(2.777.548,01)**	**(7.753.351,36)**	**(11.957.711,94)**
Net amount after impairments	**763.609.304,13**	**75.902.039,53**	**7.718.177,13**	**6.204.787,98**	**853.434.308,77**

Advances to customers per stage of credit risk according to IFRS 9

	Period 1/1 - 31/12/2023			
	Stage 1	Stage 2	Stage 3	Total
Advances to customers 01.01.2023	**764.982.579,42**	**75.955.576,81**	**24.453.864,48**	**865.392.020,71**
New customers advances	245.859.314,79	2.418.103,00	-	248.277.417,79
Movements between stages:				
To Stage 1	22.204.746,58	(22.177.765,63)	(26.980,95)	-
To Stage 2	(36.001.585,80)	43.592.898,53	(7.591.312,73)	-
To Stage 3	(241.433,45)	(1.470.079,60)	1.711.513,05	-
Reimbursements and other movements	(135.664.581,82)	(11.380.077,10)	680.180,38	(146.364.478,54)
Advances to customers 31.12.2023	**861.139.039,72**	**86.938.656,01**	**19.227.264,23**	**967.304.959,96**

	Period 1/1 - 31/12/2022			
	Stage 1	Stage 2	Stage 3	Total
Advances to customers 01.01.2022	**636.388.500,78**	**95.742.694,07**	**21.575.452,45**	**753.706.647,30**
New customers advances	596.551.304,14	55.074.986,93	9.902.993,80	661.529.284,87
Movements between stages:				
To Stage 1	65.750.702,30	(65.750.702,30)	-	-
To Stage 2	(24.989.408,91)	24.989.408,91	-	-
To Stage 3	(4.669.265,84)	(360.033,54)	5.029.299,38	-
Reimbursements and other movements	(504.049.253,05)	(33.740.777,26)	(12.053.881,15)	(549.843.911,46)
Advances to customers 31.12.2022	**764.982.579,42**	**75.955.576,81**	**24.453.864,48**	**865.392.020,71**

Age analysis of advances to customers per credit risk stage according to IFRS 9

Large corporate companies

Gross carrying amount / days delay	**31.12.2023**			
	Stage 1	Stage 2	Stage 3	**Total**
0 days	614.477.121,29	51.470.721,56	3.487.480,84	**669.435.323,69**
1 - 60 days				-
91 - 180 days				-
181 - 360 days				-
> 360 days			1.648.394,45	**1.648.394,45**
Total	**614.477.121,29**	**51.470.721,56**	**5.135.875,29**	**671.083.718,14**
Minus : Accumulated impairments	**(360.668,21)**	**(47.257,01)**	**(2.003.330,74)**	**(2.411.255,96)**
Net amount after impairments	**614.116.453,08**	**51.423.464,55**	**3.132.544,55**	**668.672.462,18**
Collaterals received	**613.205.282,54**	**51.463.160,80**	**4.991.107,68**	**669.659.551,02**

SMEs

Gross carrying amount / days delay	**31.12.2023**			
	Stage 1	Stage 2	Stage 3	**Total**
0 days	181.405.429,45	24.185.319,00	6.061.585,16	**211.652.333,61**
1 - 60 days	717.758,83	572.981,68		**1.290.740,51**
91 - 180 days				-
181 - 360 days				-
> 360 days			7.628.512,25	**7.628.512,25**
Total	**182.123.188,28**	**24.758.300,68**	**13.690.097,41**	**220.571.586,37**
Minus : Accumulated impairments	**(299.900,44)**	**(82.864,13)**	**(8.068.900,18)**	**(8.451.664,75)**
Net amount after impairments	**181.823.287,84**	**24.675.436,55**	**5.621.197,23**	**212.119.921,62**
Collaterals received	**181.874.182,00**	**24.749.693,25**	**13.373.133,18**	**219.997.008,43**

SBB

Gross carrying amount / days delay	31.12.2023			
	Stage 1	Stage 2	Stage 3	Total
0 days	64.538.730,15	10.709.633,77		**75.248.363,92**
1 - 60 days				-
91 - 180 days				-
181 - 360 days				-
> 360 days			401.291,53	**401.291,53**
Total	**64.538.730,15**	**10.709.633,77**	**401.291,53**	**75.649.655,45**
Minus : Accumulated impairments	**(659.959,31)**	**(8.725,13)**	**(296.556,57)**	**(965.241,01)**
Net amount after impairments	**63.878.770,84**	**10.700.908,64**	**104.734,96**	**74.684.414,44**
Collaterals received	**64.537.115,78**	**10.709.630,55**	**384.208,78**	**75.630.955,11**

Total

Gross carrying amount / days delay	31.12.2023			
	Stage 1	Stage 2	Stage 3	Total
0 days	860.421.280,89	86.365.674,33	9.549.066,00	**956.336.021,22**
1 - 60 days	717.758,83	572.981,68		**1.290.740,51**
91 - 180 days				-
181 - 360 days				-
> 360 days			9.678.198,23	**9.678.198,23**
Total	**861.139.039,72**	**86.938.656,01**	**19.227.264,23**	**967.304.959,96**
Minus : Accumulated impairments	**(1.320.527,96)**	**(138.846,27)**	**(10.368.787,49)**	**(11.828.161,72)**
Net amount after impairments	**859.818.511,76**	**86.799.809,74**	**8.858.476,74**	**955.476.798,24**
Collaterals received	**859.616.580,32**	**86.922.484,60**	**18.748.449,64**	**965.287.514,56**

Age analysis of advances to customers per credit risk stage according to IFRS 9

Large corporate companies

Gross carrying amount / days delay	31.12.2022			
	Stage 1	Stage 2	Stage 3	Total
0 days	496.606.191,36	32.483.745,82	7.615.064,90	**536.705.002,08**
1 - 60 days				-
91 - 180 days				-
181 - 360 days				-
> 360 days			1.648.394,46	**1.648.394,46**
Total	**496.606.191,36**	**32.483.745,82**	**9.263.459,36**	**538.353.396,54**
Minus : Accumulated impairments	**(191.036,35)**	**(15.466,22)**	**(1.671.745,06)**	**(1.878.247,63)**
Net amount after impairments	**496.415.155,01**	**32.468.279,60**	**7.591.714,30**	**536.475.148,91**
Collaterals received	**495.690.993,71**	**32.483.734,35**	**9.132.329,59**	**537.307.057,65**

SMEs

Gross carrying amount / days delay	31.12.2022			
	Stage 1	Stage 2	Stage 3	Total
0 days	204.516.354,75	41.754.941,82	6.984.164,25	**253.255.460,82**
1 - 60 days				-
91 - 180 days				-
181 - 360 days				-
> 360 days			7.804.949,34	**7.804.949,34**
Total	**204.516.354,75**	**41.754.941,82**	**14.789.113,59**	**261.060.410,16**
Minus : Accumulated impairments	**(519.717,35)**	**(31.891,27)**	**(8.562.597,84)**	**(9.114.206,46)**
Net amount after impairments	**203.996.637,40**	**41.723.050,55**	**6.226.515,75**	**251.946.203,70**
Collaterals received	**204.354.840,98**	**41.754.518,38**	**14.475.037,28**	**260.584.396,64**

SBB

Gross carrying amount / days delay	31.12.2022			
	Stage 1	Stage 2	Stage 3	**Total**
0 days	63.860.033,31	1.716.889,17		**65.576.922,48**
1 - 60 days				-
91 - 180 days				-
181 - 360 days				-
> 360 days			401.291,53	**401.291,53**
Total	**63.860.033,31**	**1.716.889,17**	**401.291,53**	**65.978.214,01**
Minus : Accumulated impairments	**(662.521,59)**	**(6.179,79)**	**(296.556,47)**	**(965.257,85)**
Net amount after impairments	**63.197.511,72**	**1.710.709,38**	**104.735,06**	**65.012.956,16**
Collaterals received	**63.859.369,07**	**1.716.658,97**	**384.208,78**	**65.960.236,82**

Total

Gross carrying amount / days delay	31.12.2022			
	Stage 1	Stage 2	Stage 3	**Total**
0 days	764.982.579,42	75.955.576,81	14.599.229,15	**855.537.385,38**
1 - 60 days				-
91 - 180 days				-
181 - 360 days				-
> 360 days			9.854.635,33	**9.854.635,33**
Total	**764.982.579,42**	**75.955.576,81**	**24.453.864,48**	**865.392.020,71**
Minus : Accumulated impairments	**(1.373.275,29)**	**(53.537,28)**	**(10.530.899,37)**	**(11.957.711,94)**
Net amount after impairments	**763.609.304,13**	**75.902.039,53**	**13.922.965,11**	**853.434.308,77**
Collaterals received	**763.905.203,76**	**75.954.911,70**	**23.991.575,65**	**863.851.691,11**

The Company assesses the quality of its loans and advances to customers that are subject to expected credit losses by using internal business portfolio valuation models, as they are developed by the Group, which are based on various quantitative and qualitative factors.

The following tables show the breakdown of advances to customers before impairment, based on their credit quality and stage ratings:

Quality rating of advances to customers per credit risk stage according to IFRS 9

Large corporate enterprices

Gross carrying amount /Quality rating	31.12.2023			
	Stage 1	Stage 2	Stage 3	**Total**
Strong	408.121.801,50	5.337.900,38		**413.459.701,88**
Satisfactory	189.595.004,10	32.715.150,14		**222.310.154,24**
Watch list (Higher risk)	16.760.315,69	13.417.671,04		**30.177.986,73**
Impaired (Defaulted)			5.135.875,29	**5.135.875,29**
Total	**614.477.121,29**	**51.470.721,56**	**5.135.875,29**	**671.083.718,14**
Minus : Accumulated impairments	**(360.668,21)**	**(47.257,01)**	**(2.003.330,74)**	**(2.411.255,96)**
Net amount after impairments	**614.116.453,08**	**51.423.464,55**	**3.132.544,55**	**668.672.462,18**
Collaterals received	**613.205.282,54**	**51.463.160,80**	**4.991.107,68**	**669.659.551,02**

SMEs

Gross carrying amount /Quality rating	31.12.2023			
	Stage 1	Stage 2	Stage 3	Total
Strong	59.758.045,98	462.278,86		**60.220.324,84**
Satisfactory	118.579.127,88	14.709.827,26		**133.288.955,14**
Watch list (Higher risk)	3.786.014,42	9.586.194,56		**13.372.208,98**
Impaired (Defaulted)			13.690.097,41	**13.690.097,41**
Total	**182.123.188,28**	**24.758.300,68**	**13.690.097,41**	**220.571.586,37**
Minus : Accumulated impairments	**(299.900,44)**	**(82.864,13)**	**(8.068.900,18)**	**(8.451.664,75)**
Net amount after impairments	**181.823.287,84**	**24.675.436,55**	**5.621.197,23**	**212.119.921,62**
Collaterals received	**181.874.182,00**	**24.749.693,25**	**13.373.133,18**	**219.997.008,43**

SBB

Gross carrying amount /Quality rating	31.12.2023			
	Stage 1	Stage 2	Stage 3	Total
Strong	54.092.153,07	6.503.304,72		**60.595.457,79**
Satisfactory	7.758.143,99	2.302.093,08		**10.060.237,07**
Watch list (Higher risk)	2.688.433,09	1.904.235,97		**4.592.669,06**
Impaired (Defaulted)			401.291,53	**401.291,53**
Total	**64.538.730,15**	**10.709.633,77**	**401.291,53**	**75.649.655,45**
Minus : Accumulated impairments	**(659.959,31)**	**(8.725,13)**	**(296.556,57)**	**(965.241,01)**
Net amount after impairments	**63.878.770,84**	**10.700.908,64**	**104.734,96**	**74.684.414,44**
Collaterals received	**64.537.115,78**	**10.709.630,55**	**384.208,78**	**75.630.955,11**

Total

Gross carrying amount /Quality rating	31.12.2023			
	Stage 1	Stage 2	Stage 3	Total
Strong	521.972.000,55	12.303.483,96	-	**534.275.484,51**
Satisfactory	315.932.275,97	49.727.070,48	-	**365.659.346,45**
Watch list (Higher risk)	23.234.763,20	24.908.101,57	-	**48.142.864,77**
Impaired (Defaulted)	-	-	19.227.264,23	**19.227.264,23**
Total	**861.139.039,72**	**86.938.656,01**	**19.227.264,23**	**967.304.959,96**
Minus : Accumulated impairments	**(1.320.527,96)**	**(138.846,27)**	**(10.368.787,49)**	**(11.828.161,72)**
Net amount after impairments	**859.818.511,76**	**86.799.809,74**	**8.858.476,74**	**955.476.798,24**
Collaterals received	**859.616.580,32**	**86.922.484,60**	**18.748.449,64**	**965.287.514,56**

Quality rating of advances to customers per credit risk stage according to IFRS 9

Large corporate enterprices

Gross carrying amount /Quality rating	31.12.2022			
	Stage 1	Stage 2	Stage 3	Total
Strong	396.233.496,51			**396.233.496,51**
Satisfactory	63.333.863,65	29.822.295,44		**93.156.159,09**
Watch list (Higher risk)	37.038.831,20	2.661.450,38		**39.700.281,58**
Impaired (Defaulted)			9.263.459,36	**9.263.459,36**
Total	**496.606.191,36**	**32.483.745,82**	**9.263.459,36**	**538.353.396,54**
Minus : Accumulated impairments	**(191.036,35)**	**(15.466,22)**	**(1.671.745,06)**	**(1.878.247,63)**
Net amount after impairments	**496.415.155,01**	**32.468.279,60**	**7.591.714,30**	**536.475.148,91**
Collaterals received	**495.690.993,71**	**32.483.734,35**	**9.132.329,59**	**537.307.057,65**

SMEs

Gross carrying amount /Quality rating	31.12.2022			
	Stage 1	Stage 2	Stage 3	Total
Strong	71.218.910,45	250.014,18		**71.468.924,63**
Satisfactory	90.460.009,59	22.213.641,47		**112.673.651,06**
Watch list (Higher risk)	42.837.434,71	19.291.286,17		**62.128.720,88**
Impaired (Defaulted)			14.789.113,59	**14.789.113,59**
Total	**204.516.354,75**	**41.754.941,82**	**14.789.113,59**	**261.060.410,16**
Minus : Accumulated impairments	**(519.717,35)**	**(31.891,27)**	**(8.562.597,84)**	**(9.114.206,46)**
Net amount after impairments	**203.996.637,40**	**41.723.050,55**	**6.226.515,75**	**251.946.203,70**
Collaterals received	**204.354.840,98**	**41.754.518,38**	**14.475.037,28**	**260.584.396,64**

SBB

Gross carrying amount /Quality rating	31.12.2022			
	Stage 1	Stage 2	Stage 3	Total
Strong	63.860.033,31	1.716.889,17		**65.576.922,48**
Satisfactory				-
Watch list (Higher risk)				-
Impaired (Defaulted)			401.291,53	**401.291,53**
Total	**63.860.033,31**	**1.716.889,17**	**401.291,53**	**65.978.214,01**
Minus : Accumulated impairments	**(662.521,59)**	**(6.179,79)**	**(296.556,47)**	**(965.257,85)**
Net amount after impairments	**63.197.511,72**	**1.710.709,38**	**104.735,06**	**65.012.956,16**
Collaterals received	**63.859.369,07**	**1.716.658,97**	**384.208,78**	**65.960.236,82**

Total

Gross carrying amount /Quality rating	31.12.2022			
	Stage 1	Stage 2	Stage 3	Total
Strong	531.312.440,27	1.966.903,35	-	**533.279.343,62**
Satisfactory	153.793.873,24	52.035.936,91	-	**205.829.810,15**
Watch list (Higher risk)	79.876.265,91	21.952.736,55	-	**101.829.002,46**
Impaired (Defaulted)	-	-	24.453.864,48	**24.453.864,48**
Total	**764.982.579,42**	**75.955.576,81**	**24.453.864,48**	**865.392.020,71**
Minus : Accumulated impairments	**(1.373.275,29)**	**(53.537,28)**	**(10.530.899,37)**	**(11.957.711,94)**
Net amount after impairments	**763.609.304,13**	**75.902.039,53**	**13.922.965,11**	**853.434.308,77**
Collaterals received	**763.905.203,76**	**75.954.911,70**	**23.991.575,65**	**863.851.691,11**

The below table lists the internal credit rating categories (the MRA or equivalent rating system) of the business portfolio that correspond to the credit quality categories.

Advances to customers	
Category classification in quality rating	Internal rating systmes
Strong	1 - 4
Strong	5 - 6
Satisfactory Watch list (Higher risk)	7 - 9
Impaired (Defaulted)	10

Advances to customers per stage and activity sector according to IFRS 9

Activity Sector	31.12.2023			
	Stage 1	Stage 2	Stage 3	**Total**
	Advances to customers			
Commerce & Services	369.318.446,86	50.785.339,74	10.632.183,10	**430.735.969,70**
Industry	386.404.814,53	35.200.438,34	8.568.508,21	**430.173.761,08**
Financial institutions	35.156,89	-	-	**35.156,89**
Construction & other sectors	105.380.621,44	952.877,93	26.572,92	**106.360.072,29**
Total	**861.139.039,72**	**86.938.656,01**	**19.227.264,23**	**967.304.959,96**
Minus : Accumulated impairments	**(1.320.527,96)**	**(138.846,27)**	**(10.368.787,49)**	**(11.828.161,72)**
Net amount after impairments	**859.818.511,76**	**86.799.809,74**	**8.858.476,74**	**955.476.798,24**
Collaterals received	**859.616.580,32**	**86.922.484,60**	**18.748.449,64**	**965.287.514,56**

Activity Sector	31.12.2022			
	Stage 1	Stage 2	Stage 3	**Total**
	Advances to customers			
Commerce & Services	374.945.235,43	41.978.241,82	14.488.776,52	**431.412.253,77**
Industry	347.158.204,52	32.986.002,52	9.938.515,04	**390.082.722,08**
Financial institutions	43.758,59	-	-	**43.758,59**
Construction & other sectors	42.835.380,88	991.332,47	26.572,92	**43.853.286,27**
Total	**764.982.579,42**	**75.955.576,81**	**24.453.864,48**	**865.392.020,71**
Minus : Accumulated impairments	**(1.373.275,29)**	**(53.537,28)**	**(10.530.899,37)**	**(11.957.711,94)**
Net amount after impairments	**763.609.304,13**	**75.902.039,53**	**13.922.965,11**	**853.434.308,77**
Collaterals received	**763.905.203,76**	**75.954.911,70**	**23.991.575,65**	**863.851.691,11**

Regulation measures of customers claims

The contractual terms of customer claims may be amended due to various factors, such as changes in market conditions, customer retention and other factors, as well as possible deterioration in the borrower's financial position.

Categorization of Regulatory Measures

Loan settlement practices, as monitored by the Company, in accordance with the executive technical standards of the European Banking Authority include only cases of modification of the contractual terms of repayment of the loan due to the borrower's financial inability to meet his/her debt obligations under the existing terms, and the Company provides facilities, by favorably modifying the terms and conditions of the loan agreement, which would not have happened if the debtor was not in financial trouble.

All other types of modifications provided by the Company that are not due to the debtor's financial weakness but are determined by factors of a business nature are not regulatory measures.

The Company does not have any substantive settlement agreements entered into with customers as at 31.12.2023 and 31.12.022.

3.2 Market Risk

Market risk arises from open positions in interest rates or foreign exchange or from a combination of the two, as exposed to general and special fluctuations in the market.

3.2.1 Currency risk

The Company extends advances to its customers against accounts receivable assigned to it, denominated in the currency the assigned transactions have been invoiced. Nevertheless, the risk assumed by the Company is limited, by virtue of its policy to draw the necessary cash from open accounts, denominated in the same currency with the advances extended to the customers. Currency risk is limited to the Company's own foreign exchange reserves form the annual period's profits, which are converted to euro, the base currency of the Company, at regular intervals.

Sensitivity to currency risk
The foreign currencies that the Company manages for the most part, in order to meet the needs of its customers, are the US dollar (USD) and the British pound (GBP). In order to hedge the risk from revaluation or devaluation relative to the base currency, the claims in foreign exchange are weighed against the respective liabilities, to minimize the effect from any change in the currency rate.

3.2.2 Interest rate risk
The Company is exposed to interest rate risk that arises from changes in the prevailing market interest rates. Such changes may increase or decrease interest rate margins, leading to a reduction in estimated profits. The Company's policy is to set fixed interest rate margins with its customers for each currency, based on the rates determined by the market for certain time periods (monthly or quarterly euribor), covering its cash flows with a corresponding agreement with the lending bank. In cases where a fixed interest rate is established, the Company follows market trends and adjusts the rate at regular intervals, in accordance with parent Bank policy.

Sensitivity to interest rate risk
To cover itself against interest rate risk the Company keeps its customers in receivables volumes, relevant to loan liabilities so that, if any fluctuation of interest rates occurs, the rate margin will remain stable. In cases where that cannot be accomplished via the use of "swap" derivatives, it converts floating rate receivables to fixed rate and vice versa, so as to achieve hedging of the risk. Not any derivative financial instruments were in use during the years 2023 and 2022.

3.2.3 Price risk
The Company is not exposed to price risks given that it does not have any securities that could be considered as available-for-sale or financial instruments that are valued at fair market value via the results.

3.3 Liquidity risk
The Company is exposed daily to liquidity risks arising from the management of its receivables portfolio. The analysis of customer cash flows is indicative, and not conclusive, as it is determined by the commercial arrangements between the sellers and their customers (debtors), but, nevertheless, the liquidity requirements of the Company can be thus determined to provide for the adequate planning and optimization of its borrowing needs. The Company maintains sufficient liquidity from the issuance of corporate bonds, which cover the greatest part of its cash flows. Open borrowing covers the remaining liquidity in the currency that the necessary cash flows are denominated, in order to enable cash flow management with the best possible returns. In case of temporary cash flow surpluses, the Company places its cash in overnight deposits.

The table below presents the financial liabilities of the Company on the basis of the contractual non-discounted cash flows for 2023 and 2022. These liabilities can be readjusted with premature repayment of the borrowed capital or the bond issue without penalty clauses, and with the safeguarding of the optimal liquidity of the Company as the basic criterion.

Liquidity risk at 31.12.2023

LIABILITIES	Up to 1 month	1-3 months	3-12 months	1-5 years	Total
Amounts due to banks					
Capital due	294.837.889,25	-	-	-	**294.837.889,25**
Interest expense	1.944.511,18	-	-	-	**1.944.511,18**
Due to customers	24.738.163,03	-	-	-	**24.738.163,03**
Corporate Bonds					
Capital due	-	-	9.049.773,76	455.000.000,00	**464.049.773,76**
Interest expense	2.062.112,90	-	-	-	**2.062.112,90**
Total Liabilities	**323.582.676,36**	**-**	**9.049.773,76**	**455.000.000,00**	**787.632.450,12**
Assets cash and receivables	**338.600.780,47**	**381.680.584,36**	**264.967.538,65**	**-**	**985.248.903,48**

Liquidity risk at 31.12.2022

LIABILITIES	Up to 1 month	1-3 months	3-12 months	1-5 years	Total
Amounts due to banks					
Capital due	198.605.552,50	-	-	-	**198.605.552,50**
Interest expense	1.867.043,56	-	-	-	**1.867.043,56**
Due to customers	35.939.983,70	-	-	-	**35.939.983,70**
Corporate Bonds					
Capital due	-	-	9.375.585,97	455.000.000,00	**464.375.585,97**
Interest expense	192.335,65	-	-	-	**192.335,65**
Total Liabilities	**236.604.915,41**	**-**	**9.375.585,97**	**455.000.000,00**	**700.980.501,38**
Assets cash and receivables	**302.202.329,16**	**348.378.318,58**	**224.344.423,18**	**-**	**874.925.070,92**

3.4 Determination of fair market values

The fair market value is an amount for which an asset could be exchanged or a liability repaid amongst briefed and willing parties during a purely commercial transaction. The purchase price, in an active market (such as a recognised stock exchange), is the best indication of a financial instrument's fair market value. In the event that there is no indicative purchase price, the fair market value of the assets and liabilities is calculated using the present value or other valuation methods where all the significant variables are observable in the market. The values that arise, following the use of these methods, are significantly affected by the admissions, in relation to the amounts and the time of the future cash flows and repayment coefficients that were used.

The Company does not have financial instruments that can be valued at fair market value. The Company is not significantly exposed to fair market value fluctuations and the book value of its financial assets and liabilities is essential equivalent to fair market values, except when stated otherwise.

4. Important considerations and assumptions

α) Main assumptions of the management for the estirmation of how forecasts are calculated

The measurement of expected credit losses requires management to exercise significant judgment, in particular the estimation of the amount and timing of future cash flows as well as the value of collaterals in determining impairment losses and the assessment of significant credit risk increases. These estimates are determined by a number of factors, modifications which can lead to significant changes in the timing and amount of the impairment provision for credit losses that must be recognized.

The calculation of the Company's expected credit losses is the result of complex models with a number of underlying assumptions about the choice of variable data and their interdependencies. The elements of these models that are considered accounting estimates and assumptions include:

Determination of a significant increase in credit risk based on the qualitative and quantitative criteria described in note 2.9

Determination of scenarios, scenario weights and macroeconomic factors
To achieve the objective of measuring expected credit losses (ECL), the Company evaluates a range of possible outcomes in line with the requirements of IFRS 9 through the application of a minimum three macroeconomic scenarios i.e. baseline, adverse and optimistic, in a way that reflects an unbiased and probability weighted outcome. Each of the scenarios is based on management's assumptions around future economic conditions in the form of macroeconomic, market and other factors.

In terms of macroeconomic assumptions, the Company assesses a number of indicators in projecting the risk parameters, namely Residential and Commercial Property Price Indices, unemployment, Gross Domestic Product (GDP), Greek Government Bond (GGB) spread over Euribor and inflation as well as Interest and foreign exchange rates.

Development of ECL models, including the various formulas, choice of inputs and interdependencies
For the purposes of ECL measurement, the Company performs the necessary model parameterization based on observed point-in-time data on a granularity of monthly intervals. The ECL calculations are based on input parameters, i.e. EAD, PDs, LGDs, CCFs, etc. incorporating management's view of the future. The Company also determines the links between macroeconomic scenarios and, economic inputs, such as unemployment levels and collateral values, and the effect on PDs, EADs and LGDs.

Furthermore, the PDs are unbiased rather than conservative and incorporate relevant forward looking information including macroeconomic scenarios. The forecasting risk parameters models incorporate a number of explanatory variables, such as GDP, unemployment etc. which are used as independent variables for optimum predictive capability. The models are based on logistic regressions and run under the different macroeconomic scenarios and relevant changes and shocks in the macro environment reflected accordingly in a non-linear manner.

Segmentation of financial assets when their ECL is assessed on a collective basis
The Company segments its exposures on the basis of shared credit risk characteristics upon initial recognition for the purposes of both assessing significant increase in credit risk and measuring loan loss allowance on a collective basis. The different segments aim to capture differences in PDs and in the rates of recovery in the event of default. On subsequent periods, the Group re-evaluates the grouping of its exposures at least on an annual basis, in order to ensure that the groups remain homogeneous in terms of their response to the identified shared credit risk characteristics. Re-segmentation reflects management's perception in respect to the change of credit risk associated with the particular exposures compared to initial recognition.

β) Income tax

The management of the Company makes estimates in order to determine the income tax provision and the recognition of deferred tax. The Company recognizes liabilities for anticipated tax audit issues, based on estimates with respect to whether additional taxes will be due. In cases where the final tax outcome of these issues is different from the amounts initially recognized, such differences will impact the income tax and the deferred tax provisions for the period of that determination.

5. Net interest income

	1/1 - 31/12/2023	1/1 - 31/12/2022
Interest and related income		
Advances to customers	44.821.008,72	26.545.697,02
Other interest income	43.428,39	15.142,63
Total	**44.864.437,11**	**26.560.839,65**
Interest and related expense		
Amounts due to banks	3.316.856,75	3.346.608,28
Operating leases	5.735,54	9.811,33
Corporate bonds issued	19.333.374,94	6.699.005,42
Total	**22.655.967,23**	**10.055.425,03**
Net interest Income	**22.208.469,88**	**16.505.414,62**

The increase in interest income/expenses, compared to the previous year, is due to the significant increase in Euribor interest rates.

6. Net commission income

	1/1 - 31/12/2023	1/1 - 31/12/2022
Factoring services	10.321.415,94	10.744.989,51
Fee and commission expense	(1.066.492,49)	(1.312.384,75)
Total	**9.254.923,45**	**9.432.604,76**

7. Other income

	1/1 - 31/12/2023	1/1 - 31/12/2022
Foreign exchange gain (loss)	(139.135,12)	88.737,52
Other income (expense)	507,99	12.131,14
Total	**(138.627,13)**	**100.868,66**

8. Payroll and staff costs

	1/1 - 31/12/2023	1/1 - 31/12/2022
Salaries	1.437.570,41	1.321.141,11
Employer contributions	342.285,93	315.085,31
Pension costs	16.426,00	15.456,00
Rented staff costs	277.165,07	399.030,05
Other cost	163.864,52	141.944,44
Total	**2.237.311,93**	**2.192.656,91**

The average number of persons employed by the company during the fiscal year 2023 was 49 (2022: 49).

9. Administrative expenses

	1/1 - 31/12/2023	1/1 - 31/12/2022
Thirt party compensation and charges	322.182,19	318.033,29
Telephone - Postage - Information systems	26.813,90	23.954,89
Repairs - Maintenance - Insurance premiums	319.397,40	306.215,04
Electricity - Water - Cleaning	97.259,75	111.229,32
Advertising costs	16.720,57	18.193,01
Subscriptions	22.153,57	13.308,64
Office supplies	4.632,23	9.337,84
Rent	270.343,02	-
Other overheads	54.727,82	66.669,22
Total	**1.134.230,45**	**866.941,25**

The account "Thirt party compensation and charges" includes also fees to the legal certified auditors :

	1/1 - 31/12/2023	1/1 - 31/12/2022
Financial statements audit compensation	51.300,00	49.290,00
Tax Certificate issue compensation	21.000,00	21.200,00
Total	**72.300,00**	**70.490,00**

10. Income tax expense

	1/1 - 31/12/2023	1/1 - 31/12/2022
Current income tax	6.169.939,62	4.973.517,58
Deferred tax (Note 15)	(5.585,59)	(7.619,16)
Total	**6.164.354,03**	**4.965.898,42**

The Greek tax rate for 2023 is 22% (2022: 22%.)

		1/1 - 31/12/2023		1/1 - 31/12/2022
Profit before tax		27.693.631,47		22.475.302,47
Income tax expense	22,00%	6.092.598,92	22,00%	4.944.566,54
Increase or decrease arising from:				
Less income not subject to tax	-0,09%	(24.707,73)	-0,36%	(81.879,69)
Plus tax from non-deductible expenses	0,35%	96.462,84	0,46%	103.211,56
Income tax expense	**22,26%**	**6.164.354,03**	**22,09%**	**4.965.898,42**

For fiscal years starting from 1 January 2016 onwards and according to Greek Tax, an 'Annual Tax Certificate' on an optional basis is provided for the Greek entities which is issued after a tax audit is performed by the same statutory auditor or audit firm that audits the annual financial statements.

The Company has been audited by the tax authorities up to and including 2010 and also for the fiscal year 2012. Moreover, the Company has received a tax certificate without reservation for the fiscal years 2011-2022. For the fiscal year 2023, the tax audit for the tax certificate is in progress. Upon its completion, the Company's Management does not expect to incur significant tax liabilities other than those already recorded and presented in the financial statements.

In accordance with the Greek tax legislation and the respective Ministerial Decisions issued, additional taxes and penalties may be imposed by the Greek tax authorities following a tax audit within the applicable statute of limitations. According to the above, the right of the Greek State to impose taxes up to and including the tax year 2017 (inclusive) has expired for the Company.

According to the Law 4172/2013, the tax rate of companies in Greece for 2023 is 22%.

11. Cash and cash equivalents

	31.12.2023	31.12.2022
12.1 Cash	654,07	580,43
12.2 Receivables from banks		
Current accounts	17.943.289,45	9.532.469,78
Due from Other Banks/Impairment allowance	(1.141,05)	(2.646,66)
Total cash and cash equivalents	**17.942.148,40**	**9.529.823,12**

12. Advances to customers

	31.12.2023	31.12.2022
Invoice discounting	128.834.939,42	124.237.921,94
Domestic factoring with recourse	208.886.451,01	215.578.059,67
Domestic non-recourse factoring	518.933.922,10	449.060.696,02
International factoring	110.649.647,43	76.515.343,08
Total	**967.304.959,96**	**865.392.020,71**
Less : Provisions for impairment of receivables	(11.828.161,72)	(11.957.711,94)
Total	**955.476.798,24**	**853.434.308,77**

Provisions for impairment of receivables

	31.12.2023	31.12.2022
Provisions starting balance	**11.957.711,94**	**11.957.711,94**
Provisions charge for the year	(129.550,22)	-
Provisions balance end of year	**11.828.161,72**	**11.957.711,94**

Credit risk impairment provisions from advances to customers for the period (1/1 - 31/12/2023)

	Stage 1	Stage 2	Stage 3	Total
Provisions balance at 01.01.2023	**1.373.275,29**	**53.537,28**	**10.530.899,37**	**11.957.711,94**
Provisions on new customers advances	333.832,44	48.701,66	-	382.534,10
Movements between stages				
To Stage 1	(42.322,05)	41.973,43	348,62	-
To Stage 2	43.067,45	(56.658,79)	13.591,34	-
To Stage 3	147.142,07	60.766,53	(207.908,60)	-
Effect due to provisions remeasurement	(534.467,24)	(9.473,84)	31.856,76	(512.084,32)
Provisions write-off	-	-	-	-
Provisions balance at 31.12.202	**1.320.527,96**	**138.846,27**	**10.368.787,49**	**11.828.161,72**

Credit risk impairment provisions from advances to customers for the period (1/1 - 31/12/2022)

	Stage 1	Stage 2	Stage 3	Total
Provisions balance at 01.01.2022	**2.121.317,51**	**430.899,17**	**9.405.495,26**	**11.957.711,94**
Provisions on new customers advances	1.151.949,14	(45.457,83)	2.406.573,46	3.513.064,77
Movements between stages				
To Stage 1	(85.804,04)	85.804,04	-	-
To Stage 2	18.926,26	(18.926,26)	-	-
To Stage 3	1.280.954,60	0,01	(1.280.954,61)	-
Effect due to provisions remeasurement	(3.114.068,18)	(398.781,85)	(214,74)	(3.513.064,77)
Provisions write-off	-	-	-	-
Provisions balance at 31.12.2022	**1.373.275,29**	**53.537,28**	**10.530.899,37**	**11.957.711,94**

13. Intangible Assets

	Software
Balance at 1.1.2022	
Acquisition cost	**719.247,41**
Accumulated amortization	**(499.524,65)**
Net book balance at 1.1.2022	**219.722,76**
Period 1.1.2022 - 31.12.2022	
Additions	3.715,61
Amortisation charge	(67.427,55)
Balance at 31.12.2022	
Acquisition cost	**722.963,02**
Accumulated amortization	**(566.952,20)**
Net book balance at 31.12.2022	**156.010,82**
Period 1.1.2023 - 31.12.2023	
Additions	55.400,00
Amortisation charge	(72.746,52)
Balance at 31.12.2023	
Acquisition cost	**778.363,02**
Accumulated amortization	**(639.698,72)**
Net book balance at 31.12.2023	**138.664,30**

14. Property, plant and equipment

	Improvements of third party property	Other Equipment	Rights from Real Estate Leases	Rights from car Leases	TOTAL
Balance at 1.1.2022					
Acquisition cost	**128.350,50**	**576.235,58**	**1.204.587,44**	**163.831,27**	**2.073.004,79**
Accumulated amortization	**(127.869,95)**	**(527.197,49)**	**(883.914,39)**	**(81.329,14)**	**(1.620.310,97)**
Net book balance at 1.1.2022	**480,55**	**49.038,09**	**320.673,05**	**82.502,13**	**452.693,82**
Period 1.1.2022 - 31.12.2022					
Additions	-	2.747,00	175.636,14	16.568,23	194.951,37
Amortisation charge	(480,55)	(12.280,16)	(294.071,25)	(33.159,35)	(339.991,31)
Balance at 31.12.2022					
Acquisition cost	**128.350,50**	**578.982,58**	**1.380.223,58**	**180.399,50**	**2.267.956,16**
Accumulated amortization	**(128.350,50)**	**(539.477,65)**	**(1.177.985,64)**	**(114.488,49)**	**(1.960.302,28)**
Net book balance at 31.12.2022	**-**	**39.504,93**	**202.237,94**	**65.911,01**	**307.653,88**
Period 1.1.2023 - 31.12.2023					
Additions	-	440,00	4.547,13	-	4.987,13
Amortisation charge	-	(11.464,62)	(57.103,94)	(35.138,27)	(103.706,83)
Balance at 31.12.2023					
Acquisition cost	**128.350,50**	**579.422,58**	**1.384.770,71**	**180.399,50**	**2.272.943,29**
Accumulated amortization	**(128.350,50)**	**(550.942,27)**	**(1.235.089,58)**	**(149.626,76)**	**(2.064.009,11)**
Net book balance at 31.12.2023	**-**	**28.480,31**	**149.681,13**	**30.772,74**	**208.934,18**

15. Deferred income tax assets - liabilities

Deferred income tax assets/ liabilities	Balance at 1.1.2022	Recognised in income statement	Recognised in equity	Balance at 31.12.2022
Provision for retirement obligations	48.859,01	(7.036,23)	(2.587,65)	39.235,13
Provision for impairment of deposits	488,98	93,28	-	582,26
Provision for Autidor's Fee	150,00	877,80	-	1.027,80
Provision for various expenses	-	14.484,62	-	14.484,62
Fixed assets depreciation - Software	12.370,40	(800,31)	-	11.570,09
Total	**61.868,39**	**7.619,16**	**(2.587,65)**	**66.899,90**

Deferred income tax assets/ liabilities	Balance at 1.1.2023	Recognised in income statement	Recognised in equity	Balance at 31.12.2023
Provision for retirement obligations	39.235,13	(1.110,15)	(3.125,54)	34.999,44
Provision for impairment of deposits	582,26	(331,23)	-	251,03
Provision for Autidor's Fee	1.027,80	398,20	-	1.426,00
Provision for various expenses	14.484,62	0,00	-	14.484,62
Fixed assets depreciation - Software	11.570,09	6.628,77	-	18.198,86
Total	**66.899,90**	**5.585,59**	**(3.125,54)**	**69.359,95**

16. Other assets

	31.12.2023	**31.12.2022**
Guarantees - advances	49.413,84	91.202,07
Prepaid expenses	62.446,00	79.438,64
Shares in Subsidiaries Undertakings	0,19	0,19
Other receivables	135.510,26	135.575,77
Total	**247.370,29**	**306.216,67**

17. Amounts due to banks

Obligations towards banks arise from credit agreement, concerning an open, floating interest rate account, signed by the Company and Eurobank S.A. The above agreement allows the Company to maintain open accounts in foreign currency in order to extend advances to its clients in the corresponding currencies.

The interest rate is floating Euribor or Libor 1 month plus fixed Spread and levy of Law 128.

	Cur.	31.12.2023 Balance in F.C.	31.12.2023 Balance in EUR	31.12.2022 Balance in F.C.	31.12.2022 Balance in EUR
Loans balance	GBP	480.736,87	553.175,16	1.761.468,90	1.986.029,22
Loans balance	USD	23.240.080,90	21.031.747,42	2.305.147,97	2.161.211,30
Loans balance	AUD	-	-	2.805,43	1.787,70
Loans balance	EUR	273.252.966,67	273.252.966,67	194.456.524,48	194.456.524,28
Total loans balance			**294.837.889,25**		**198.605.552,50**
Accrued interest payable	GBP	15.505,68	17.841,60	39.865,45	44.947,68
Accrued interest payable	USD	1.068.366,56	966.847,57	337.888,95	316.790,69
Accrued interest payable	AUD	(30,51)	(18,76)	69,03	43,99
Accrued interest payable	EUR	959.840,77	959.840,77	1.505.261,20	1.505.261,20
Total accrued interest payable			**1.944.511,18**		**1.867.043,56**
Total amount due			**296.782.400,43**		**200.472.596,06**

The fair value of the above loans is similar to their accounting value on the relevant balance sheet days.

18. Corporate bonds

Eurobank Factors in order to cover its borrowing requirements issued Bond Loans which on 31/12/2023 and 31/12/2022 had the following balances:

INITIAL ISSUED AMMOUNT	ISSUE DATE	DUE DATE	INTEREST RATE FIX/FLOATING	BONDS PCS	FX BALANCE	BONDS BALANCE 31.12.2023
455.000.000 EUR	20/12/2022	31/1/2024	FLOATING	300.000.000		455.000.000,00 €
30.000.000 USD	3/7/2018	5/7/2024	FLOATING	30.000.000	10.000.000	9.049.773,76 €
TOTAL BONDS AT 31/12/2023						**464.049.773,76 €**
BONDS ACCRUED INTEREST AT 31/12/2023						**2.062.112,90 €**
TOTAL BONDS DUE AT 31/12/2023						**466.111.886,66 €**

INITIAL ISSUED AMMOUNT	ISSUE DATE	DUE DATE	INTEREST RATE FIX/FLOATING	BONDS PCS	FX BALANCE	BONDS BALANCE 31.12.2022
455.000.000 EUR	20/12/2022	31/1/2024	FLOATING	300.000.000		455.000.000,00 €
30.000.000 USD	3/7/2018	5/7/2023	FLOATING	30.000.000	10.000.000	9.375.585,97 €
TOTAL BONDS AT 31/12/2022						**464.375.585,97 €**
BONDS ACCRUED INTEREST AT 31/12/2022						**192.335,65 €**
TOTAL BONDS DUE AT 31/12/2022						**464.567.921,62 €**

The interest rate on bond loans is a floating 3m Euribor or Libor with a fixed spread The Bond Loan with a balance of 455 million Euro has been renewed until 31/1/2025 and the Bond Loan with a balance of 10 million USD has been renewed until 7/7/2025.

19. Amounts due to customers

	31.12.2023	31.12.2022
Amounts due to clients on December 31	**24.738.163,03**	**35.939.983,70**

20. Income tax Assets - Liabilities

	31.12.2023	31.12.2022
Current year income tax	6.169.939,62	4.973.517,58
Less last year advancement	(3.976.561,24)	(3.224.577,24)
Less witholded taxes	(6.486,69)	(2.252,82)
Income tax Assets - liabilities	**2.186.891,69**	**1.746.687,51**

21. Retirement benefit obligations

Retirement benefits	**31.12.2023**	**31.12.2022**
Balance at January 1st	65.382,00	61.688,00
(Credit)/ Debit to the Profit and Loss Statement	16.426,00	15.456,00
Total actuarial gain/(loss) recognised in OCI	14.207,00	(11.762,00)
Balance at December 31st	**96.015,00**	**65.382,00**

Expenses recognised in the income statement	**31.12.2023**	**31.12.2022**
Current service cost	14.321,00	15.141,00
Interest cost	2.105,00	315,00
Total, included in staff costs	**16.426,00**	**15.456,00**

Actuarial assumptions	**2023** **%**	**2022** **%**
Discount rate	3,62%	3,22%
Future salary increases	-	-
	2024: 6,00%	2023: 3,50%
	2025: 2,50%	2024: 3,50%
	2026: 2,80%	2025: 2,60%
Inflation	2,30%	2,60%
Plan duration	8,48	9,59

The use of a discount rate of 0.5% higher would result in the actuarial liability being 3,9% lower while the exact opposite move, i.e. the use of a discount rate of 0.5% lower, would result in the actuarial liability being higher by 4,1%.

The corresponding sensitivity controls for expected wage growth, i.e. the use of an expected wage increase higher by 0.5%, would increase the actuarial liability by 4,1% while the exact opposite movement, i.e. the use of an expected wage increase lower by 0.5%, would lower the actuarial liability by 4%.

22. Other liabilities

	31.12.2023	31.12.2022
Social security organizations	93.798,61	86.955,77
Accrued expenses	2.308.102,45	1.372.041,28
Suppliers	467.502,95	575.577,21
Other Liabilities	119.057,05	125.784,30
Liabilities from rights of use of fixed assets (note 27)	212.493,31	278.841,02
Other tax liabilities	2.924.005,52	2.121.194,29
Total	**6.124.959,89**	**4.560.393,87**

In «Accrued Expenses» amount €1.942.833,11 (2022: €1.066.998,52) refers to Reverse Factoring.

23. Share Capital

The share capital of the Company as at 31.12.2023 amounts to thirty two million five hundred and twelve thousand two hundred thirty three euros and 60 cents (€32.512.233,60) and is divided into seven hundred and sixteen thousand seven hundred sixty (716.760) shares of nominal value of forty five euros and thirty-six cents (€ 45,36) each. The total par value of the shares amounts to sixteen million nine hundred thirty six thousand seven hundred sixty one euros and ten cents (€16.936.761,10).

24. Statutory and other reserves

Under the Greek commercial law 4548/2018, the Company is obliged to withhold a minimum of 5% per year from its net accounting profits as a statutory reserve.

Such withholding is no longer compulsory when the total of the statutory reserve exceeds 1/3 of the paid-up share capital. Such reserve cannot be distributed throughout the lifetime of the Company and is intended to cover any debit balance of the profits and losses carried forward' account. On 31.12.2023 the Company's statutory reserve amounted to €13.166.485,47 (2022: €12.085.864,65).

The other reserves also include the amounts resulting from the total income with the effect of the retroactive application of the amended IAS 19. On 31/12/2023 the reserve formed, pursuant to IAS 19, amounts to (€69.417,04) while at 31/12/2022 amounted (€52.084,50).

25. Dividends

In fiscal year 2023, no dividend was paid. Regarding the proposed dividend for fiscal year 2023, it will be decided by the Company's Board of Directors at its next meeting and will be proposed to the Ordinary General Meeting of Shareholders. The final amount of dividend will be determined by the upcoming Ordinary General Meeting of Shareholders.

26. Liabilities from right-of-use assets

The following table shows the lease liabilities recognized in accordance with IFRS 16 for the year ended 31 December 2023.

Total liabilities from rights-of-use assets recognized on January 1, 2023 with IFRS 16	**278.841,02**
Plus: Liabilities from new leases during 2023	4.547,13
Less: Leases repaid in the fiscal year 2023	76.630,38
Plus: Operating lease interest in the fiscal year 2023	5.735,54
Total liabilities from rights-of-use assets on December 31, 2023 with IFRS 16	**212.493,31**
The above liabilities are distinguished based on the Balance Sheet in:	
Other long-term liabilities	123.477,54
Short-term lease liabilities	89.015,77
Total liabilities from rights-of-use assets with IFRS 16	**212.493,31**

Total liabilities from rights-of-use assets recognized on January 1, 2022 with IFRS 16	**412.597,10**
Plus: Liabilities from new leases during 2022	192.204,37
Less: Leases repaid in the fiscal year 2022	335.771,78
Plus: Operating lease interest in the fiscal year 2022	9.811,33
Total liabilities from rights-of-use assets on December 31, 2022 with IFRS 16	**278.841,02**
The above liabilities are distinguished based on the Balance Sheet in:	
Other long-term liabilities	181.739,72
Short-term lease liabilities	97.101,30
Total liabilities from rights-of-use assets with IFRS 16	**278.841,02**

27. Transactions with related parties

The parent company is Eurobank S.A. (which is headquartered in Athens) and owns 100% of the Company’s share capital.

Related parties

Eurobank Factors is controlled by Eurobank S.A. (based in Athens), which holds 100% of the Company's share capital. Eurobank Ergasias Services and Holdings S.A. ("Eurobank Holdings") is the parent company of Eurobank S.A. The Board of Directors (BoD) of Eurobank Holdings is the same as the BoD of the Bank and part of the key management personnel (KMP) of the Bank provides services to Eurobank Holdings according to the terms of the relevant agreement between the two entities.

Fairfax Group, which holds 32.93% of Eurobank Holdings’ share capital as of 31 December 2023 (31 December 2022: 32.99%), is considered to have significant influence over the Company. In addition, following the completion of the acquisition of all of Eurobank Holdings’ shares held by the HFSF, on 9 October 2023 (note 14), the HFSF is no longer considered to have significant influence over the Company.

In January 2022, an occupational insurance fund (“Institution for occupational retirement provision-occupational insurance fund Eurobank’s Group personnel” henceforth “the Fund”) was established as a not-for-profit legal entity under Law 4680/2020, for the benefit of the employees of the Company, the Bank and certain other Greek entities of the Group, which constitute the sponsoring employers of the Fund. Accordingly, in line with IAS 24 Related Parties, the Fund is considered to be related party to the Company.

The Company enters into transactions with the related parties in the ordinary course of business and on an arm's length basis. The Company is financed by the parent bank Eurobank S.A. in which it maintains deposits and receives various services in the context of its usual trading operation. The transaction volume with the related parties and the balances for the end of year are as follows:

	Eurobank S.A.	**Other related parties**	**Totals**
		31.12.23	
Assets			
Receivables from banks	13.223.319,10	-	13.223.319,10
Receivables from customers	25.439,28	3.560,74	29.000,02
	13.248.758,38	**3.560,74**	**13.252.319,12**
Liabilities			
Amounts due to banks	296.782.400,43	-	296.782.400,43
Debt securities issued	466.111.886,66	-	466.111.886,66
Other liabilities	240.830,74	4.416,36	245.247,10
	763.135.117,83	**4.416,36**	**763.139.534,19**
		1/1 - 31/12/2023	
Income			
Interest income	42.866,66	-	42.866,66
Commission Income	59.896,14	9.919,06	69.815,20
	102.762,80	**9.919,06**	**112.681,86**
Expenses			
Interest and related expenses	22.655.678,30	203,66	22.655.881,96
Commission expenses	19.999,77	5.166,20	25.165,97
Administration expenses	532.631,68	264.355,69	796.987,37
	23.208.309,75	**269.725,55**	**23.478.035,30**

Transactions with other related parties concern the companies Be-Business Exchange A.E., Eurobank Cyprus L.T.D., Eurobank Bulgaria A.D., Eurobank Leasing A.E. and Eurobank Holdings.

	31.12.22 Eurobank S.A.	31.12.22 Other related parties	31.12.22 Totals
Assets			
Receivables from banks	2.049.438,03	56.418,06	2.105.856,09
Receivables from customers	19.673,04	7.069,82	26.742,86
Other assets	0,00	-	0,00
	2.069.111,07	**63.487,88**	**2.132.598,95**
Liabilities			
Amounts due to banks	200.472.596,07	-	200.472.596,07
Debt securities issued	464.567.921,62	-	464.567.921,62
Other liabilities	274.218,29	11.231,92	285.450,21
	665.314.735,98	**11.231,92**	**665.325.967,90**
Income			
Interest income	14.872,47	-	14.872,47
Commission Income	51.569,03	8.873,39	60.442,42
Other Income	3.986,14	-	3.986,14
	70.427,64	**8.873,39**	**79.301,03**
Expenses			
Interest and related expenses	10.049.923,88	1.333,90	10.051.257,78
Commission expenses	72.815,66	13.181,95	85.997,61
Administration expenses	616.213,29	239.995,85	856.209,14
	10.738.952,83	**254.511,70**	**10.993.464,53**

Transactions with other related parties concern the companies Be-Business Exchange A.E., Eurobank Cyprus L.T.D., Eurobank Bulgaria A.D. , Eurolife AEAZ, Eurolife AEΓA, Eurobank Leasing A.E. and Eurobank Holdings.

Key management compensation.
Salaries and other short-term benefits of key members of Company's Management were €421.196,56 (2020: €356.577,24).

28. Fair value of financial instruments

The International Financial Reporting Standards require companies to disclose the fair value of the financial instruments of both the assets and the liabilities.

Management believes that the carrying value of loans and advances after impairment and the assets and liabilities of credit institutions, customers and bonds, as shown in the financial statements approximates their fair value because they are either short term either revalued at regular intervals.

29. Contingent Liabilities

(a) Legal issues.
According to estimates of the Management and the Legal Service of the Company, there are no pending cases, which are expected to have a significant impact on the financial position of the Company.

(b) Taxation issues.
The tax liabilities of the Company are disclosed in notes 10 & 20.

30. Events after the balance sheet date

Apart from the events already mentioned, there are no events subsequent to the financial statements of 31.12.2023 that relate to the Company and which have a significant impact on its financial statements.

In February 2024, Eurobank Group decided to launch a new VES for specific units in Greece, which will mainly be addressed to employees who exceed a certain age limit. The new VES will be implemented either through one-off compensations, or by granting long-term leaves where employees will receive a percentage of the monthly salary, or by a combination of the above.

The Financial Statements of "Eurobank Factors Single Member Société Anonyme", as well as the accompanying notes, were approved by Company's Board of Directors.

Athens, 28 June 2024

THE VICE-CHAIRMAN OF THE BOARD OF DIRECTORS	THE MANAGING DIRECTOR	THE FINANCE DIRECTOR	THE HEAD OF ACCOUNTING
ANDREAS CHASAPIS	GEORGE KARAGIANNOPOULOS	NIKOLAOS CHOUNTALAS	ANDREAS DOUROS