



CENTRAL GREECE MOTORWAY CONCESSION COMPANY
SOCIETE ANONYME

Annual Financial Statements

**According with the International Financial Reporting Standards (“IFRS”) as they have been
adopted by the European Union for the year ended on 31st of December 2025**

13th km of Central Greece Motorway (E65)

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**A. MANAGEMENT REPORT OF THE BOARD OF DIRECTORS OF
CENTRAL GREECE MOTORWAY CONCESSION SOCIETE ANONYME S.A.**

Dear Shareholders,

pursuant to the provisions of article 150 of L. 4548/2018 and the Company's Articles of Association, we have the honor to submit to the Annual General Meeting the attached Annual Financial Statements of the Company for the 18th fiscal year 2025 (1.1.2025 - 31.12.2025). This report includes an analysis of the financial statements as well as the additional explanations necessary or useful for their assessment and the relevant decision-making process of the General Meeting regarding their approval in accordance with the proposal of the Board of Directors.

The accompanying Financial Statements for the year 2025 were prepared by the Company in accordance with the International Financial Reporting Standards and the relevant regulatory provisions.

1. BUSINESS OBJECTIVE

Exclusive activity objective of Central Greece Motorway Concession Company SA (hereinafter referred to as "the Company") is the study, construction, financing, operation, maintenance and exploitation of the project "Central Greece Motorway (E65)", based on the provisions of the respective Concession Agreement.

Contractual Agreement of Operation and Maintenance

With the Operation and Maintenance Agreement (the "O&M Agreement"), signed on 05.03.2021, after the approval of the Greek State and the Project Lenders, the Concessionaire subcontracted the operation and maintenance of the Concession Project to GEK TERNA SA, which is the parent company of the GEK TERNA Group (the "Operator").

The O&M Agreement was entered into force at 17 May 2021 and according to it, GEK TERNA SA, as the Concession Project Operator, assumed the provision until the end of the Concession Period of all the operation and maintenance services of the Concession Project, which until then was executed by the Concessionaire, on a back-to-back basis. Therefore, after the entry into force of the O&M Agreement, the Concessionaire ceased to provide the relevant services itself, as these were undertaken entirely by the Operator.

The Operation & Maintenance Services of the Concession Project undertaken by the Operator concern the daily operation, the maintenance of the Concession Project, including the execution of all the obligations of the Concessionaire under the Concession Agreement regarding the operation and maintenance of the Concession Project which include the following:

- i. operation and customer care services of the Project Users;
- ii. toll collection services (in the name and on behalf of the Concessionaire);
- iii. traffic management services;
- iv. routine maintenance and periodic inspections;
- v. winter maintenance;
- vi. heavy maintenance of roads, technical works, intelligent systems (ITS) and electronic toll collection system and replacement of other motorway equipment;
- vii. project insurance in accordance with the requirements of the Concession Agreement and the Common Terms Agreement;
- viii. services and obligations referred to in the Traffic Police Contract and the Fire Brigade Contract;
- ix. services relating to the Hand-over Period and
- x. any other services arising from the Concession Agreement and / or relate to the proper and complete operation and maintenance of the Concession Project by the Operator, such as quality control and assurance services, including quality control systems and quality assurance, public relations services, promotional and marketing services, call center, legal support.

The Operation and Maintenance Agreement will expire at the end of the Concession Period according to the Concession Agreement, without prejudice to the provisions of the Operation and Maintenance Agreement regarding early termination. The contractual expiration time is 2037 and, if the Concession Period is extended, in accordance with the provisions of the Concession Agreement, in 2040.

2. RESULTS FOR THE YEAR

In the closing fiscal year, the Company's turnover from the tolls collection posted a significant decrease compared to the previous year. The improvement was due to full operation of the Lamia-Xyniada section (Southern Section E65), which now connects the PATHE motorway, near Lamia, with the city of Kalambaka, which has resulted into an increase in traffic on E65 motorway as well as due to the change in toll prices in accordance with the relevant contractual agreement. The net results, compared to the previous financial year, are burdened by the higher provisions for heavy maintenance work that will be required in the coming years. The slight increase in interest rates had also a significant impact in the results, and in particular the trend of the Government interest rates in the medium term, which directly affect the valuation of derivative financial instruments. Finally, the Total comprehensive results for the year were positive, being mainly affected by the favorable valuations of Interest Rate Swaps.

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In more detail, the Company's results were as follows:

	<u>01.01-31.12.2025</u>	<u>01.01-31.12.2024</u>
Revenues from contracts with customers	61,998,763	55,762,920
Revenues from construction services (Concession Agreement)	94,708,172	105,193,936
Less: Cost of sales from services rendered to customers	(66,791,994)	(60,311,058)
Cost of construction contracts with customers	(94,708,172)	(105,193,936)
Gross Result	(4,793,230)	(4,548,138)
Plus: Other operational income	105,811,469	89,548,536
Minus: Administrative expenses	(1,661,987)	(2,178,609)
Other operating expenses	(103,254,070)	(89,138,312)
Earnings before interest and income tax	(3,897,818)	(6,316,523)
Plus: Financial income	685,208	1,171,052
Less: Financial expenses	(8,424,312)	(3,684,811)
Minus: Gains / (losses) from fair value valuation of financial instruments through fair value and derivative settlement losses in the Results	(7,278,786)	1,041,589
Minus: Impairment losses and recovery gains based on IFRS 9	(17,000)	(25,000)
Earnings before income tax	(18,932,709)	(7,813,693)
Minus: Income Tax (deferred)	11,017,341	7,574,624
Earnings after income tax	(7,915,368)	(239,069)

Other comprehensive income / (losses)

Items re-classified to the Statement of Results in following periods:

Reserve from cash flow risk hedging contracts	17,188,873	2,037,563
Tax corresponding	(3,781,552)	(448,264)
Total	13,407,321	1,589,299
Actuarial losses from defined benefit plans	(164)	(56)
Tax corresponding	0	12
Total	(164)	(44)
Other comprehensive income of the year after tax	13,407,158	1,589,256
Total comprehensive income/(losses) after tax	5,491,790	1,350,187

The Revenue for the year ended on the 31st of December of 2025, is analyzed as follows:

	<u>1.1 - 31.12.2025</u>	<u>1.1 - 31.12.2024</u>
MTC Toll revenue	13,528,300	12,727,595
ETC Toll revenue	25,345,431	21,114,495
Income from Leasing of Motorist Service Stations (MSS)	113,008	43,139
Income from the provision of other services	89,274	76,980
Income from the provision of construction services	94,708,172	105,193,936
Operation Support Income corresponding to the operation	22,922,749	21,800,712
Total	156,706,934	160,956,856

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The revenue and the cost of sales in relation to construction contracts amounting to Euro 94,708,172 includes also, under IFRIC 12, the fee payable to the construction E65 J/V which constructs the Northern Section of E65 motorway.

3. FINANCIAL RATIOS

Below the table depicts certain financial ratios with the assistance of which the Company's financial performance and position can be better assessed.

	<u>Financial Year 2025</u>			<u>Financial Year 2024</u>			
<u>Revenues</u>	=	<u>156,706,935</u>	=	30.80%	<u>160,956,856</u>	=	28.23%
Total assets		508,785,650			570,141,230		
<u>Current assets</u>	=	<u>109,616,854</u>	=	122.54%	<u>123,406,502</u>	=	144.54%
Current liabilities		89,457,492			85,376,668		
<u>Total assets</u>	=	<u>508,785,650</u>	=	1,288.76%	<u>570,141,230</u>	=	1,678.32%
Total Equity		39,478,792			33,970,885		
<u>Total Equity</u>	=	<u>39,478,792</u>	=	8.41%	<u>33,970,885</u>	=	6.34%
Total Liabilities		469,306,857			536,170,345		
<u>Cash and cash equivalents</u>	=	<u>59,656,318</u>	=	66.69%	<u>65,615,569</u>	=	76.85%
Current liabilities		89,457,492			85,376,668		

4. NON-FINANCIAL RATIOS

The strategic objective of the Company is the construction and operation of modern highways of European standards, which contribute to the development of the national economy, ensure the protection of the environment and improve the quality of life of the wider community. High quality services are provided that increase drivers' confidence and an effort is made to ensure a maximum level of road safety.

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The following table demonstrates, based on the comparison with the year 2024, that even though the total vehicle transits increased by 12.22%, the number of incidents decreased by 1.8% on average.

	2025	2024	Change
Total Vehicle Transits	16,819,897	14,987,792	12.22%

Correspondingly, the events per category for the years 2025 and 2024 respectively were as following:

Events	2025	2024	Change
Accident – Crash - Obstacles	222	235	-5.5%
Vehicle with Damage	3,210	3,025	6.1%
Abandoned vehicle	38	40	-5.0%
Obstacle - Outflow - Moving Danger	1,529	2,027	-24.6%
Other Event	908	690	31.6%
Total	5,907	6,017	-1.8%

The table below lists an analysis for the time response on per case basis, which remains low (satisfactory) compared to the increase of the vehicle transits that was observed. This in turn indicates the readiness and speed of intervention in the various incidents on the motorway.

Average response time (in minutes)	2025	2024	Change
Accident – Crash - Obstacles	12.9	14.9	-13.4%
Vehicle with Damage	9.9	10.7	-7.5%
Abandoned vehicle	4.3	10.0	-57.0%
Obstacle - Outflow - Moving Danger	10.9	9.2	18.5%
Other Event	4.5	5.5	-18.2%

The Company is vigilant and looks at new ways to further improve the services provided. Customer satisfaction is a top value for the Company, so all actions are geared towards that direction. Priority is given to communicating with drivers as their own contribution to the smooth running of the motorway is recognized. Undoubtedly, the expression of their opinion contributes to the effort for immediate, responsible and reliable service delivery. The table below shows the response rate to user requests which was higher by 1.9% compared to 2024 although the number of incoming calls had decreased by 3.8%.

Phone customer service	2025	2024	Change
Number of incoming calls	11,407	11,860	-3.8%
Number of answered calls	11,157	11,385	-2.0%
Performance	97.8%	95.99%	1.9%

5. FINANCIAL POSITION

The financial position of the Company as at 31.12.2025 is satisfactory and reflects the state of the company depicted in the financial statements. More specifically the following are noted:

Equity

The Company's Equity amounted to Euro 39,478,792 compared to Euro 33,970.885 in the previous financial year of 2024.

Construction Progress

The construction of the part I/C (Interchange) Lamia – I/C Trikala (Southern and Middle section of the E65 Motorway) has been completed and delivered gradually into operation status since December 2017.

Deferred Section B' (Northern Section)

The Greek State, by exercising its rights according to the Concession Agreement (article 4.2.3) and of article C.1. of Appendix K of Supplement 2 of the Concession Agreement, decided to start construction of the Northern Deferred Section B' (or "ATB"). The Service of the State with letter under Prot. No. EYDE/KSESP/G/F1.1/212064 of 03/08/2021 released the relevant Ministerial Decision pursuant to article 4.2.3 of the Concession Agreement regarding the Deferred Section B' (Sections from I/C Trikala – I/C Grevena and from I/C Grevena – I/C Egnatia) of article 4.2.2 (iii) and (iv) of the Concession Agreement, of a total lump sum of €436,966,643.00, payable quarterly upon reaching the corresponding milestone, as well as the assignment of Supplementary Works, according to article 18.6 of the Concession Agreement, for the restoration of the already, until the date of resumption, fully executed Constructions on the above Section, for a budget of € 5,175,000. Start Date of Works was set on 03/08/2021 with a construction term of 36 months. As a result of the Delay-related Events, recognized by the Greek State, on 03/06/2025, an Agreement for the Early Completion of the Deferred Section B' was signed, which provided for an extension of the construction timeline, with the intended completion target of 30/03/2026, as well as the payment of compensation to the Concessionaire and the construction Joint Venture.

The construction progress of this section is at 95.008% according to the latest Certification (April 2026).

On April 23, 2024, based on the provisions of legislation concerning the placement into circulation of sections of motorway projects whose construction has been completed, the Section from I/C Trikala (XTH 111+000) to I/C Kalambaka (XTH 136+000) was also placed into commercial operation.

Bank Loans - Cash and cash equivalents

For the financing of the project, the Company entered into corporate bond loans of Euro 451,714,635 (except from the VAT bridge-loan that has been repaid) which have been disbursed and are being repaid, while the unpaid remaining part of the loans on 31.12.2025 amounted to Euro 309,396,607.

The Cash and cash equivalents consisting of deposits exclusively to Eurobank SA and cash reserves of the toll stations amounted to Euro 59,656,318 compared to Euro 65,615,569 in the previous year 2024.

Cash available at Eurobank S.A. amounting to € 59,388,946 is deposited in the following project accounts:

- 1) Collections Account amounting to € 3,634,875
- 2) Debt Service Account Reserve amounting to € 15,934,131
- 3) Blocked escrow Account of € 132,590
- 4) Excessive Operating and Maintenance Liquidity Account amounting to € 6,885,897
- 5) Heavy Maintenance Reserve Account amounting to € 27,114,668
- 6) Share Capital Account amounting to € 2,151
- 7) Deferred Southern Part Account amounting to € 2,013,004
- 8) Deferred Northern Part Account amounting to € 3,671,630

Concessionaire Compensation concerning Loss of Income

The State paid, within the year 2025, compensation to the Company for a total amount of EUR 6,657,921.54 due to the following:

- a) the order to suspend the collection of toll fees from 11/09/2023 to 21/09/2023 due to extreme weather events (the so-called “Daniel severe weather outbreak” in Greece), amounting to EUR 281,334.80.
- b) with regard to the compensation of articles 9, 10.5 and 10.6 of the signed Agreement for the timely completion of the Deferred Section A’, amounting to EUR 4,611,054.
- c) for the first instalment of compensation of the Independent Engineer for the Project regarding the Deferred Section B’, totaling EUR 1,500,000.
- d) the order calling for the provision of toll-free passage during the Parliamentary Elections of 21/05/2023 and 25/06/2023, amounting to 253,313.62 Euros, as well as for the provision of toll-free passage during the Municipal Elections of 08/10/2023 and 15/10/2023, amounting to 7,120.49 Euros and,
- e) the order to provide free passages to judicial representatives during the period of the European Elections on June 9th, 2024, amounting to 5,098.63 Euros,

Within the year 2025, the Company submitted to the Greek State requests for compensation due to Public Liability Events, namely:

- a) for the second instalment of compensation of the Independent Engineer for the Project regarding the Deferred Section B’, totaling EUR 1,500,000.

b) request for compensation for the loss of revenue following the farmers' protests in Greece during the same year, corresponding to an amount of EUR 2,679,208.

The collection of the submitted compensation requests is considered certain, based on the provisions of the contracts in force.

6. PERFORMANCE BASIS (BASE IRR)

In the implementation of the provisions of the Concession Agreement within the year 2025, the total amount of € 4,697,857 was transferred to the Distribution Account. This amount represents the shareholders' return to which they are entitled to for the year 2025.

Regarding the payments of the Performance Basis to the Shareholder from the Distribution Account: in June 2025 the due Performance Basis of Euro 2,895,752 was paid for the first half of 2025, and in December 2025 the due Performance Basis of Euro 1,799,105 was paid for the second half of 2025.

Therefore, until today, the Shareholders have been paid the entire Performance Basis provided by the Concession Agreement for the periods up to the second half of 2025. Within the financial year 2026, the Performance Basis of 2026, amounting to € 7,281,237, is expected to be paid to the Shareholder based on the provisions of the Concession Agreement, provided that there is sufficient cash liquidity.

7. RISKS

The activities of the Company are exposed to various financial risks including the interest rate risk, the credit risk and the market risks.

Financial Risks

Credit Risk

Due to the nature of the company's activities, from which its revenues derive, no significant concentration of credit risks arises, which could question the Company's cash flow. The receivables from the Greek State in relation to the Operating Support comprise an exception whereas the particular risk is assessed as limited. Under the loan agreement, the Company's cash and cash equivalents (sight and time deposits) amounted to 59,256,356 Euros, they are deposited at EUROBANK SA and the credit risk for the cash and cash equivalents as well as for the other receivables is considered limited.

The short-term liabilities of the Company are adequately covered from the cash and cash equivalents as well as the working capital. The working capital is analyzed in the table below:

	<u>31-Dec-25</u>	<u>31-Dec-24</u>
Current assets (A)	109,616,854	123,406,502
Current liabilities (B)	89,457,492	85,376,668
Working capital (A) - (B)	<u>20,159,362</u>	<u>38,029,835</u>

Liquidity Risk

The Company's cash and cash equivalents arise from its ordinary trading activity and due to the nature of its business activity there is risk of insufficient cash liquidity. Prudent liquidity management is achieved by the availability of an appropriate mix of cash and approved bond loans. There are no outstanding balances of loans for withdrawal as of 31st December 2025 (more information is provided in Note 4).

Market Risks

Foreign currency risk

Foreign currency risk is the fluctuation risk of the value of financial assets, non-current assets, as well as of receivables and payables due to the changes in the exchange rates. In the current year the Company did not have any major transactions in foreign currency.

Cash flow and Interest rate risk

The Company is exposed to cash flow risk due to its borrowing in floating interest rates in euro denominated loans. In order to offset the risk that derives from possible future interest rates changes, the Company has contracted Interest Rate Swap Agreements, converting indirectly the floating rates to fixed ones.

The fair value of these contracts was estimated by projecting the effective, on 31/12/2025, interest rate curve (Euribor), throughout the whole horizon of the said contracts. Their fair value amounts to a liability of 43.1 million Euros.

8. NON-FINANCIAL ASSETS

INTRODUCTION

Since the year 2017, the Management Report includes a non-financial section that concerns the areas with the greatest impact on the Company's operation, especially in Environmental, Social, Labor issues and in issues of Human Rights, Anti-Corruption and Bribery.

The structure and content were based on the guidelines of the International Standard for the issuance of non-economic Reports, the GRI Standards and the principles of the United Nations Global Compact.

THE COMPANY

The primary commitment of the Company is the safe and fast movement for all Greek citizens, combined with the provision of high-quality services.

The Company is responsible for:

1. The study: Carry out all the necessary studies (environmental, road, geotechnical, etc.)
2. Design and construction of all new sections of the motorway
3. Operation: Traffic Control and Monitoring, management of emergency events, routine works (e.g., road cleaning)
4. Maintenance: of buildings, roads, related equipment, vehicles
5. Management: Toll collection and management of Motor Service Stations (MSS)

The construction of the E65 is a project of strategic importance for the development of the country and the region, since it is entirely constructed in new engraving and basically connects Eastern with Western Greece. Upon completion, it links Central Greece with the Trans-European Networks, the ports of Igoumenitsa and Volos and completes the transport system at regional and local level.

This project concerns the construction of the motorway of central Greece (E65), from the PATHE at the height of I/C Thermopyles until the unequal node of Egnatia Odos (total length of 182 km), as well as the upgrade, management and maintenance of the PATHE Section from Scarfia (Thermopyles) until Raches of Phthiotida (total length of 57 km).

According to the articles of association, the Board of Directors of the Company consists of 3 to 10 members. The current composition of the Board of Directors of the Company is 9 members. The BoD decides on important corporate issues following predefined meetings. Its role in the smooth operation of the company is decisive, as it has a leading role and directs corporate affairs for the benefit of the company and all interested parties. The BoD also ensures that the Management follows and serves the corporate strategy and ensures the provision of a fair and equitable environment based on universal values for the performance of the duties of the members of the company, and especially of the employees, who are directly affected by its operation.

STRATEGIC APPROACH

Basic approach of the Company's strategy is the provision of high-level services. The Company is committed to the quality of its services by aiming at the continuous improvement of its performance.

The existence of certified procedures that govern all activities and operations of the company is particularly important for the provision of high-quality services for the Company's users as well as for the protection of the health of its employees and the protection of the environment. For this reason, the Company seeks to certify its procedures and its systems in accordance with international standards. Furthermore, a certified Business Continuity Plan has been adopted and is already being implemented, as well as a Code of Ethics and Business Conduct established by GEK TERNA Group is being followed throughout the Company's range of activities.

CORPORATE RESPONSIBILITY

The Company, being particularly sensitive to the needs of society, has as a strategy the integration into its design, policies and practices that contribute not only to the economic development of society but also to the protection and regeneration of the environment.

Having a full understanding of its deep responsibility, as it provides a public good of utmost importance, ensuring the smooth functioning of two major road axes of the country, it continues its effort to delimit, organize, record and communicate all those parameters that constitute the Corporate Responsibility.

Based on internationally recognized practices, the Corporate Responsibility Strategy of the Company is based on five pillars:

1. Road Safety
2. Quality of Provided Services
3. Human Resources
4. Environment
5. Cooperation with the Local Societies –Social Contribution

As a consequent of the recognition of the above pillars, the Company has prepared a comprehensive action plan which fully covers the current data and objectives that have been set and also the depiction of these. Two years after the preparation and release of its first Annual Report, the Company continues to improve its performance placing a special emphasis on corporate responsibility.

Already from the year 2016, the Company launched an in-depth analysis of the strategic approach for the Corporate Responsibility in order to effectively cover all the areas that affect and been affected by its business activity. The social and environmental impacts affect the quality of the Company's services and are directly related to its ability to provide constantly secure services to all motorway users. At the same time, they are related to its ability to contribute to the development of the local communities that it affects, as well as to the wider community, which is an indirect recipient of the social value that the Company creates and distributes.

RESPONSIBILITY IN THE SUPPLY CHAIN

The provision of high-quality services imposes a demanding process for the selection of the Company's associates and it sets as a prerequisite that its suppliers share the same principles as the Company advocates in particular the Code of Ethics and Business Conduct, and the legislation on the protection of personal data. For this reason, the Company's associates are being asked to sign corresponding responsible declarations that they have been informed of and agree with the content of the Personal Data Annex and the Code of Ethics & Conduct Annex, which are being attached to the respective request for a service within the framework of an

open market research or a restricted tender. At the same time, its suppliers must faithfully apply the specifications and rules that govern their operating range.

The Quality Management System implemented by the Company sets a number of requirements for its suppliers. Indicatively, the following are mentioned:

- Selection based on open market research or closed procedure when it concerns a Tender Offer
- At least 3 different offers when the market exceeds the financial threshold defined by the procedure
- The specifications are predefined by our company
- It is taken into account the responsible operation of the partner and the qualitative characteristics of the service / product
- Annual evaluation of existing suppliers' performance

In addition to the supplier selection criteria, the Company records the official certifications received by its suppliers, as by this it ensures the quality of the services and products. For the most part, the major suppliers are required to be certified with one or more of the following systems, depending on their objective:

- ISO 9001: 2015
- ISO 14001: 2015
- ISO 45001: 2018
- ISO 37001: 2016
- ISO 37301: 2021

The main categories of the Company's suppliers are as follows:

- The construction Joint Ventures
- The study-compilation companies
- The Operator
- Suppliers of consumables and IT materials
- External collaborators who provide support for operating issues (lawyers, statutory auditors, etc.)

On an annual basis, suppliers and subcontractors are assessed on the basis of specific criteria that include:

- Observance of deadlines
- Transaction quality
- Ability to react
- Availability of products / services
- Compliance of products / services with the predefined by the company specifications
- Compliance with safety and hygiene regulations
- Cost
- After-sales services

The Company has analyzed potential risk areas including the possibility of occurrence of child, forced or compulsory labor incidents. However, taking into account the nature and requirements of the work, it does not consider that its own activities or of its suppliers pose a risk of such phenomena.

In addition, the company along its procurement process has dispatched two types of questionnaires to its suppliers as follows:

- 1) Partner evaluation questionnaire regarding the due diligence check of suppliers / contractors. It concerns supplies or services over €50,000.
- 2) Security assessment questionnaire for suppliers / partners of IT systems. It concerns critical suppliers / partners of software or IT systems that may, due to the scope of the project or the supply undertaken, affect the security of the Company's systems (e.g. technical support services network, call center, closed television circuit, central or individual systems).

During 2025, it has not been noticed any incident of low quality by the main suppliers and therefore it has not been conducted any interruption of co-operation. Furthermore, meetings with critical suppliers were established to systematically discuss and solve any problems encountered in the ordering process. Additionally, purchasing orders are pre-authorized by the procurement department before reaching the Company's chief financial officer, thereby ensuring the excellence and completeness of the data and actions required. Gradually, all procurement and tenders are assigned to the procurement department in order to be established a central coordination of actions for procurement issues, increasing thereby the performance of the company's purchasing circuit.

SOCIETY AND LOCAL COMMUNITIES

The essential contribution to the development of the local communities related to our highways, is a constant priority of the Company. Providing support to small suppliers is a key part of our approach as we explicitly acknowledge its positive effects. The special relationship that has been developed with local suppliers often leads to exceeding the Company's payment policies.

During the year 2025, the Company invested significantly and made higher payments to national and local suppliers, while at the same time it reduced the respective payments to the international suppliers. In this way the Company expressed in practice its support towards the Greek companies.

9. COMPANY AND ENVIRONMENT

The harmonic integration of motorways in the environment and the constant effort to protect and promote every area's wealth constitute a commitment of the Concessionaire Central Greece Motorway SA.

The Concessionaire applies effective Environmental Management throughout the entire project in accordance with the requirements of the Concession Agreement and the relevant legislation.

The Concessionaire's long-term policy is to implement its corporate practice and make decisions based on the environmental and social objectives required by the Sustainable Development. For this reason, the Concessionaire's primary goals include the protection of the environment throughout all activities of the project, the monitoring of the potential implications caused by the construction and operation of the motorway and the application of the necessary protective measures.

Approved Environmental Terms (AET) of the project define the obligations of the Concessionaire with regard to environmental protection. The obtaining of the required environmental permits, the installment of noise barriers, the monitoring of traffic noise, the measurement of the air pollution, the construction of fauna underpasses, the restoration and maintenance of vegetation, the construction of pollution collection tanks, the implementation of Environmental Management Plans, the legal waste management and the monitoring of traffic volumes are some of the measures that ensure the protection of the environment and the harmonization of the project with it. The Concessionaire's commitment for the protection of the environment is described in the Environmental Policy applied.

The Environmental Management and the implementation of the Approved Environmental Terms is a responsibility of the Environmental Service of the Concessionaire as specified in the Concession Agreement, which is responsible for the issuance of the semi-annual Environmental Management Report, Annual Environmental Report and the Annual Waste Producer Report to the National Electronic Waste Register that concern the Concession project.

Furthermore, special monitoring programs for Motorway Traffic Noise and Air Pollution are being implemented on an annual basis with the support of specialized consultants with multi-year experience in the field.

The obligations for the environmental management of the Concession Project, as they arise from the CA (Concession Agreement) and the current legislation, burden all Concessionaire's Subcontractors involved in the project, depending on the activities and obligations they have undertaken in their individual contracts with the Concessionaire.

The effective Environmental Management and continuous improvement of environmental performance in the Concession Project is achieved through monthly internal environmental inspections across all project facilities, including Subcontractor's facilities and performance of activities, and via the implementation of Integrated Management Systems in all aspects of the Project. The systems are certified according to the International Standard ISO 14001:2015.

Furthermore, Central Greece Motorway S.A. implements a Business Continuity Management System certified according to the International Standard ISO 22301:2019 for its preparedness, among other things, in the management of environmental emergencies that may occur along the Concession Project.

Finally, Central Greece Motorway SA implements a Regulatory Compliance Management System (RCMS), which is an essential tool for ensuring its smooth and efficient operation in accordance with the applicable laws and regulations. This also strengthens the Company's compliance with the broader Regulatory Framework (Concession Agreement, legislation, technical standards, approved environmental conditions,

etc.), which governs all activities of Operation and Maintenance of the motorways under the Company's responsibility. More specifically the System assists in areas such as the management of incident complaints from the interested parties and the appropriate implementation of actions to deal with such complaints, including those related to the protection of the environment. The Regulatory Compliance Management System (RCMS) is certified according to the international standard ISO 37301:2021.

10. HUMAN RESOURCES

The Company, as of 31/12/2025 was employing 10 employees. The majority of employees have been covered by individual contracts of indefinite duration. All the employees are full-time. After the recruitment of the staff, a training period follows in order to achieve the optimal understanding of the role and to maximize the effectiveness of their work. The Company's Priority is to create an excellent professional environment with an emphasis on employee safety, their continuous development through educational programs and the use of their talents.

Equal Opportunities Policy

Human resources management is based on principles and policies that ensure the protection of rights and equal opportunities for all without any discrimination whatsoever, regardless of race, color, gender, language, religion, politics or any other beliefs, national or social origin, property, or any other situation. Respect for the diversity and value of each personality is a fundamental element of corporate culture. Gender equality is one of the policies implemented and pursued, in absolute value.

In this context of equality and equity, the Company cultivates a work environment that offers development opportunities based on the criteria of knowledge, skills, performance and alignment with its principles. Recruitment and evaluations are based on merit criteria and policies set by the company, and no form of discrimination exists on employees' compensation.

During 2025, there was neither any incidence of discrimination nor did any denouncement or complaint occur from workers and / or third parties about incidents of discrimination in the workplace.

Personnel Training

Continuous and uninterrupted employees' training is a commitment for the Company. The training policy adopted is applied to the entire staff and consists of 6 distinct stages:

- Analysis of Educational Needs
- Identification of Training Plan
- Development of Training Plan
- Application of Training Plan
- Evaluation of Educational Programs
- Evaluation of Educational Programs' Efficiency

The purpose of the training process is to:

- support the company's strategy
- prepare workers for their professional careers
- equip employees with the tools and skills necessary for the effective performance of their duties

Human Rights

The Company seeks to implement the internationally agreed principles regarding the protection of human rights as set out in the Universal Declaration of Human Rights (United States). As a result, the Company applies rigorous human rights protection policies and ensures full implementation throughout the range of its activities. It is noted that until now, there has been no human rights violation in the Company's entire operation in the environment in which it operates.

Safety and Health

Ensuring the Health and Safety of all employees constitutes a top priority for the Company and a determining factor for effective day-to-day operation. The long-term goal and commitment of the Company is to create a safe and healthy work environment, dominated by the daily effort to minimize accidents at work. Health and Safety Management is implemented in accordance with the provisions laid down by applicable Greek and European legislation.

Since 2013, the Company applies an Integrated Health and Safety Management System certified according to the International Standard ISO 45001: 2018. With this system, the Company aims to minimize, if not eliminate, the risks to its employees, motorway users or third parties associated with any of its activities. In addition, it sets the appropriate priorities and establishes programs for the implementation of its policy and the achievement of the Health and Safety objectives.

With the support of independent Health and Safety advisors, the Company provides to its human resources the necessary services of Safety Officer and Occupational Physician, ensuring this way the ongoing monitoring of the health and working conditions of all employees. In order to prevent and protect employees from all kinds of occupational hazards, both Safety Officers and Occupational Physicians regularly visit all of the Company's facilities. Its partners evaluate the current situation, indicate the points that need to be improved, while also informing and guiding the workers with safe working instructions.

Every incident, with or without employee injury, is recorded and its causes are investigated, in order to take the appropriate corrective and / or preventive measures to avoid its recurrence.

In cases of serious medical problems, the Company takes immediate support actions for its workers and their families. These actions may include:

- psychological empowerment by certified psychologists and therapists
- specialized medical monitoring by experts and certified therapists
- purchase of specialized medical equipment
- provision of financial support and paid leave during sickness or recovery

Policies

For all issues governing Human Resources management, the Company has issued and implements, within its applicable framework of Integrated Management System, a set of procedures and guidelines, including the following policies:

- Quality, H&S, Environment & Road Safety Policy
- Policy Against Violence & Harassment at Work
- Regulatory Compliance Policy
- Personal Data Protection Policy
- Going Concern Policy

11. TREASURY SHARES

On 31st of December 2025, the Company did not hold any treasury shares.

12. BRANCHES OF THE COMPANY

The Company has the following branches on 31/12/2025:

- 19 N. Erithrea Av. (Offices)
- Lianokladi (Operation and Maintenance Center)
- Sofades (Operation and Maintenance Center)
- Sofades (Traffic Control Center)
- Two Tunnel Control Centers in Stylida
- A tunnel control center in Styrfaka
- Ten tolls stations along PATHE
- Eleven tolls stations along E65

13. RESEARCH AND DEVELOPMENT EXPENSES

The company does not incur research and development expenses.

14. FINANCIAL INSTRUMENTS

The Company uses financial instruments to hedge interest rate risk.

15. SUBSEQUENT EVENTS OF 31.12.2025

From the end of the closing fiscal year until the preparation date of the Financial Statements there were no significant events which materially affected the Financial Statements of the closing year and which should have been presented in the current Report.

Lamia, 21 May 2026

For the Board of Directors

The Chairman

Emmanuel Vrailas

B. INDEPENDENT AUDITOR'S REPORT

(This report has been translated from Greek original version)

To the shareholders of “CENTRAL GREECE MOTORWAY CONCESSION COMPANY SOCIETE ANONYME”

Report on the audit of the Financial Statements

Opinion

We have audited the accompanying financial statements of “Central Greece Motorway Concession Company S.A.” (the Company), which comprise the statement of financial position as at December 31st, 2025, the statements of comprehensive income, changes in equity and cash flows for the year then ended and notes to the financial statements including material accounting policy information.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company “Central Greece Motorway Concession Company S.A.” as at December 31st, 2025, 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 (ISAs) as they have been transposed in the Greek Legislation. Our responsibilities under those standards are further described in the “Auditor’s Responsibilities for the Audit of the Financial Statements” section of our report. During our entire appointment, we remained independent of the Company, in accordance with the International Ethics Standards Board for Accountants’ Code of Ethics for Professional Accountants (IESBA Code) as transposed in Greek legislation and the ethical requirements relevant to the audit of the financial statements in Greece. We have fulfilled our responsibilities in accordance with the provisions of the currently enacted law and the requirements of the IESBA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Other Information

Management is responsible for the other information. The other information included in the Board of Director’s Report, the reference to which is made in the “Report on Other Legal and Regulatory Requirements” section of our Report and Statements of the Members of the Board of Directors, but does not include the financial statements and our auditor’s report thereon.

Our opinion on the financial statements does not cover the other information and we will 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 identified above when it becomes available 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 our audit, we conclude that there is a material misstatement therein, we are required to communicate that matter. No such issue has arisen.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with International Financial Reporting Standards that have been adopted by the European Union and for such internal control as management 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, management 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 management's intention is to proceed with liquidating the Company or discontinuing its operations or unless the management has no other realistic option but to proceed with those actions.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as an aggregate, are free from material misstatement, whether due to fraud or error, and to issue an auditor's 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, incorporated into the 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 affect the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with ISAs, incorporated into the 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 that 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 management.
- Conclude on the appropriateness of management's 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 auditor's 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 auditor's 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 those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

Report on Other Legal and Regulatory Requirements

Taking into consideration the fact that under the provisions of Par. 5, Article 2 (part B), Law 4336/2015, management has the responsibility for the preparation of the Board of Directors' Report, the following is to be noted:

- α. In our opinion, the Board of Directors' Report has been prepared in compliance with the effective legal requirements of Articles 150, Law 4548/2018, and its content corresponds to the accompanying financial statements for the year ended as at 31.12.2025.

- β. Based on the knowledge we acquired during our audit, we have not identified any material misstatements in the Board of Directors' Report in relation to the Company "Central Greece Motorway Concession Company S.A." and its environment.

Athens, 21 May 2026
The Certified Public Accountant

Giorgos Panagopoulos
Registry Number SOEL 36471

C. STATEMENT OF COMPREHENSIVE INCOME

	Note	1.1-31.12.2025	1.1-31.12.2024
Turnover	5	156,706,935	160,956,856
Cost of sales	6a,b	(161,500,165)	(165,504,994)
Gross profit / (loss)		(4,793,230)	(4,548,138)
Administration and distribution expenses	6c	(1,661,987)	(2,178,609)
Other operating income / (expenses)	7,8	2,540,399	385,224
Earnings before taxes, financial and investment results		(3,914,818)	(6,341,522)
Net financial income / (expenses)	9	(15,017,890)	(1,472,171)
Earnings / (Losses) before Income Tax		(18,932,708)	(7,813,693)
Income Tax	21	11,017,341	7,574,624
Net Earnings / (Losses) after Income Tax		(7,915,368)	(239,069)
Other Comprehensive Results			
<i>a) Other comprehensive income re-classified to the Results in following periods</i>			
Valuation of contracts for hedging cash flow risk	25	17,188,873	2,037,563
Income tax corresponding to the above results	21	(3,781,552)	(448,264)
Total		13,407,321	1,589,299
<i>Other comprehensive income not re-classified to the Results in following periods</i>			
Actuarial gains and losses from defined benefit plans		(164)	(56)
Income tax corresponding to the above results		0	12
Total		(164)	(44)
Net Other Comprehensive Results		13,407,157	1,589,256
TOTAL COMPREHENSIVE RESULTS		5,491,789	1,350,187

The notes in pages 26 up to 85 constitute an integral part of these financial statements.

D. STATEMENT OF FINANCIAL POSITION

	Note	31.12.2025	31.12.2024
Non-current assets			
Intangible assets	11	291,561,525	315,873,939
Right-of-use assets	12	67,919	53,464
Fixed tangible assets	10	1,220,445	1,498,923
Other non-current receivables		21,776,021	36,291,045
Derivative receivables	25	34,847,951	50,558,210
Deferred tax assets	21	49,694,936	42,459,147
Total non-current assets		399,168,796	446,734,727
Current assets			
Trade receivables	13	13,372,291	12,436,614
Receivables from contracts with customers	14	3,424,896	3,929,298
Prepayments and other receivables	15	24,816,860	33,339,722
Income tax receivables	25	8,346,488	8,085,299
Cash and cash equivalents	16	59,656,318	65,615,569
Total current assets		109,616,854	123,406,502
TOTAL ASSETS		508,785,650	570,141,230
EQUITY AND LIABILITIES			
Share capital	17	6,000,000	6,000,000
Reserves	18	493,772,516	477,151,367
Retained earnings		(460,293,724)	(449,180,482)
Total equity		39,478,792	33,970,885
Non-current liabilities			
Bond loans	24	322,615,415	345,180,825
Liabilities due to leases	26	75,535	43,026
Derivative financial instruments	25	35,421,713	53,204,854
Other long-term liabilities	23	21,734,714	52,288,368
Other provisions		0	75,409
Provision for personnel indemnity	20	1,988	1,195
Total long-term liabilities		379,849,366	450,793,677
Current liabilities			
Trade and other liabilities	22	42,114,043	39,045,723
Short term part of liabilities due to leases	26	16,197	28,495
Long term liabilities payable during the next financial year	4	16,421,375	14,425,975
Derivative financial instruments	25	7,637,762	7,043,494
Accrued and other short-term liabilities		22,808,846	24,466,882
Liabilities from contracts with customers	14	459,269	366,099
Total short-term liabilities		89,457,492	85,376,668
Total Liabilities		469,306,857	536,170,345
TOTAL EQUITY & LIABILITIES		508,785,650	570,141,230

The notes in pages 26 up to 85 constitute an integral part of these financial statements.

E. STATEMENT OF CHANGES IN EQUITY

	Share Capital	Reserves	Retained earnings	Total
1 January 2025	6,000,000	477,151,413	(449,180,529)	33,970,884
Total results	0	13,407,157	(7,915,368)	5,491,789
Share-based payments		16,118		16,118
Other movements	0	3,197,874	(3,197,874)	0
31 December 2025	6,000,000	493,772,562	(460,293,771)	39,478,792

	Share Capital	Reserves	Retained earnings	Total
1 January 2024	6,000,000	470,212,670	(443,611,627)	32,601,043
Total results	0	1,589,299	(239,112)	1,350,187
Share-based payments	0	19,654	0	19,654
Other movements	0	5,329,790	(5,329,790)	0
31 December 2024	6,000,000	477,151,413	(449,180,529)	33,970,884

The notes in pages 26 up to 85 constitute an integral part of these financial statements.

F. CASH FLOWS STATEMENT

	Note	31.12.2025	31.12.2024
Cash flows from operating activities			
Profit/(losses) before income taxes		(18,932,709)	(7,813,693)
<i>Adjustments for the reconciliation of the net flows from operating activities:</i>			
Depreciation of fixed tangible and intangible assets	6,10,11,12	24,711,185	24,776,101
Impairment of value / (recovery of impairment) of trade receivables		18,715	25,000
Provisions	19,20	16,014,020	11,277,567
Share-based benefits		16,118	19,654
Impairments / (recovery of impairments) and write-offs of tangible fixed assets		(1,610)	0
(Interest and related income)	9	(685,208)	(1,171,052)
Interest and other financial expenses	9	8,424,312	3,684,811
(Profit) / Losses from valuation of derivatives	9	7,278,786	(1,041,589)
		36,843,610	29,756,799
Operating profit before changes in working capital (Increase)/Decrease in:			
Trade receivables		(448,275)	(4,807,851)
Advances and other receivables		39,630,554	32,196,559
Other long-term receivables		14,515,024	(13,046,706)
Increase/(Decrease) in:			
Suppliers	22	3,068,321	6,084,936
Income tax payment		(694,422)	(936,146)
Accrued and other short-term liabilities		(17,653,700)	(10,163,645)
Other long-term liabilities	23	(30,553,654)	29,072,103
		44,707,458	68,156,049
Net cash inflows from operating activities			
Cash flows from investment activities			
(Purchases)/Sales of intangible and tangible fixed assets		(96,012)	(172,520)
Collection of interest and related income	9	685,208	1,171,052
Proceeds from sale of tangible fixed assets		1,610	0
		590,806	998,531
Net cash outflows from investment activities			
Cash flows from financing activities			
(Repayments of long-term loans)		(20,563,743)	(14,694,898)
(Repayments of liabilities for leases)	26	(24,763)	(34,048)
(Payment of interest and other financial expenses)		(22,498,725)	(32,814,778)
(Payments from derivatives for hedging risk)	9	(8,170,283)	(3,439,118)
		(51,257,514)	(50,982,842)
Net cash outflows from financing activities			
Net increase/(decrease) in cash and cash equivalents			
Cash and cash equivalents at the beginning of period	16	65,615,569	47,443,831
Cash and cash equivalents at the end of period		59,656,318	65,615,569

The notes in pages 26 up to 85 constitute an integral part of these financial statements.

G. NOTES ON THE FINANCIAL STATEMENTS

1. GENERAL INFORMATION

Central Greece Motorway Concession Societe Anonyme (hereinafter the "Company") has assumed the study, construction, financing, operation, maintenance and exploitation and of the project "Central Greece Motorway (E65)".

The project concerns the construction of the motorway of Central Greece (E65), from PATHE near I/C Thermopyles until the I/C with Egnatia Odos (total length of 182 km), as well as the upgrade, management and maintenance of the PATHE Section from Scarfia (Thermopyles) until Raches of Phthiotida (total length of 57 km). It is a project of a total length of 239 km and includes the following sections:

- The central section of the "Central Greece Motorway (E65)" with a length of 79 km from Xyniada I/C to Trikala I/C, a section in full operation since 2018.
- the two sections of the Central Greece Motorway (E65), the construction of which was postponed on the reset of the project in 2013 following the economic crisis in the country. The section from PATHE I/C – Xyniada I/C (southern section E65), with a length of 32 km, which has been placed into operation since April 23, 2024, and of the section Trikala I/C - Egnatia Odos I/C (northern section E65), the construction of which, following the approval for its financing, that has been received by the competent authorities of the European commission on 18th of January 2021, is currently at completion stage. Already, since April 23, the independent section from Trikala I/C to Kalambaka I/C, with 25 km length, has been placed into operation.
- The part of PATHE motorway, with a length of 57 km from Skarfeia, Thermopyles up to Raches, Fthiotida, already in operation since the beginning of the Concession Period.

The company was established in 2007 for a period of 40 years, is established and operates in Greece, and its registered address is at 13th km of Central Greece Motorway (E65), Lamia. The Company is registered at the General Commercial Registry (GE.MI.) with No. 22510254000.

The purpose of the Company is exclusively the fulfillment of the obligations and the exercise of the rights that have been agreed in the concession agreement signed between the Company, the Greek Government and the founders of the Company as third parties on the project "Design - Construction - Financing - Operation - Maintenance and Exploitation of Central Greece Motorway (E65)".

The sole shareholder of the Company is the societe anonyme GEK TERNA MOTORWAYS Single Member Société Anonyme.

For the year ended December 31, 2025, the Financial Statements of the Company are incorporated by the method of total consolidation in the Financial Statements of GEK TERNA SA., 85 Mesogion Ave., Athens 115 26, which through its 100% participation in GEK TERNA Motorways Single Person Societe Anonyme, is the ultimate parent of the Company.

The financial statements of the Company were approved for publication by the BoD on 21/5/2026 and are subject to approval by the Annual General Meeting of the Shareholders.

The total personnel employed by the Company on 31st of December 2025 are 10 employees (31st of December 2024: 10 employees).

2. PREPARATION FRAMEWORK AND BASIS OF PRESENTATION OF THE FINANCIAL STATEMENTS

2.1 Basis for the preparation of the Financial Statements

The financial statements for the year ended 31 December 2025 have been prepared in accordance with the International Financial Reporting Standards (IFRS) issued by the International Accounting Standards Board (IASB) and they have been approved by the European Union ("EU") and present the financial position, the results and the cash flows of the Company based on the principle of going concern. In this context, the Management considers that the going concern principle is the appropriate basis for preparing the present financial information. There are no standards and interpretations of standards that have been applied before the mandatory date of their application.

The financial statements have been prepared according to the historic cost with the exception of the case of financial derivative instruments that have been valued at fair. The Financial Statements are presented in Euro which is the currency in which the Company operates. Any deviations are due to rounding of the respective amounts. Limited changes have been made to the comparative information of the statement of comprehensive income and the statement of cash flows for purposes of comparison.

2.2. Summary of significant and other accounting principles

A. Material Accounting Principles

2.2.1 Tangible fixed assets

Initial recognition

Upon initial recognition, the assets are measured at the acquisition cost or at the self-production cost into which are included the improvement costs. The repair and maintenance expenditures are been capitalized in case they fall within the definition of an asset (e.g., increase the useful life of the asset or enhance its production capacity), otherwise they are recognized as an expense in the period in which incurred.

The cost of a self-production asset includes all costs required to reach the point in the operation mode for which it is intended. Specifically, it includes the cost of raw materials, consumables, labor and other costs which are directly related to that asset. The cost of a self-production asset also includes a reasonable proportion of fixed and variable costs indirectly associated with that asset, to the extent that these amounts are referred to the construction period. The cost of a long period produced or constructed self-produced fixed asset may be charged with interest bearing liabilities to the extent that they are attributable to it.

Subsequent measurement

Subsequently, they are measured at the amortized cost or self-production cost less accumulated depreciation and any possible impairment in their value.

The fixed assets which have a limited useful life are subject to an annual depreciation of their value, which is been calculated by the straight-line method and at a rate that reflects their useful lives, as follows:

Installations on third party properties	During the lease period
Machinery	10 years
Transportation means	10 years
Furniture and other equipment:	3.5 to 10 years
P/Cs	3.5 to 5 years

The depreciation commences when the asset is ready for use as intended. Land is not depreciated.

The useful lives, the residual values and the methods of depreciation of the tangible assets are annually reviewed during the preparation of the financial statements and they are been adjusted in future periods, if necessary.

When the carrying amount of tangible assets exceeds the recoverable amount, the difference (impairment) is recognized immediately as an expense in the income statement. For more information see Note 2.2.3.

De-recognition of the assets

The tangible fixed assets which during the period were sold or there are no expectations for future economic benefits from their usage or disposal, are been derecognized in the Statement of Financial Position. The gain or the loss stemming from their de-recognition is determined as the difference between the net disposal value and the book value of the asset and it is included in the income statement of the year that the item is being derecognized.

2.2.2 Intangible assets

The other intangible assets, except for the right recognized under the Concession Agreement, concern PCs' software which is acquired separately and is being recognized at cost during its initial recognition. Subsequent to the initial recognition, the intangible assets are measured at cost minus the accumulated amortization and any accumulated impairment losses. The intangible assets which are internally being generated, are not recognized. The other intangible assets of the Company include mainly the Software programs. The amortization of the software programs is being calculated using the straight-line method during their useful life, which is estimated at 5 years. The useful lives of intangible assets are estimated to be finite, and there are no intangible assets with an indefinite useful life.

The right acquired under the Concession Agreement which was concluded with the State, is also being recognized in the intangible assets of the Company. The fair value of this right is determined on the basis of construction costs plus mark up. The amortization of the right arising from the concession agreement stretches throughout the duration of the concession using the straight-line method.

For more information in relation with the Concession Agreement and the right concerning provision of services see Note 2.2.12.

2.2.3 Impairment of non-financial assets

The non-financial assets which are measured at cost or amortized cost are been reviewed for impairment when there are relative indications, and since it is estimated that the impact of any impairment is important to the financial statements. The impairment losses arise when the recoverable amount of the asset becomes less than its book value. As recoverable amount of an asset is defined, the greater amount among the fair value minus the disposal cost of the asset and its value in use. The value in use, is the present value of the future cash flows that are expected to arise from the continuous use of the asset and from its disposal at the end of its useful life. As fair value is considered the amount for which an asset could be exchanged between two parties that act in knowledge and have the willing in a transaction at arm's length.

Any impairment loss is recognized in the results for the year as expense. Offsetting entries of impairment losses with regard to the value of assets that were recorded in previous years are being performed only when there is sufficient evidence that this impairment does no longer exist or has been reduced. In these cases, the above offsetting is recognized as income. The book value of a fixed asset after the offsetting entry of the

impairment loss is not permitted to exceed the book value which the asset would have possessed if no impairment loss had been recognized.

There was no necessity for forming an impairment provision at 31st of December 2025 and 31st December 2024 respectively.

2.2.4 Financial Instruments

A financial instrument is a contract that creates a financial asset in one entity and a financial liability or an equity title to another entity.

Initial Recognition and Measurement

Upon initial recognition, financial assets are classified according to their nature and characteristics into one of the following three categories:

- Financial assets measured at amortized cost
- Financial assets measured at fair value through profit or loss,
- Financial assets measured at fair value through other comprehensive income

All financial assets are initially recognized at their fair value, which is usually the acquisition cost plus direct transaction costs. Purchases and sales of investments are recognized at the date of the transaction, which is the date the Company commits to purchase or sell the item.

Subsequent measurement

Financial assets measured at amortized cost

This category classifies the financial assets for which both of the following conditions are met:

1. The financial asset is held within a business model, the objective of which is to hold financial assets for the purpose of collecting contractual cash flows; and
2. On the basis of the contractual terms of the financial asset, cash flows that consist exclusively of capital repayment and interest on the outstanding capital are created at specific dates.

Included in this category are all financial assets of the Company (mainly trade and other receivables). Financial assets at amortized cost are then measured using the (EIR) method and are subject to impairment. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

Financial assets measured at fair value through other comprehensive income

A financial asset is measured at fair value through other comprehensive income if both of the following conditions are met:

1. The financial asset is retained within a business model the objective of which is achieved both by the collection of contractual cash flows and the sale of financial assets; and
2. On the basis of the contractual terms of the financial asset, cash flows that consist exclusively of capital repayment and interest on the outstanding capital are created at specific dates.

At the date of the financial statements, the Company did not have investments in this category.

Financial assets measured at fair value through profit or loss

A financial asset is measured at fair value through profit or loss, unless it is measured at amortized cost in accordance with paragraph (i) or at fair value through other comprehensive income in accordance with paragraph (ii). However, during initial recognition, the Company may elect irrevocably for specific investments in participation equities that would otherwise be measured at fair value through profit or loss, presenting other changes in fair value to other comprehensive income.

Realized and unrealized gains or losses arising from changes in the fair value of financial assets measured at fair value through profit or loss are recognized in profit or loss in the period in which they arise.

At the date of the financial statements, the Company did not have investments in this category.

Termination of recognition of a financial asset

A financial asset is derecognized primarily when:

- The rights to receive cash flows from the asset have expired, or
- The Company has transferred its rights to receive cash flows from the asset or has undertaken to pay fully the cash flows received without significant delay to a third party under a pass-through agreement and either (a) the Company has substantially all the risks and rewards of the asset; or (b) the Company has not transferred or retain substantially all the risks and reassessments of the asset but has transferred control of the asset.

When the Company has transferred its rights to receive cash flows from an asset or has entered into a transfer agreement, it assesses whether and to what extent it owns the risks and rewards of ownership. When the Company has not transferred or has substantially all the risks and rewards of the asset and has not transferred the control of the asset, the Company continues to recognize the transferred asset to the extent of its continued involvement. In this case, the Company also recognizes any relevant obligation. The transferred asset and the related liability are valued on the basis of the rights and obligations that the Company holds.

Impairment

Disclosures regarding the impairment of financial assets are summarized in the following notes:

- | | |
|--|------------|
| ▶ Disclosures in the accounting policies | Note 2.2.4 |
| ▶ Significant accounting estimates and judgments by the Management | Note 3.1 |
| ▶ Trade and other receivables | Note 13 |

In the context of IFRS 9, impairment of financial assets measured at amortized cost or at fair value through other comprehensive income is recognized by recognizing the expected credit losses.

At each reporting date, IFRS 9 requires the measurement of the loss provision for a financial instrument to an amount equal to the expected credit losses over the life of the asset if the credit risk of the financial instrument

has increased significantly from the initial recognition. On the other hand, if at the reporting date the credit risk of a financial instrument has not increased significantly since initial recognition, IFRS 9 requires the provision for a loss provision for that financial instrument to be equal to the expected 12-month credit losses. For trade and other receivables, the Company applied the simplified approach of the standard and calculated the expected credit losses over the life of the receivables and formed a related provision. For this purpose, a maturity forecast matrix is used to measure the projections in a way that reflects past experience and forecasts of the future financial position of customers and the economic environment. The remainder of the impairment is appropriately adjusted for each date of closure of the financial statements to reflect the probable relevant risks.

2.2.5.1 Derivatives financial instruments and hedging activity

The Company applied the provisions of IFRS 9 regarding the hedge accounting on January 1, 2025. As part of its risk management process, the Company utilizes interest rate swap derivatives to hedge the risks associated with the future fluctuation of variable interest rates on the loan agreements which the Company has entered into.

These derivative financial instruments are initially recognized at their fair value on the date of the contract and are subsequently measured at their fair value. In addition, they are categorized as hedging derivatives of a specific risk associated with a recognized financial asset or liability or a transaction that is highly probable to occur (cash flow hedge). Changes in the fair value of derivative financial instruments are recognized at each reporting date either in profit or loss or in other comprehensive income in the Statement of Total Comprehensive Income, depending on whether the derivative financial instrument meets the requirements for hedge accounting and, if applicable, depending on the nature of the hedged item.

The derivative financial instruments are included in the financial liabilities when their fair value is negative. At the transaction date, the Company records the relationship between the hedging instrument and the hedged item, as well as the risk management objective and the strategy for implementing the hedging transactions. The Company also records, both at the inception of the hedging transaction and subsequently, whether the instruments utilized in these changes are effective in offsetting fluctuations in the cash flows of the hedged items. These hedging transactions are expected to be effective in offsetting fluctuations in the fair values or in the cash flows of the hedged items and are reviewed on a regular basis in order to determine whether they are effective during the periods in which they are utilized. The derivative financial instruments are measured at fair value on the reporting date with changes recorded in the results. The fair value of these derivatives is determined mainly based on market value and is validated by the counterparty credit institutions, if they participate in these transactions.

Cash flow hedge

The effective portion of changes in the fair value of these derivatives is recognized in equity. Any gain or loss relating to changes in the fair value from the ineffective portion of hedge, is recognized immediately in the

statement of results, in the “Financial income / (expenses)”. Amounts accumulated in equity are recycled in the statement of comprehensive income in the periods when the hedged item affects the result (i.e., when the forecast transaction being hedged takes place) within the financial cost.

When a hedging instrument expires or is sold, or a hedge no longer meets the criteria for hedge accounting, any cumulative gain or loss existing in equity at that time remains in equity and is recognized when the forecast transaction is ultimately recognized in the statement of comprehensive income. When a forecast transaction is no longer expected to occur, the hedge accounting of risks is terminated and the cumulative gain or loss that was reported in equity is immediately transferred to the statement of results, in the “Financial income / (expenses)”.

2.2.5.2 Receivables from embedded derivatives

According to article 25 of the Concession Agreement, from 1 January 2016 the State has undertaken to provide Operating Support to the Company to cover its eligible costs in each Calculation Period, to the extent that these costs are not covered by the revenues generated by the Project. A Calculation Period is defined as the successive six-month period (starting on 1 January and 1 July of each year) and the Operation Support for each Calculation Period is the difference between the sum of the eligible project costs and the distributable performance basis less the net revenues of that period. No later than twenty (20) days before the end of each Calculation Period, the Company shall submit to the State the Support Notice for the same Calculation Period, while the deposit of the corresponding amount by the State to the Reservoir Account shall be made five (5) days before the end of each Calculation Period, as specified in the Concession Agreement. From the next business day, the Company shall be entitled to unconditionally and unrestrictedly assume from the Reservoir Account the amount corresponding to the Support Notice.

The Support Notice includes the following three distinct parts: (a) a part corresponding to the eligible project expenditures, (b) a part corresponding to the distributable performance basis and (c) a part corresponding to the additional margin received by the Company's Lenders, if applicable. The eligible project expenditures mainly include the following categories: debt service, including payments arising from the semi-annual settlement of derivative financial hedging instruments (interest rate swaps), heavy maintenance costs, and operating expenses, the total of which is deducted from direct revenues for the purpose of calculating the support amount. The distributable performance basis and the additional margin are included as additional support amounts.

According to paragraph 4.3.1, 4.3.3 and 4.3.4 of IFRS 9, it is defined that an embedded derivative is a synthetic element of a hybrid (synthetic) financial instrument that also includes a non-derivative main contract, and as a result some of the cash flows of the synthetic instrument fluctuate in a manner similar to a stand-alone derivative. The embedded derivative affects some or all of the cash flows, which otherwise, based on the contract, should be modified based on a specified interest rate, price of a financial instrument, commodity price, exchange rate, price or interest rate index or other variables. A derivative that is linked to a financial

instrument but under the contract it can be transferred independently of that instrument or has a different counterparty from that instrument is not an embedded derivative, but a separate financial instrument.

An embedded derivative will be separated from the main contract and accounted for as a derivative (receivable) only when the following conditions are met:

- i. The embedded derivative meets the definition of a derivative,
- ii. the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the main contract,
- iii. the hybrid instrument is not measured at fair value through the results (i.e. a derivative that is embedded in a financial asset or financial liability through the results is not separated). If an embedded derivative is separated, the main contract, if it is a financial instrument, shall be accounted for in accordance with this Standard and in accordance with other appropriate IAS if it is not a financial instrument.

The Company has assessed the above requirements of IFRS 9 and considered the contractual obligation to plan, construct, finance, operate and maintain the Central Greece Motorway (E65), namely the Concession Agreement, as a hybrid contract that includes an embedded derivative (the Operational Support part that covers the payments of the interest rate swap derivatives) and a non-derivative main contract, the obligations arising from the Concession Agreement. It has subsequently separated the embedded derivative from the main contract and has been treating this as a derivative (receivable). See Note 25 of the financial statements for greater analysis.

2.2.6 Financial Liabilities

Debt liabilities and Subordinated Debt of Shareholders: All debt liabilities and the subordinated debt towards the shareholders are recorded initially at the cost, which reflects the fair value of the receivables amounts minus the respective expenses whenever these are important. After the initial recording, the interest-bearing loans and the subordinated debt are valued at net cost by using the method of the effective (real) interest rate. The net cost is calculated after the inclusion of issuance expenses and the difference between the initial amount and the amount at the end. Profit or loss is recorded in the results when the liabilities are written-off or being impaired and through the amortization process.

It should be noted that the above liabilities (bank debt liabilities and subordinated debt) are classified as short-term liabilities unless the Company is entitled to defer the payment of the liability for at least 12 months from the date for the financial statements.

Trade and other liabilities: The balances of the suppliers and other liabilities are recognized initially at their fair value and in a later stage are valued at net cost via the method of the effective (real) interest rate. The trade and other short-term receivables are not interest-bearing accounts and are usually settled by the Company in a time period of up to 60 days.

Termination of recognition

The economic entity ceases to recognize a financial liability (in full or in part) in its financial statements only when it is being repaid, meaning that the commitment defined in the contract is fulfilled, cancelled or it has expired. An exchange between an existing debtor and a lender of debt securities with materially different terms is treated, accounting-wise, as repayment of the initial financial liability and as recognition of a new financial liability. Similarly, a material amendment of the terms of the existing financial obligation (either attributed to financial difficulties of the debtor or not) is treated, accounting-wise, as repayment of the initial financial liability and as recognition of a new financial liability. The difference between the book value of a financial obligation (or of a part of the obligation) which is fully repaid or being transferred to another party, and the amount that is paid in exchange, including non-monetary assets and assumed liabilities at the time of transfer, is recognized in the results.

Offsetting of financial instruments

The financial instruments and financial liabilities are being offset and the net amount is recorded in the Statement of Financial Position only if the Company has the legal right to offset the recognized amounts and is intended to settle the amount on net basis or to claim the asset and at the same time settle the liability.

2.2.7 Share Capital and Reserves

The ordinary shares are recognized as items of the equity. The cost which is directly related to the equity item is being monitored and is subtracted from that item of the equity. Otherwise, the respective amount is recognized as an expense in the period concerned.

The company's reserves are categorized as follows:

- Tax free reserves: According to the concession agreement, the amount of the Financial Contribution is not charged with any VAT and the income from its amortization is not subject to any income tax. In the Statement of Changes in Equity it is depicted on separate basis from the retained earnings for taxation purposes in case of a future distribution or capitalization.
- Risk hedging reserve: The risk hedging reserve is being utilized in order to record any profit or loss from derivative financial instruments, which can be classified as derivative cash flow hedges and which are recognized in the other comprehensive income as it is presented in Note 16.
- Reserve for stock options: The Parent Company has implemented share-based payment arrangements for its employees and executives. None of the existing share-based payment arrangements are settled in cash. The services received in exchange for the granting of share-based payments are measured at fair value. The fair value of services rendered by executives and employees, at the date on which the stock options are granted, is recognized in accordance with IFRS 2 as expense in the income statement via a respective increase in equity (in the account "Reserve for stock options") during the period in which the Company receives the services in exchange for the stock options granted.

2.2.8 Dividends

The dividends distributed to the shareholders are presented as a liability the time at which they are approved by the General Meeting of the Shareholders. Also, at the same time it is shown in the financial statements the impact of the approved by the General Meeting of the Shareholders profits' distribution and the formation of any reserves.

2.2.9 Cash and cash equivalents

Cash and cash equivalents include the cash in the Company's cashier, the deposits in the banks and the other short-term highly liquid investments that are readily convertible to known amounts of cash and are subject to insignificant risk of changes in their value.

2.2.10 State subsidies

State subsidies of assets

State subsidies, beyond Financing Contribution, that concern other assets are recognized initially as liabilities in the period collected or in the period that their approval becomes definitive and there is a certainty that they will be collected. State subsidies are recognized with the amounts received or approved definitively. Subsequently to the initial recognition, the subsidies are depreciated over their transfer to the results as income in the same period and in a way respective with the transfer in the results of the asset's book value that was subsidized.

The state subsidy of the Company concerns the State financial contribution as a grant for the construction of the Project "Central Greece Motorway" and it is in the form of a capital grant.

The Company recognized the State Financial Contribution approved by the Concession Agreement as a financial asset and as a deduction of the intangible asset created under the same agreement and it is amortized over the same period and in a way respective to the transfer in the results of the intangible asset's carrying amount. Additional information regarding the State Financial Contribution are reported in note 2.2.12 and 11. It is noted that the Financial Contribution has been collected in full within the year ended on 31st December 2018.

State subsidy of expenses

State subsidies that are related to costs are recognized initially as liabilities in the period received or in the period that their approval becomes definitive and when there is a certainty that they will be collected. State subsidies that are related to expenses are transferred to the results as income in the period at which the subsidized expenses burden the results.

2.2.11 Revenues recognition

Revenues from contracts with customers

Revenue consists of the fair value of the consideration received or the receivable from the sale of goods and the provision of services in the normal course of the Company's operations. Revenue from contracts with customers is recognized when the control of the goods or services is transferred to the client for an amount that reflects the consideration that the Company expects to obtain from the provision of these goods and services. The control of the services provided is transferred to the customer upon delivery of the corresponding service or good. Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and that the revenue can be measured reliably. The revenues mainly derive from construction contracts, the tolls and the Operating Support.

The Company assesses whether it has the role of principal or representative in any relevant agreement. The Company's assessment is that it has a leading role in all of its sales transactions.

In addition, if the consideration in a contract includes a variable amount, the Company recognizes that amount as revenue only to the extent that it is highly probable that there will be no significant reversal in the future.

Revenue from contracts with customers refers to the concession agreement signed by the Company and is analyzed as follows:

Revenue from construction of concession project "Central Greece Motorway (E65)"

According to the concession agreement, the Company has undertaken the study, construction, financing, operation, maintenance and exploitation of the concession project "Study – Construction – Financing – Operation - Maintenance and Exploitation of "Central Greece Motorway (E65)".

Based on the Interpretation 12 of IFRS 15, revenues from construction contracts are recognized in the longer run according to the input method (measurement of progress according to the inflows). Under this method, contract revenues are matched with the contract costs incurred till the specific stage of completion having as a result the attributable revenues, expenses and profit to be recorded to the proportion of the project completed. For the above calculation, the Company takes into account the proportional contract expenses that were incurred with regard to the project that has been executed in a certain date as compared to the total contractual cost of the project.

Conventional construction costs

The construction cost includes: a) the costs directly related to the contract; b) costs that are attributable to contract's activity in general and can be allocated to the construction contract; c) such other costs as are specifically chargeable to the customer under the terms of the construction contract and (d) interest and other financial expenses directly linked to loans that finance construction costs. It is noted that from January 1, 2018 the Company is in operating period so any financial costs are recorded in the Income Statement.

Contract revenue

Contract revenues are determined based on the construction cost plus the construction profit margin. The Company has estimated a profit margin of 3%. However, there is no profit margin for the construction costs of the deferred sections A' and B' as their construction is subsidized by the State.

Revenues from the operation of the Concession Project "Central Greece Motorway (E65)"

The revenues from the exploitation of the Motorway are related to (a) revenues from toll collections through manual or electronic toll payment systems and (b) revenues from renting of M.S.S. or other spaces (leasing income is recognized according to the leases related accounting standard, IFRS 16, as it is described in note 2.2.13) and (c) revenues related to Operating Support according to the provisions of Concession Agreement and specifically the article 36.1.3.

As defined in Note 2.2.12 below, according to the model of the intangible asset, the Company recognizes a revenue to the extent that it acquires the right to charge the users of the utility infrastructure.

The Company recognizes the received or receivable right on behalf of the operator at fair value, which is considered to be the payments received from users of the infrastructure, based on the accrual principle. The revenue from toll collection through manual or electronic toll payment systems is recognized at a given point in time when the service is provided. With regard to prepayments, the Company recognizes the relevant obligation from customer contracts when it receives a prepayment before the contract is executed and the goods or services are transported. The relevant liability is de-recognized when the obligations of the contract are executed and the income is recorded in the statement of comprehensive income. Furthermore, the revenues of Operating Support is recognized at a certain point in time with the submission of the notice from the Company towards the Greek State, namely on 1st January and 1st July of each year.

In the concession agreement all the rights and obligations are mentioned with respect to the infrastructure and the services provided.

More information on the revenues of the Company is presented in Note 5.

Interest income

Interest is recognized on a time proportion basis using the effective interest rate method or the fixed method.

Rental income: Rental income from operating leases is recognized in profit or loss on a straight-line basis over the lease term under IFRS 16. For more information, see note 2.2.13.

2.2.12 Concession agreements of the right to provide services

Under the terms of the concession agreement, the operator acts as a service provider. The operator constructs or upgrades infrastructure (construction or upgrade services) which is used for the provision of a public service and is engaged in the operation and maintenance of that infrastructure (operation services) for a specified period.

According to the IFRS, such infrastructures are recognized as financial assets or intangible assets, depending on the agreed contractual terms. The Company recognizes both the intangible asset from the concession agreement and the financial asset, meaning the Financial Contribution / Capital Subsidy which collects from the State (bifurcated model).

Intangible assets

The Company, as a Concessionaire, recognizes an intangible asset and revenues to the extent that it acquires the right to charge the users of the utility infrastructure. The recognition of revenue is performed in the longer run based on the input method (measurement of progress according to the inflows). Furthermore, the intangible asset is subject to amortization based on the duration of the concession and to impairment review, while the revenues from the users of the infrastructure are recognized using the accrual principle.

Financial Contribution of the State (Financial asset)

The Company, as a Concessionaire, recognizes a financial asset to the extent that it has an unconditional contractual right to receive cash or other financial asset from the grantor for the construction services.

In the case of concession agreements, the concessionaire has an unconditional right to receive cash if the grantor contractually guarantees to pay to the concessionaire:

- (A) specific or fixed amounts; or
- (B) the deficit that may arise among the amounts received from the users of the public service and the specific or fixed amount provided for in the Concession Agreement.

The Company recognized the Financial Contribution of the State as financial asset according to the provisions of IFRIC 12. In particular, the Company recognizes a receivable financial asset and income based on the percentage of completion method and the asset is measured at amortized cost less any impairment losses. Additional information regarding the State Financial Contribution are presented in note 11.

2.2.13 Leases

The Company evaluates when the contract enters into force if a contract constitutes or contains a lease. An agreement contains a lease if it transfers the right to control the use of a specified asset, even if that asset is not explicitly specified for a period of time in exchange for compensation.

The Company as a lessee

The Company implemented a unified approach to recognition and measurement for all leases, except for low value asset leases. The Company recognizes lease liabilities for the repayment of leases and right-of-use assets that represent the right to use the underlying assets. The Company leases buildings that are used as offices to house its operations and passenger vehicles for the operation of the motorway.

Right to use an asset

At the date of commencement of the lease term (i.e., the date on which the lessor makes an underlying asset available for use by the lessee), the Company recognizes the right to use the asset. The rights to use assets are measured at their costs, reduced by accrued amortization and value impairment and adjusted when recalculating the corresponding lease liabilities. The cost of the rights to use fixed assets include the amount of lease liabilities that have been recognized, the initial directly related costs and the leases made at or before the start date, reduced by the amount of discounts or other incentives offered.

The recognized rights to use fixed assets are amortized by the straight-line method for the shortest period between the useful life of the underlying asset and the terms of the lease as shown below:

- Buildings (offices): 2 to 14 years
- Vehicles: 2 to 3 years

If the ownership of the leased asset is transferred to the Company at the end of the lease term or if the cost of the asset with the right of use reflects the exercise of an option right, then amortization is calculated using the expected useful life of the asset.

The rights to use fixed assets are subject to impairment audit. More information is set out in the Accounting Policy section 2.2.3 Impairment of non-financial assets.

The rights to use fixed assets are depicted separately in the Statement of Financial Position (Note 12).

Lease Liabilities

At the beginning of the lease, the Company recognizes liabilities equal to the present value of the leases during the total term of the lease. According to the specific data and the circumstances of the Company, the lease payments mainly include fixed leases. Under the Company's contracts, there are no variable leases that do not depend on an indicator. Finally, the Company has decided to apply the practical expedient for buildings and cars which does not require the separation of non-lease from the lease elements and instead to consider each lease item and each relevant non-lease item as a single lease item.

To calculate the present value of the payments, the Company uses the cost of additional lending at the start date of the lease, because the implied interest rate is not directly determined by the lease agreement. After the start of the lease, the amount of the lease liabilities increases with interest expenses and decreases with the payments made. In addition, the book value of lease liabilities is recalculated if there is an amendment to the contract, or any change during the contract, to fixed leases (e.g., changes in future payments as a result of a change in an indicator used to determine such lease payments) or in the market valuation of the underlying asset.

The lease liabilities of the Company appear separately in the Statement of Financial Position (Note 26).

Short-term leases and leases of low value fixed assets

The Company applies the exemption on low-value assets (where applicable) to assets considered to be of low value. Payments for low-value leases are recognized as costs with the straight-line method during the lease.

Significant assessments in determining the duration of leases with the right of renewal

The Company determines the duration of the lease as the irreversible period of the lease, in conjunction with the periods covered by the right to extend the lease if it is rather certain that this right will be exercised; or the periods covered by the right to terminate the lease.

The Company has the right, for some leases, to extend the term of the lease. The Company evaluates whether there is a relative certainty that the right to renew will be exercised, taking into account all the relevant factors that create financial incentive, to exercise the right of renewal. After the start date of the lease, the Company reconsiders the duration of the lease, if there is a significant event or change in the conditions that fall under its control and affect the selection of exercise (or not) the right to renew (such as a change in business strategy of the Company).

In 2019, the International Financial Reporting Interpretations Committee, IFRIC (the "Committee") issued a summary of the decisions taken at its public meetings to clarify the IFRS's 16 interpretations of the following issues:

- Subsurface rights - Not applicable to the Company
- Determining the duration of leases

The Board ruled that, in assessing the meaning of the non-significant sentence (penalty), in drawing up the terms of the lease, the analysis should not only cover the fine provided for in the contract, but also use a broader economic assessment of the penalty, so as to include all possible financial outflows associated with termination of the contract. The Company implements this decision and uses judgment to assess the duration of each lease and takes into account all relevant factors that create financial incentive to exercise either renewal or termination.

The Company as a lessor

Lease income is recognized in the results by the straight-line method throughout the lease term.

More specifically, the Company under the Concession Agreement, the operation of the Motorway also concerns income from the lease of Motorist Service Stations (MSS) or other premises. The Company leases the premises of MSS and receives lease payments. The income from leasing the offices and other facilities, as well as the income from MSS are included in the Revenue item (Note 5b).

2.2.14 Current and deferred taxation

Current taxation

The receivables and liabilities stemming from income tax for the current period are measured at the amount expected to be recovered from or be paid to, the tax authorities. The tax rates and the tax laws used for the calculation, are those that are enacted or substantially enacted till the date of the financial position statement of the Company, in the country in which the Company operates and generates taxable income.

The provision for income tax for the current period as well as for the previous periods, is calculated based on the amounts expected to be paid to the tax authorities, using the enacted tax rates at the date of the Statement

of Financial Position. The income tax provision includes the current income tax from the income tax return and the additional estimates taxes that may arise during future tax audits regarding the unaudited fiscal years and based on the findings of prior tax audits. Therefore, the final settlement of the income taxes may differ from the relevant amounts recorded in the Financial Statements.

The current income tax related to the items recognized directly in equity is been recognized in equity and not in the profit and loss statement. The management periodically evaluates the decided position in respect with the tax return related to cases in which the tax regulations are open to interpretation and makes provision where it is necessary.

Deferred taxation

The entities may recognize deferred income taxes in their financial statements. The entities which recognize deferred tax, should recognize all the deferred tax liabilities. On the contrary, the deferred tax assets are recognized to the extent that it is outstandingly likely and documented that there will be taxable profits against which the deductible temporary differences and the accumulated tax losses can be utilized. The debit and the credit balances of the deferred taxes are subject to offsetting and the corresponding net amounts are presented in the Statement of Financial Position and the income statement.

The deferred tax, either asset or liability is initially recognized and subsequently measured at the amount resulting from the application of the current tax rate in each temporary difference.

The changes in the amount of the deferred tax asset or liability in the Statement of Financial Position that arise from period to period are recognized as a decrease or an increase depending on the income tax of the income statement. Exceptionally, the differences arising from assets or liabilities whose changes are recognized in the equity are also recognized directly in the equity, as a decrease or an increase depending on the relevant item.

The value of the deferred tax receivables is being tested at each reporting date of the financial statements and is impaired to the degree that it is not probable to generate a sufficient taxable income which would cover partially or in full the deferred tax receivable.

According to the article 120 of Law 4799/2021, which was passed in May 2021, the tax rates imposed on earnings from the business activity of legal entities, are reduced to 22% applicable to the income of the tax year 2021 and onwards.

For more information on deferred taxation, see Note 21.

2.2.15 Provisions

The provisions are initially recognized and subsequently measured at the nominal amount expected to be required for their settlement. The provision represents the best estimation of the amount that it would be needed to cover the relevant liability.

Provisions are initially recognized and subsequently measured at the present value of the amounts expected to be required for their settlement, instead of measuring at the nominal amount, if the measurement based on the present value is expected to have a significant effect on the amounts in the financial statements, in comparison

to the measurement at the nominal amount. More information for the provision of the trade and other receivables are included in the accounting policy 2.2.4.

Provision for restoration or maintenance obligation under the Concession Agreement

The operator may have contractual obligations that must fulfill as a condition for obtaining the license (a) to maintain the infrastructure at a defined level of utility, or (b) to restore the infrastructure to a defined condition before it is handed over to the grantor at the end of the period of the service concession agreement. These contractual obligations for maintenance or restoration of the infrastructure are recognized and measured based on the best estimation of the expenditure that would be required to settle the present obligation at the date of the Statement of Financial Position, as long as the maintenance and restoration obligations arise as a result of the usage during the operating period.

The Company has a contractual obligation to maintain the infrastructure every 5-10 years. In addition, according to the concession agreement, the Company must restore the infrastructure to a defined condition before handing it over to the concessionaire upon termination of the service concession agreement. The methodology used for calculating this provision is based on: (a) the total estimated cost for heavy maintenance and (b) the calculation of the level and frequency of damage due to the continuous use of the motorway, in combination with the gravity factors for smoothing purposes. The total cost of the provision is provided in the Financial Model. For the provision recognized by the Company, see Note 19.

2.2.16 Determination of fair values

The fair value of a financial asset is the price which would be collected from the sale of the asset or the value that would be paid for the transfer of a liability in a normal transaction between market participants at the date of measurement. The fair value of the financial items of the Financial Statements of 31st December 2025 was determined according to the best possible estimate by the Management. In cases in which no available data exist or the data from the active money markets are limited, the measurement of the fair values has derived from the Management's estimates according to the available existing information.

The Company utilizes the following hierarchy for the determination and disclosure of the fair value of the financial instruments per measurement technique:

Level 1: Publicly traded (non-adjusted) prices in active markets for similar assets and liabilities,

Level 2: Other techniques for which all inflows which have a significant effect on the recorded book value are observable either directly or indirectly,

Level 3: Techniques that utilize data which have significant effect on the recorded book value and are not based on observable market data.

For the determination of the fair values of the current year, see Note 4.3.

B. Other Accounting Principles

2.2.17 Inventories

Initial recognition

Inventories are initially recognized at their acquisition cost. The cost of the inventories includes all the costs required to reach their present location and condition.

Subsequent measurement

After the initial recognition, inventories are measured at the lower value among the cost and the net realizable value. The net realizable value of the inventories is the estimated disposal price during the normal course of the business activity, minus any costs which are necessary for the completion and the accomplishment of the sale.

The company for the valuation of the inventories is using the FIFO method. There are not stocks that derive from own production.

The Company on 31/12/2025 and on 31/12/2024 has no inventories.

2.2.18 Provisions for staff indemnities

The IFRS Interpretations Committee issued in May 2021 the final decision of the daily agenda entitled "Distribution of benefits in periods of service in accordance with International Accounting Standard (IAS) 19", which includes explanatory material on how to allocate benefits in periods service on a specific defined benefit plan analogous to the one defined in article 8 of L.3198/1955 regarding the provision of compensation due to retirement (the "Plan of Fixed Benefits of Labor Law").

Until the issuance of the above decision in the daily agenda, the Company applied IAS 19 by distributing the benefits defined by article 8 of L. 3198/1955, L.2112/1920 and its amendment by L.4093/2012 in the period from the recruitment until the date of retirement of the employees.

The application of this final decision in the financial statements, implies now that the distribution of benefits will take place in the last 16 years until the date of retirement of employees in accordance with the scale of Law 4093/2012.

Short term benefits: The short-term benefits towards the employees in monetary terms and in kind are being recognized as expense when they become accrued. Any outstanding amount is recorded as liability whereas in case the amount that was already paid exceeds the amount of the benefits, then the Company recognizes the amount in excess as an asset (prepaid expense) only to the extent that the prepayment will lead to a reduction of the future payments or to a rebate.

Benefits after the exit from service (retirement benefits): The benefits after the end of employment include pensions or other benefits (life insurance and health care coverage) which are provided by the company on a post-employment basis in exchange for the services of the employees. Therefore, they include both the **defined contribution plans** and the **defined benefit plans**.

Defined contribution plan: According to the defined contribution plan, the Company's obligation (legal or implied) is limited to the amount which contractually must be contributed into the body (for example an insurance fund) which administers the contributions and grants the benefits. Therefore, the amount of the benefits which the employee will receive is determined by the amount that will be paid by both the company and the employee, as well as by the realized investments of the above mentioned contributions. The accrued cost of the defined contribution plans is recorded as expense in the period under consideration.

Defined benefit plan: The compensation of the personnel due to exit from the service is recorded in the Statement of Financial Position as defined benefit plan and constitutes the present value of the liability in relation to this defined benefit, taking into account the changes arising from any actuarial profit or loss and the cost of past (prior) service. The discount rate is based on the return, at the preparation date of the financial statements, of high credit rating European corporate bonds with maturities which approach the respective maturities of the Company's liabilities. The obligation in relation to this benefit is determined according to the projected unit credit method from an independent actuary and consists of the present value of the accrued benefits during the year, the interest cost of the future liability, the established prior service cost and the actuarial profit or loss.

The actuarial profits or gains arising from the calculation of the indemnity due to retirement are recognized in the other comprehensive income without the option of reclassification at a future time in the results. The cost of the past service and the interest expense are recorded directly in the Statement of Comprehensive Income. More details are presented in Note 20.

2.2.19 Personnel Benefits

Share-based Payments (IFRS 2)

The Company and the Group have implemented share-based payment agreements for their employees and executives. In particular, based on the existing agreements, the employees and executives of the Company and the Group are granted the right to receive equity securities (shares) of the parent company and its subsidiary, given that specific vesting conditions have been met. None of the existing equity-based payment agreements are cash-settled. Services received in exchange for granting equity-based payments are measured at their fair value. The fair value of the services of executives and employees, on the date the stock options' granting, is recognized in accordance with IFRS 2 as an expense in the income statement, with a corresponding increase in equity (in the account "Reserves for stock options") during the period when the services that correspond to the stock options are being received. The total expense of the stock options and free share grants during the

vesting period is calculated according to the fair value of the options on the date of granting. The expense is allocated over the vesting period, based on the best available estimate of the number of stock options expected to be granted. Non-market conditions are included in the assumptions for determining the number of options expected to be exercised. The fair value of options is measured by adopting an appropriate valuation model to reflect the number of options for which the performance conditions of each plan are expected to be met. Estimates of the number of options expected to be exercised are revised if there is any indication that the number of stock options expected to be granted differs from previous estimates. Any adjustment made to the cumulative share-based compensation resulting from a review is recognized in the current period.

The above Stock Option Plans take into account the following variables: Exercise Price, Share Price on the granting date, Granting Date, Maturity Date(s) of Options, Expected Volatility of Stock Price, Dividend Yield, and Risk Free Rate.

For transactions related to benefits based on the Company's equity securities towards executives of the subsidiaries, such transactions are recognized in the separate financial statements of the Company as an increase of the Company's participation in subsidiaries according to the cost of the benefits granted to the executives of subsidiary companies.

As of 31.12.2025, there is an active program for the free distribution of the Company's Treasury Shares (see Note 18).

2.2.20 Contingent liabilities

The contingent liabilities are not recorded in the Financial Statements, but they are disclosed unless the probability for an outflow of resources incorporating economic benefits is minimal. The contingent receivables are not recorded in the Financial Statements, but they are disclosed provided that the inflow of financial benefits is certain to occur.

2.3 Changes in standards and interpretations

A. New Standards, Interpretations, Revisions and Amendments to existing Standards which have entered into force and have been adopted by the European Union.

The following new Standards, Interpretations and amendments to Standards have been issued by the International Accounting Standards Board (IASB), have been adopted by the European Union and their application is mandatory from 01/01/2025 or later.

- **Amendments to IAS 21 “The effects of changes in foreign exchange rates: Lack of Exchangeability (effective for annual periods starting on or after 01/01/2025)**

In August 2023, the International Accounting Standards Board (IASB) issued amendments to IAS 21. The Effects of Changes in Foreign Exchange Rates that require entities to provide more useful information in their financial statements when a currency cannot be exchanged into another currency. The amendments introduce

a definition of currency exchangeability and the process by which an entity should assess this exchangeability. In addition, the amendments provide guidance on how an entity should estimate a spot exchange rate in cases where a currency is not exchangeable and require additional disclosures in cases where an entity has estimated a spot exchange rate due to a lack of exchangeability. The above have been adopted by the European Union with effective date as of 01/01/2025. The amendments have no impact on the Financial Statements.

B. New Standards, Interpretations, Revisions and Amendments to Existing Standards which have been issued but are not effective in the current accounting period and have not been adopted earlier by the Company.

The Company has not adopted any of the following standards, interpretations or amendments that have been issued but are not effective in the current accounting period. In addition, the Company has assessed all standards and interpretations or amendments that have been issued but are not effective in the current period and has concluded that their application will not have a significant impact on the financial statements.

- **IFRS 9 & IFRS 7 “Amendments to the Classification and Measurement of Financial Instruments” (effective for annual periods beginning on or after 01/01/2026)**

In May 2024, IASB issued amendments to the classification and measurement requirements of IFRS 9 “Financial Instruments” and corresponding disclosures on IFRS 7 “Financial Instruments: Disclosures”. In particular, the new amendments clarify when a financial liability should be derecognized when its settlement is made through an electronic payment. They also provide additional guidance on the assessment of contractual cash flow characteristics for financial assets linked to ESG (environmental, social and governance) criteria. In addition, the disclosure requirements regarding investments in equity securities determined at fair value through the other comprehensive income were amended and disclosure requirements were added for financial instruments with potential features not directly related to underlying risks and borrowing costs. The Company will evaluate the impact of all the above on the Financial Statements, although they are not expected to have any. The above have been adopted by the European Union with an effective date of 01/01/2026.

- **Amendments to IFRS 9 and IFRS 7 – “Nature-dependent Electricity Contracts” (effective for annual periods beginning on or after 01/01/2026)**

On 18 December 2024, the International Accounting Standards Board (IASB) issued amendments to IFRS 9 “Financial Instruments” and IFRS 7 “Financial Instruments: Disclosures”, with the aim of helping companies to better report the financial effects of nature-dependent electricity contracts, also known as Power Purchase Agreements (PPAs). These agreements are used by companies to secure the supply of electricity from renewable sources, such as wind and solar power. However, the amount of energy produced may vary due to external factors, such as weather conditions. The amendments aim to better reflect these contracts in the financial statements by: a) clarifying the requirements for applying the concept of “own-use”, b) allowing hedge accounting in cases where these contracts are used as hedging instruments and c) adding new disclosure requirements, in order for investors to better understand the impact of these contracts on the financial results

and cash flows of companies. The amendments are effective for accounting periods beginning on or after 1 January 2026, whereas an early adoption is permitted. The Company will consider the impact of all the above on the Financial Statements, although they are not expected to have any. The above have been adopted by the European Union with an effective date of 01/01/2026.

- **Annual Improvements to IFRS - Volume 11 (effective for annual periods beginning on or after 01/01/2026)**

In July 2024, IASB issued “Annual Improvements to IFRS, which include minor amendments to the following accounting Standards: IFRS 1 “First-time Adoption of International Financial Reporting Standards”, IFRS 7 “Financial Instruments: Disclosures”, IFRS 9 “Financial Instruments”, IFRS 10 “Consolidated Financial Statements” and IAS 7 “Statement of Cash Flows”. The amendments are effective for accounting periods on or after 1 January 2026. The Company will consider the impact of all the above on its Financial Statements, although they are not expected to have any. The above have been adopted by the European Union with an effective date of 01/01/2026.

- **IFRS 18 “Presentation and Disclosure in Financial Statements” (effective for annual periods beginning on or after 01/01/2027)**

In April 2024, IASB issued a new Standard, IFRS 18, which replaces IAS 1 “Presentation of Financial Statements”. The purpose of the Standard is to improve the manner by which information is provided within an entity’s financial statements, particularly in the income statement and the disclosures in the financial statements. Specifically, the Standard will improve the quality of financial reporting due to: a) the requirement for specified subsets in the income statement, b) the requirement to disclose in a separate note to the financial statements the performance indicators that have been determined by the company's management (Management-defined Performance Measures) c) the new principles for grouping/separating information (aggregation – disaggregation). The Company will examine the impact of all the above on the Financial Statements. The above have not been adopted by the European Union.

- **IFRS 19 “Non-Government Subsidiaries: Disclosures” (effective for annual periods beginning on or after 01/01/2027)**

In May 2024, IASB issued a new Standard, IFRS 19 “Non-Government Subsidiaries: Disclosures”. The new Standard allows eligible entities that meet its conditions to elect and apply the reduced disclosure requirements of IFRS 19 instead of the disclosure requirements set out in other IFRS. IFRS 19 operates in parallel with other IFRS, as subsidiaries will be required to apply the measurement, recognition and presentation requirements set out in other IFRS and the reduced disclosure requirements described in IFRS 19. This simplifies the preparation of financial statements for subsidiaries that meet the conditions for applying this standard while maintaining the usefulness of financial statements towards the users. IFRS 19 is effective for accounting periods beginning on or after 1 January 2027, whereas an early adoption is permitted. The

Company will consider the impact of all the above on the Financial Statements, although they are not expected to have any. The above have not been adopted by the European Union.

- **Amendments to IFRS 19 “Subsidiaries without Public Accountability: Disclosures” (effective for annual periods beginning on or after 01/01/2027)**

IFRS 19 “Subsidiaries without Public Accountability: Disclosures” was developed on the basis of the disclosure requirements of other IFRSs as applicable on 28 February 2021. At the time of its issuance, IFRS 19 did not include reduced disclosure requirements for standards introduced or amended after that date. In August 2025, IASB amended IFRS 19 to include reduced disclosure requirements for new or amended IFRSs issued between February 2021 and May 2024. IFRS 19 will continue to be updated as new or amended IFRSs are being issued. The Company will consider the impact of all the above on its Financial Statements, although they are not expected to have any. The above have not been adopted by the European Union.

- **Amendments to IAS 21 “The Effects of Changes in Foreign Exchange Rates”: Translation into a Presentation Currency of a Hyperinflationary Economy (effective for annual periods beginning on or after 01/01/2027)**

In November 2025, the International Accounting Standards Board (IASB) issued amendments to IAS 21 “The Effects of Changes in Foreign Exchange Rates” to clarify how entities should translate financial statements from a non-hyperinflationary functional currency to a presentation currency of a hyperinflationary economy. Under the amendments, all the amounts in financial statement (assets, liabilities, equity, income and expenses, including comparative amounts) should be translated at the closing rate at the date of the most recent statement of financial position. Previously, assets and liabilities were translated at the closing exchange rate, while income and expenses were translated at the exchange rates at the transaction dates. In addition, when an entity applies IAS 29 “Financial Reporting in Hyperinflationary Economies” to a foreign operation whose functional currency is not hyperinflationary, the comparative amounts for that foreign operation are restated using a general price index instead of the closing exchange rate. The amendments also introduce additional disclosure requirements, including disclosures regarding the application of new translation requirements, the conditions under which the presentation currency ceases to be hyperinflationary, and the provision of summary financial information for affected foreign operations. The Company will consider the impact of all the above on its Financial Statements, although they are not expected to have any. The above have not been adopted by the European Union.

3. SIGNIFICANT ACCOUNTING JUDGMENTS, ESTIMATES AND ASSUMPTIONS

The preparation of the financial statements requires from the Company's management to make significant accounting judgments, estimates and assumptions that affect the balances of assets and liabilities and disclosures, the disclosure of contingent assets and liabilities as well as the income and expenses presented. Actual results may differ from these estimates. The most important accounting policies, judgments and

estimates regarding events whose development could substantially change the items of the financial statements in the next twelve-month period are as follows:

3.1 Significant accounting judgments, estimates and assumptions

In the process of applying the accounting policies, the Company's management, utilizing as base the fullest information available to it, applies its judgment based on its knowledge of the Company and the market in which it operates. Subsequent possible changes to existing conditions are taken into account in order to implement the appropriate accounting policy. The most significant estimations and assumptions of the management regarding the accounting policies are summarized in the following categories of items:

Estimates and assumptions

Specific amounts that are included or affect the Financial Statements as well as the related disclosures are estimated by requiring from the management to make assumptions about values or conditions that cannot be known with certainty at the time of the financial statements' preparation. An accounting estimate is considered as significant when it is material to the Company's financial position and results and requires difficult, subjective or complex management judgments, often as a result of the need to form assumptions about the effect of presumptions that are uncertain. The Company assesses such estimates on an ongoing basis, based on historical results and experience, meetings with experts, trends and other methods that are considered reasonable in the circumstances, as well as the forecasts of how they may change in the future.

- Useful life of tangible and intangible fixed assets: Management makes estimates of the useful lives of depreciable fixed assets that are subject to periodic review. The actual lives of these fixed assets may vary depending on various factors such as technological innovation, maintenance programs, legal and economic environment, etc. More information is provided in Note 2.2.1 and 2.2.2 of the Financial Statements.
- Valuation of cash flow hedges contracts: The Company uses derivative financial products and, in particular, enters into interest rate swaps to hedge risks associated with interest rate fluctuations. For the valuation of these contracts, market estimates are used regarding the course of the relevant interest rates for periods of up to twenty years. Based on these estimated interest rates, cash flows are discounted to determine the liability at the date of the financial statements.
- Employee benefits: Employee benefits after retirement are calculated using actuarial methods. The actuarial study requires significant estimates that may differ from actual developments in the future. These estimates include the setting of the discount rate, future salary increases, disability rates, mortality rates and retirement rates. Because of the complexity of the valuation and the underlying assumptions involved, the defined benefit obligation is particularly sensitive to changes in these assumptions. Actuarial gains and losses arising from the diversification of actuarial assumptions are recognized directly in Equity. Actuarial assumptions are subject to periodic review by the management. Further details are included in Note 18 of the Financial Statements.

- Provision for doubtful receivables: The Company's management periodically reassesses the adequacy of the provision for doubtful receivables on the basis of the information at its disposal, including reports from its legal department and estimates for the recoverability of its receivables. The evaluation of the administration is carried out on the basis of the model of expected credit losses in accordance with IFRS 9, i.e., based on past experience but adapted in such a way as to reflect forecasts for the future economic situation of customers and the economic environment. Further information is included in the accounting policy, see note 2.2.4.
- Income tax provision: In accordance with IAS 12, income tax provisions are based on estimates related to taxes to be paid to the tax authorities and include the current income tax for each fiscal year, the provision for additional taxes that may arise in future tax audits, and the recognition of future tax benefits. The finalization of income taxes may differ from the relevant amounts included in these Financial Statements. Further details are included in Note 21 of the Financial Statements.
- Deferred tax assets: Deferred tax assets are recognized for all tax losses to the extent that it is probable that there will be sufficient tax profits to offset these tax losses. Considerable judgment is required by the management to determine the amount of deferred tax assets that may be recognized based on the probable timing and level of future taxable profits and future tax planning strategies. Further details are included in Note 2.2.14 of the Financial Statements.
- Provision for a restoration or maintenance obligation based on the Concession Agreement. The concession agreement with the Greek State includes the contractual obligation of the concessionaire to maintain the infrastructure at a defined level of service provision or to restore the infrastructure to a specific situation before delivering it to the concessionaire at the end of the concession period. Calculating the amount to be considered as a provision for the “heavy maintenance” obligation is a complex process that includes judgments about the cost and timing of such work and actual costs may differ from what is foreseen. Further details are included in Note 19 of the Financial Statements.
- Contingent Liabilities: The existence of contingent liabilities requires management to continually make assumptions and judgments about the probability that future events will occur or not occur, and the likely consequences that these events may have for the Company's activity. Determining contingent liabilities is a complex process involving judgments about future events, laws, regulations, etc. Changes in judgments or interpretations are likely to lead to an increase or decrease in the Company's contingent liabilities in the future. Further details are included in Note 23 of the Financial Statements.
- Operating Support and Recognition of Receivable Financial Instruments: The Company considered the contractual obligation of the Greek State for the operation support as a hybrid financial instrument that includes an embedded derivative and a non-derivative master contract. Subsequently, the Company separated the embedded derivative from the main contract and, in accordance with IAS 39 (initial application) and IFRS 9, recognized a derivative financial asset (receivable), that is, the part of the operating support covering future payments of the interest-rate swaps. The calculation of the fair value of the receivable is a complex process including assessments of the counterparty's credit risk (Greek State),

estimation of future outflows as well as the existence of a possible time difference between the payments of derivatives and the collection of the operation support. The above estimations are reassessed at each reporting date. More information can be found in Note 15.

Judgments

The significant judgments during the application of the Company's policies:

- Impairment of tangible and intangible fixed assets subject to amortization: These assets are been tested for impairment when events or changes in circumstances indicate that the carrying amount may not be recoverable. Determining whether there is any evidence of impairment requires from the management to make judgments about external and internal factors as well as for the extent to which they affect the recoverability of such assets. If it is assessed that there are indications of impairment, the Company calculates the recoverable amount. For the purpose of calculating value in use, the management estimates the future cash flows from the asset or cash-generating unit and selects the appropriate discount rate to calculate the present value of future cash flows. Also, assessment and judgment are required in determining whether the potential impairment is temporary or permanent.

4. FINANCIAL RISK MANAGEMENT

4.1 Factors of financial risk

The Company is exposed to various financial risks, such as credit risk, liquidity risk and market risks (changes in interest rates and exchange rates). The Company's overall risk management plan aims to minimize the adverse impact that these risks may have on the Company's financial performance.

Market Risks

Interest rate risk

The operating income and cash flows of the Company are not significantly affected by interest rate fluctuations as the Company has entered into contractual interest rate swap agreements (Interest Rate Swaps). Exposure to interest rate risk on liabilities and investments is monitored on a budget basis. The Company's policy is to continuously monitor the interest rate trends as well as the financial needs of the Company.

The Company's results for the year ended on December 31, 2025 are charged with debit interest from floating rate loans and interest on fixed-rate Subordinated Debt amounting to Euro 22,237,100 (Euro 32,357,176 in 2024) which, however, are offset by an equal part of the Operational Support, derivatives costs (the recyclable amount from the fair value reserve) of Euro 8,170,283 (Euro 3,439,118 in 2024).

The Subordinated Debt provided to the Company by the Shareholders, under the Concession Agreement, is not affected by interest rate fluctuations as it has been concluded and based at a fixed interest rate.

The table below shows the changes in the Company's earnings before taxes (through the effects of end-of-year floating-rate loans on profits) on potential interest rate changes, keeping all other variables constant.

If interest rates increased by 1%, the effect on results would be:

	31.12.2025	31.12.2024
1% Increase	<u>4,900,657</u>	<u>3,419,559</u>

As referred to in the Common Terms Agreement concluded with creditors, in the case of a negative Euribor interest rate, this is deemed to be equal to 0% for the purposes of calculating interest. The calculations have excluded the interest of Subordinated Debt received from the shareholders due to the fixed interest rate that these loans bear.

Exchange rate risk

Exchange risk is the risk of fluctuations in the value of financial instruments, assets as well as receivables and liabilities, due to changes in exchange rates. The Company in the current fiscal year had minimal transactions in foreign currency.

Financial Risks

Credit risk

The Company does not have a significant concentration of credit risk vis-à-vis the parties, mainly due to the large dispersion of the clientele basis as well as due to the collection of the major part of its revenues (tolls) in the form of cash. Exception to the above comprise the receivables from the Greek State concerning compensation for the loss of income but also the Operation Support. More information is provided in the note of the trade and other receivables (see Note 13).

The Company continuously evaluates the amount of credit provision as well as the credit limits of the accounts. At the end of the year, the management considered that there is no material credit risk that is not already covered by collateral or a provision for doubtful debts.

Liquidity risk

The Company's cash and cash equivalents arise from its ordinary trading activity and due to the nature of its business activity there is risk of insufficient cash liquidity. Prudent liquidity management is achieved by the availability of an appropriate mix of cash and approved bond loans.

There are no outstanding balances of loans for withdrawal as of 31st December 2025 (more information is provided in Note 24).

The table below summarizes the maturity dates of short-term financial liabilities on 31 December 2025 and 2024 respectively, based on payments resulting from the relevant contracts and agreements, at non-discounted values:

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31.12.2025	Less than 3 months	4 to 12 months	Total
Trade liabilities	42,114,043	0	42,114,043
Long-term liabilities payable in the following year	0	16,421,375	16,421,375
Accrued and other short-term liabilities	4,779,940	18,028,906	22,808,846
Derivative financial instruments	0	7,637,762	7,637,762
Liabilities from leases	4,049	12,148	16,197
Customer advances	459,269	0	459,269
Total	47,357,301	42,100,191	89,457,492
31.12.2024	Less than 3 months	4 to 12 months	Total
Trade liabilities	39,045,723	0	39,045,723
Long-term liabilities payable in the following year	0	14,425,975	14,425,975
Accrued and other short-term liabilities	13,189,886	11,276,998	24,466,884
Derivative financial instruments	0	7,043,494	7,043,494
Liabilities from leases	7,124	21,371	28,495
Customer advances	366,099	0	366,099
Total	52,608,831	32,767,838	85,376,668

4.2 Capital risk management

The primary objective of the Company's capital management is to ensure the maintenance of its high credit rating as well as the sound capital ratios in order to support and expand its activities and maximize the value of the shareholders.

There were no changes to the Company's approach regarding the capital management during the current fiscal year.

	31.12.2025	31.12.2024
Total loans	339,036,790	359,606,800
Minus: Cash & cash equivalents	(59,656,318)	(65,615,569)
Net Debt	279,380,471	293,991,231
Equity	39,487,792	33,970,885
Equity and net debt	318,868,263	327,962,116
Net debt ratio	87.62%	89.64%

4.3 Determination of Fair Values

The following table presents the financial assets and liabilities that are measured at fair value under the proper measurement method (as of 31 December 2025 and 2024). The different valuation categories are described in

the accounting policies (specifically in note 2.2.16).

Assets' items 2025	Level 3
Derivatives financial instruments	43,194,439
Total	43,194,439

Assets' items 2024	Level 3
Derivatives financial instruments	58,643,509
Total	58,643,509

Liabilities' items 2025	Level 2
Risk hedging derivatives IRS	43,059,475
Total	43,059,475

Liabilities' items 2024	Level 2
Risk hedging derivatives IRS	60,248,348
Total	60,248,348

For years 2025 and 2024 there were no transfers between levels during the measurement of the fair value. Also, during the same period there was no change in the scope of any financial instrument which would lead to a different reclassification of the particular item.

The fair value of the Company's bond loans approaches their book values.

The book values of the following financial assets and liabilities approach their fair value:

- Trade and other receivables
- Cash and cash equivalents
- Suppliers and other liabilities
- Bond loans

5. REVENUES

The revenues in the attached Financial Statements for the years 2025 and 2024 are analyzed as follows:

a) Revenues	1.1 - 31.12.2025	1.1 - 31.12.2024
Income from the toll collection based on the Manual Collection System	13,528,300	12,727,595
Revenues from the toll collection based on the Electronic Collection System	25,345,431	21,114,495
Income from provision of other services	89,274	76,980
Income from provision of construction services	94,708,172	105,193,936
Revenues from Operation Support	22,922,749	21,800,712
Total	156,593,926	160,913,717

b) Revenues from leases	1.1 - 31.12.2025	1.1 - 31.12.2024
Income from MSS leasing	113,008	43,139
Total	113,008	43,139
Grant Total	156,706,935	160,956,856

6. EXPENSES

Expenses per category are analyzed as follows:

	1.1 - 31.12.2025	1.1 - 31.12.2024
Cost of sales from the provision of services to customers	66,791,994	60,311,058
Cost of construction services in relation to Concession Agreement	94,708,172	105,193,936
Administrative expenses	1,661,987	2,178,609
Total	163,162,153	167,683,603

The above expenses have been allocated as follows in the years 2025 and 2024 respectively:

(a) Cost of sales from the provision of services to customers	1.1-31.12.2025	1.1-31.12.2024
Third parties' fees and expenses	494,072	423,096
Operator's remuneration	25,832,048	24,354,327
Provision for heavy maintenance	16,013,423	11,277,006
Third party benefits (excluding leases)	0	16,834
Various expenses	7,873	3,101
Depreciation (note 6e)	24,444,578	24,236,693
Total	66,791,994	60,311,057

The accounting item "Operator fees" concerns the remuneration for all the operation and maintenance services of the Concession Project in accordance with a relevant term of the O&M Agreement.

(b) Cost of construction services in relation to Concession Agreement	1.1 - 31.12.2025	1.1 - 31.12.2024
Cost of the period	94,708,172	105,193,936

The item "Cost of Construction Services in relation to the Concession Agreement" for the year ended 31st December 2025, includes, the construction J/V E65 fees for the Northern Section. The respective amount for the construction of E65 motorway's southern part in the year ended 31st December 2024, due to the finalization of the construction cost, invoices were issued for a total credit amount of Euro 14,407,988 and for the construction of the northern section of E65 motorway for an amount of Euro 120,303,155.

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(c) Administrative expenses	1.1-31.12.2025	1.1-31.12.2024
Employees' Compensation and Expenses (note 6d)	417,600	348,578
Third parties' fees and expenses	592,330	960,519
Third party benefits (excluding leases)	3,280	11,436
Share-based payments	16,118	19,654
Operating lease expenses	31,232	10,067
Other expenses	334,820	288,947
Depreciation (note 6e)	266,607	539,408
Total	1,661,987	2,178,609

(d) Payroll cost	1.1 - 31.12.2025	1.1 - 31.12.2024
Salaries - Wages	321,570	263,015
Employer's contributions	83,242	73,346
Fringe benefits & staff costs	12,151	11,655
Sub-Total	416,963	348,016

Provisions for personnel indemnity (Note 20)	597	561
Total	417,560	348,578

(e) Depreciation	1.1 - 31.12.2025	1.1 - 31.12.2024
Tangible fixed assets	331,863	676,108
Intangible assets	80,755	126,264
Rights of use	25,996	24,271
Concession right	24,272,572	23,949,458
Total	24,711,185	24,776,101

Depreciation per operation	1.1 - 31.12.2025	1.1 - 31.12.2024
Cost of sales (note 6a)	24,444,578	24,236,693
Administrative expenses (note 6c)	266,607	539,408
Total	24,711,185	24,776,101

7. OTHER OPERATING EXPENSES

The other operating expenses are analyzed as follows:

Other Expenses	1.1-31.12.2025	1.1-31.12.2024
Additional Works & Compensation of the Constructor	98,506,105	85,269,417
Independent Engineer Remuneration	2,150,188	2,241,559
Expenditures on behalf of the Operator	1,725,590	1,400,588
Insurance indemnities	0	6,000
Other operating expenses	889,187	220,747
Construction of safety walls subsidized by the State	0	0
Total	103,271,070	89,163,311

The item "Additional Works of Constructor " includes the amounts attributed to the construction J/V of the Project and relates to project costs on the Motorway. Specifically, the State assigns Additional Works, under the Concession Agreement, to the construction J/V and then pays the relevant fees to the Company. The Company then pays these amounts (pass-through payments) to the Constructor who is their legal beneficiary. The corresponding revenue was recognized in "Other Operating Income".

The item "Fees of Independent Engineer" includes the amounts paid to the Independent Engineer of the Project and concern the construction supervision fees of the South Section and mainly of the North Section of the E65 Motorway and which are then being compensated from the State. The corresponding revenues were recognized in the "Other Operating Income" (note 8).

The item "Expenditures on behalf of the Operator" includes, mainly, the charges of electricity consumption meters of the Project which, according to the Operation and Maintenance Agreement, were not transferred to the Operator. However the corresponding cost is invoiced from the Company to the Operator. The equivalent income was recognized in "Other Operating Income" (note 8).

8. OTHER OPERATING INCOME

The other operating income is analyzed as follows:

<u>Other Income</u>	<u>1.1-31.12.2025</u>	<u>1.1-31.12.2024</u>
Additional Works & Compensation of the Constructor	98,506,105	85,505,124
Independent Engineer Remuneration (Note 7)	0	1,298,500
State compensation for losses and loss of income	5,233,254	1,322,124
Revenues invoiced to the Operator	1,725,076	1,400,588
Revenues from Insurance Indemnities	159,460	0
Other income	187,574	22,200
Total	<u>105,811,469</u>	<u>89,548,536</u>

The item "State compensation for losses and loss of income" includes the corresponding compensations for the financial year 2025, due to Delay Events related to the Greek State, namely: a) for compensation of the Independent Engineer with regard to the Deferred Part B' (or "ATB"), and b) the farmers' protests that took place at the end of 2025 and obstructed the traffic.

According to the Company, the collection of the submitted compensation requests is considered certain, based on the provisions of the contracts in force.

9. FINANCIAL EXPENSES AND INCOME AND DERIVATIVE RESULTS

Financial expenses and income are analyzed as follows:

(a) Interest expense and related expenses	<u>1.1-31.12.2025</u>	<u>1.1-31.12.2024</u>
Commissions on letters of guarantee and other bank expenses	249,471	240,513
Financial cost on leasing contracts	4,558	5,180
Transfer (recycling) of derivative settlement losses to the results	8,170,283	3,439,118
Total financial expenses	<u>8,424,312</u>	<u>3,684,811</u>
(b) Interest income and related income	<u>1.1-31.12.2025</u>	<u>1.1-31.12.2024</u>
Interest from deposits	685,208	1,171,052
Total financial income (a)	<u>685,208</u>	<u>1,171,052</u>
(c) Derivative results	<u>1.1-31.12.2025</u>	<u>1.1-31.12.2024</u>
Valuation of derivative financial instruments	7,278,786	(1,041,589)
Losses from valuation of financial instruments	<u>7,278,786</u>	<u>(1,041,589)</u>

The item "Transfer (recycling) of derivative settlement losses to the results" for the financial year 2025, amounting to € 8,170,283 (2024: € 3,439,118) relates to the accrued amount of the reclassification from the Cash Flow hedge reserve under the interest rate swap contracts that the Company has concluded in order to minimize the exposure to interest rate risk in respect of its bank related bond loans (Note 24).

Also, during the year 2025, interest, loan costs and commissions for letters of guarantees were paid amounting to € 22,237,100 (€ 32,357,176 in 2024), amounts that are fully offset with the collection of the operation support received by the Company from the Greek State.

The item "Valuation of financial derivative instruments" depicts the valuation difference of the embedded asset derivative for the year ended 31 December 2025 (loss) amounting to € 7,278,786 (2024: profit of € 1,041,589). The change in the valuation is mainly due to the increase of the estimated future interest rates of the Greek State bonds on 31 December 2025 compared to 31 December 2024, which were used for the discounting of the future receivable amounts relating to the Operation Support which reflect the estimated outflows of the IRS derivative instrument.

10. TANGIBLE FIXED ASSETS

The tangible fixed assets are analyzed as follows for the years ended on 31st of December 2025 and 2024:

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	Premises and premises' facilities	Technology & Mechanical equipment	Vehicles	Other equipment	Assets under construction and prepayments for acquisition of assets	Total
<u>Acquisition value</u>						
1 January 2025	374,290	21,236	1,478,916	2,850,548	296,628	5,021,618
Additions	0	0	0	46,690	6,800	53,490
Transfers	6,800	0	0	0	(6,800)	0
31 December 2025	381,090	21,236	1,478,916	2,897,238	296,628	5,075,107

Accumulated depreciation and impairment

1 January 2025	(207,533)	(21,235)	(1,057,119)	(2,236,808)	0	(3,522,695)
Depreciation	(33,697)	(241)	(135,725)	(162,200)	0	(331,863)
Revisions	(1,715)	1,076	0	534	0	(105)
31 December 2025	(242,946)	(20,400)	(1,192,844)	(2,398,474)	0	(3,854,663)

Net book value

31 December 2025	138,145	836	286,072	498,764	296,628	1,220,444
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	Premises and premises' facilities	Technology & Mechanical equipment	Vehicles	Other equipment	Assets under construction and prepayments for acquisition of assets	Total
<u>Acquisition value</u>						
1 January 2024	5,867,824	21,236	1,478,916	2,829,205	288,028	10,485,209
Additions	78,501	0	0	21,343	8,600	108,444
Transfers	(5,572,035)	0	0	0	0	(5,572,035)
31 December 2024	374,290	21,236	1,478,916	2,850,548	296,628	5,021,618

Accumulated depreciation and impairment

1 January 2024	(1,042,180)	(21,235)	(910,908)	(2,060,937)	0	(4,035,260)
Depreciation	(354,026)	0	(146,211)	(175,871)	0	(676,108)
Transfers	1,188,673	0	0	0	0	1,188,673
31 December 2024	(207,533)	(21,235)	(1,057,119)	(2,236,808)	0	(3,522,695)

Net book value

31 December 2024	166,757	1	421,796	613,740	296,628	1,498,922
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The Company's Management estimates that on 31st December 2025 there is no evidence of impairment of its tangible fixed assets.

11. INTANGIBLE ASSETS

The intangible assets are analyzed as follows for the year ended on the 31st of December 2025 and 2024:

	State's Concessions	PC Software	Total
<u>Acquisition cost</u>			
1 January 2025	484,492,467	998,409	485,490,876
Additions	0	40,913	40,913
Transfers	0	0	0
31 December 2025	484,492,467	1,039,322	485,531,789
<u>Accumulated amortization and impairment</u>			
1 January 2025	(168,766,148)	(850,788)	(169,616,936)
Amortization	(24,272,572)	(80,755)	(24,353,326)
Transfers	0	0	0
31 December 2025	(193,038,720)	(931,543)	(193,970,262)
<u>Net book value</u>			
31 December 2025	291,453,747	107,779	291,561,526
	State's Concessions	PC Software	Total
<u>Acquisition cost</u>			
1 January 2024	478,920,432	934,333	479,854,765
Additions	0	64,076	64,076
Transfers	5,572,035	0	5,572,035
31 December 2024	484,492,467	998,409	485,490,876
<u>Accumulated amortization and impairment</u>			
1 January 2024	(143,628,017)	(724,524)	(144,352,541)
Amortization	(23,949,458)	(126,264)	(24,075,722)
Transfers	(1,188,673)	0	(1,188,673)
31 December 2024	(168,766,148)	(850,788)	(169,616,936)
<u>Net book value</u>			
31 December 2024	315,726,319	147,621	315,873,940

The Management of the Company estimates that on the 31st December of 2025, there are no indications for impairment of the value of its intangible assets. The Company's intangible assets are subject to liens in favor of the Project Lenders. More information is provided in note 25.

The fair value of the intangible Right resulting from the Concession Agreement was determined on the amount of € 478,920,432 after the deduction of the State's Financial Contribution which amounts to €532,104,678.

Important Terms of the Concession Agreement

- ▶ Concession Period: 2007-2037 (30 years)
- ▶ Contractual Return: Collection of tolls from the users and right to commercially operate the Motorist Service Stations and other spots or areas of the Project
- ▶ Financial Contribution of the Greek State: Yes
- ▶ Terms for renewal and termination of the agreement:

Renewal up to 3 years in case of not achieving the Performance Basis.

Termination of the agreement due to denouncement on behalf of the Greek State or the Concessionaire party due to a Default Event

- ▶ Maintenance expenditures: Obligation for maintenance services (heavy maintenance and other regular or extraordinary maintenance) and restoration of the infrastructure according to a pre-specified condition in order to be delivered to the Concessionaire prior to the expiration of the concession agreement
- ▶ Changes in the agreement which occurred during the period: They do not exist.

12. RIGHT-OF-USE ASSETS

Right-of-use of assets for the period ended on 31st of December 2025 and on 31st of December 2024 are analyzed as follows:

	Buildings & Installations	Transportation Means	Total
<u>Book value</u>			
1 January 2025	78,640	118,133	196,773
Additions	0	40,450	40,450
31 December 2025	78,640	158,583	237,223
<u>Accumulated amortization and impairment</u>			
1 January 2025	(32,295)	(111,014)	(143,309)
Amortization	(3,565)	(22,431)	(25,996)
31 December 2025	(35,860)	(133,445)	(169,305)

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Net book value

31 December 2025	42,780	25,138	67,918
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	Buildings & Installations	Transportation Means	Total
<u>Book value</u>			
1 January 2024	78,640	115,241	193,881
Additions	0	2,892	2,892
31 December 2024	78,640	118,133	196,773

**Accumulated amortization and
impairment**

1 January 2024	(28,730)	(90,308)	(119,038)
Amortization	(3,565)	(20,706)	(24,271)
31 December 2024	(32,295)	(111,014)	(143,309)

Net book value

31 December 2024	46,345	7,119	53,464
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The Company rents buildings (offices) to serve its operations and uses them either as head offices. Also, the Company rents passenger vehicles that are used for the purposes of operation and maintenance of the Project. Leases of offices have a duration of 2 to 14 years. These contracts usually include the right to extend the contract while in some cases, the expiration date of the contract (to determine the duration of the contract) was the expiration of the concession agreement on the basis that there will be a continuous presence for the aforementioned period. Vehicle lease agreements last up to 3 years.

13. TRADE AND OTHER RECEIVABLES

The trade receivables of the Company are analyzed as follows:

	<u>31.12.2025</u>	<u>31.12.2024</u>
Customers	13,344,685	12,402,472
Doubtful customers	3,485,383	3,474,919
Minus: Provision for doubtful trade receivables	(3,457,776)	(3,440,776)
Total	<u>13,372,291</u>	<u>12,436,614</u>

The movement of the provision for doubtful receivables is the following:

Provision for bad debt 31.12.2023	3,415,776
Additional provision in the year	25,000
Provision for bad debt 31.12.2024	3,440,776
Additional provision in the year	17,000
Provision for bad debt 31.12.2025	3,457,776

The trade receivables are depicted at their nominal value, after provisions made for any non-collected balances based on the model of the expected credit losses as introduced by IFRS 9.

At each date of the financial statements, all overdue or doubtful receivables are being assessed in order to determine the necessity of any provision for doubtful receivables.

The maturity of the above receivables is presented below:

	Neither overdue, nor impaired	Below 6 months	6 -12 months	12 - 24 months	Over 24 months	Total
31.12.2025	4,701,502	24,675	2,134,773	713,013	9,256,103	16,830,066
Provision for impairment	0	0	0	0	(3,457,776)	(3,457,776)
31.12.2024	2,191,984	4,527,371	837,077	2,792,273	5,528,682	15,877,387
Provision for impairment	0	0	0	0	(3,440,776)	(3,440,776)

Of the above balance recorded in the balance items "Non overdue or impaired", the largest amount concerns withheld State guarantees as well as interoperability customers for toll crossings. The amounts included in the column, over 24 months, mainly concern receivables from the construction J/V, that are expected to be collected from the State.

During the year 2025, the Company made an additional provision for doubtful receivables amounting to € 17,000 and the total amount as at 31.12.2025 accounted for € 3,457,776 (2024: € 3,440,776) and concerns amounts from crossing violations, for which the Company estimates and at the same time anticipates a very low probability of collection.

14. RECEIVABLES / LIABILITIES FROM CONTRACTS WITH CUSTOMERS

The Company's receivables from contracts with customer are analyzed as follows:

	31.12.2025	31.12.2024
Receivables from other contracts with customers	3,424,896	3,929,298
Total	3,424,896	3,929,298

Receivables from contracts with customers mainly concern non-invoiced revenue for toll booths for other motorways other than the Central Greece Motorway for the month of December.

The Company's liabilities arising from contracts with customers are analyzed as follows:

	<u>31.12.2025</u>	<u>31.12.2024</u>
Customer advances	459,269	366,099
Total	<u>459,269</u>	<u>366,099</u>

Liabilities from contracts with customers relate to advances from customers who own a transponder.

15. ADVANCES AND OTHER RECEIVABLES

Advances and Other receivables are analyzed as follows:

Advances and other short-term non-financial receivables	<u>31.12.2025</u>	<u>31.12.2024</u>
Advances to suppliers	10,596	38,386
VAT to be refunded - offsetting	1,534,506	5,733,713
Other non-financial receivables	1,924,604	1,230,523
Total (a)	<u>3,469,706</u>	<u>7,002,622</u>
Other short-term financial receivables	<u>31.12.2025</u>	<u>31.12.2024</u>
Compensation receivables from the State based on a Concession Agreement	7,488,761	10,104,805
Receivable from Operation Support	5,885,458	7,615,261
Other receivables	7,972,936	8,617,034
Total (b)	<u>21,347,154</u>	<u>26,337,100</u>

The item "Compensation receivables from the State based on a Concession Agreement" records compensation for loss of revenue either due to non-operation of toll stations or due to the events in relation to the farmers' protests (see detailed note 8).

16. CASH & CASH EQUIVALENTS

The cash and cash equivalents are analyzed as follows:

	<u>31.12.2025</u>	<u>31.12.2024</u>
Cash and reserves from toll stations	399,962	521,173
Project Accounts in EUROBANK S.A.	59,256,356	65,094,396
Total	<u>59,656,318</u>	<u>65,615,569</u>

Sight deposits concern the Project's accounts at EUROBANK SA.

17. SHARE CAPITAL

The share capital of the Company, which is fully paid, amounts to 6,000,000 euros and consists of 6,000,000 common registered shares worth of 1,00 (one) euro each.

18. RESERVES

The movement of reserves is presented below:

	Reserves based on law and articles of association	Reserve from bonus share program	Reserve of cash flows hedging	Actuarial study reserve	Total
Balance 31 December 2023	<u>518,780,746</u>	<u>0</u>	<u>(48,568,076)</u>	<u>(1)</u>	<u>470,212,669</u>
Formation of a tax-free reserve in relation to the tax amortization of the Public Financial Contribution corresponding to the financial year	5,329,790	0	0	0	5,329,790
Loss from settlement of derivatives	0	0	(3,439,118)	0	(3,439,118)
Transfer (recycling) of loss from settlement of derivatives into the results	0	0	3,439,118	0	3,439,118
Change in the valuation of cash flow hedging derivatives	0	0	2,037,563	0	2,037,563
Share-based benefits	0	19,654	0	0	19,654
Other reserves from actuarial gains/losses from defined benefit plans	0	0	0	(44)	(44)
Deferred tax of derivatives	0	0	(448,264)	0	(448,264)
Balance 31 December 2024	<u>524,110,536</u>	<u>19,654</u>	<u>(46,978,777)</u>	<u>(45)</u>	<u>477,151,368</u>

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Formation of a tax-free reserve in relation to the tax amortization of the Public Financial Contribution corresponding to the financial year	3,197,874	0	0	0	3,197,874
Loss from settlement of derivatives	0	0	(8,170,283)	0	(8,170,283)
Transfer (recycling) of loss from settlement of derivatives into the results	0	0	8,170,283	0	8,170,283
Change in the valuation of cash flow hedging derivatives	0	0	17,188,873	0	17,188,873
Share-based benefits	0	16,118	0	0	16,118
Other reserves from actuarial gains/losses from defined benefit plans	0	0	0	(164)	(164)
Deferred tax of derivatives	0	0	(3,781,552)	0	(3,781,552)
Balance 31 December 2025	527,308,410	35,772	(33,571,456)	(209)	493,772,517

1) *Tax Free Reserve of Law 3555/2007*

The Company, according to the Article 36.1.7 of the Concession Agreement, amortizes for tax purposes the aggregate cost of the investment including the interest charges of the Period T1. The part of the Financial Contribution of the Greek State that corresponds to the construction cost of the fiscal year and specifically to the recorded amortization charges of the cost, is being deducted from the said amortization as proportional to the year's capital subsidy (according to article 36.1.2 of the Concession Agreement). The amount of the proportional to the year capital subsidy which was restated according to the above is being transferred to a tax-free reserve account. In case of distribution, the reserve of the Financial Contribution of the Greek State will be taxed according to the tax rate which will be effective at the time of distribution to the shareholders.

2) *Hedging Reserve*

The hedging reserve is being used for the recording of profit or losses from derivative financial instruments, which can be designated as derivatives for the hedging of future cash flows (cash flow hedges). The non-effective part of the change of the derivative financial instruments is being transferred to the Statement of Other Comprehensive Income.

3) *Share-based Payments – Bonus Share Plan*

The Ordinary General Meeting of the Company on June 20, 2023 of the parent company GEK TERNA S.A. approved the Remuneration Policy, which included a plan regarding the distribution of up to three million six hundred thousand (3,600,000) treasury shares, subject to the achievement of specific targets or the occurrence of specific events. The plan was established for the four-year period 2023-2027.

The Board of Directors of GEK TERNA S.A. was authorized to further determine the beneficiaries, the manner of exercising the right and the terms of the plan, as well as to regulate all relevant procedural matters for the implementation of the resolution.

The Board of Directors of GEK TERNA S.A., at its meeting of 18.01.2024, in implementation of the aforementioned decision of the General Meeting of Shareholders, accepted the recommendation of the Nomination and Remuneration Committee, the terms of implementation of the Programme, as well as the Criteria - Objectives of the Programme (relating to the fulfilment of market-related objectives e.g. increase in share price but also non-market related objectives such as e.g. targets for the commencement of specific concessions, construction of projects, EBITDA, debt service, etc.), as well as in relation to the allocation of shares per Criteria - Objectives.

Following the evaluation of relevant terms and conditions of the plan, the grant date of the plan to the beneficiaries was considered to be October 1, 2024.

As one part of the above plan concerned remuneration of the Company's executives, the Company applied the requirements of IFRS 2 "Share-Based Payments" for the measurement of the Plan.

Share based benefits recognized in the results of the year ended on 31.12.2025 amounted to EUR 16,118 and are included in Administrative and distribution expenses in the item "Benefits in the form of equity securities" (see note 6(c)), whereas the particular amount concerns a valuation expense.

19. PROVISIONS

The analysis of provisions is presented below:

	31.12.2025	31.12.2024
Provision for heavy maintenance	<u>0</u>	<u>75,409</u>
Total	<u>0</u>	<u>75,409</u>

The Company has a contractual obligation to maintain the granted infrastructure based on a relevant heavy maintenance planning. In addition according to the concession agreement, the Company must deliver the infrastructure to the authority granting the concession, in a defined situation at the end of the Concession Agreement. During the year the heavy maintenance works amounted to € 9,336,923 the cost of which was offset by the provision that had been formed until 31.12.2024. Furthermore in the closing year 2025, an additional provision of € 16,013,423 was formed (2024: € 11,277,006). The provision formed on 31.12.2025, was recognized by an amount of € 18,028,906 and is recorded in the accrued and other liabilities. The movement of the heavy maintenance provision is presented in the table below:

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	31.12.2025	31.12.2024
Net liability 1 January	11,352,407	14,147,121
Provision for the year	16,013,423	11,277,006
Cost of heavy maintenance works for the period	(9,336,923)	(14,071,720)
Net liability 31 December	18,028,907	11,352,407
Heavy maintenance provisions – long-term part	0	75,410
Heavy maintenance provisions – short-term part (note 23)	18,028,907	11,276,997

20. PROVISIONS FOR EMPLOYEE BENEFITS

The liabilities for the personnel indemnities were determined according to the actuarial study, which was prepared by a certified actuary.

The movement of the relative provision for the years ended on December 31, 2025 and 2024 is as follows:

	31.12.2025	31.12.2024
Net liability 1 January	1,195	561
Current employment cost	597	561
Financial Cost	33	17
Actuarial (profit)/loss	163	56
Net liability 31 December	1,988	1,195

The main actuarial assumptions used are as follows:

	31.12.2025	31.12.2024
Future salaries' increases	2.50%	2.50%
Discount rate	2.78%	2.78%
Growth rate of voluntary exits from service	0% / 1.50%	0% / 1.50%

Quantitative analysis of sensitivity concerning important actuarial assumptions:

31.12.2025

Discount rate	Effect on the provision for staff indemnity
0.50% Increase	(1,868)
0.50% Decrease	2,120

Future salaries' increases	Effect on the provision for staff indemnity
0.50% Increase	2,120
0.50% Decrease	1,867

31.12.2024

Discount rate	Effect on the provision for staff indemnity
0.50% Increase	(1,116)
0.50% Decrease	1,279

Future salaries' increases	Effect on the provision for staff indemnity
0.50% Increase	1,279
0.50% Decrease	1,116

21. INCOME TAX

Pursuant to Law 4646/2019, the Company is taxed at a nominal rate of 22% (2024: 22%).

The income tax statement is submitted to the tax authorities on an annual basis; however, the profits or losses that are being declared remain as temporary until the tax authorities audit the tax statements as well as the accounting books and elements of the tax-paying entity and until the release of the final tax audit report. According to the Concession Agreement, the tax losses to the degree they become accepted by the tax authorities may offset future earnings without any time constraint.

a) Income Tax Expense

Income tax recognized in the income statement for the year 2025 as compared to the year 2024, is analyzed as follows:

	<u>1.1 - 31.12.2025</u>	<u>1.1 - 31.12.2024</u>
Deferred Tax (expense) / income	11,017,341	7,574,624
Total Income Tax in the results	<u>11,017,341</u>	<u>7,574,624</u>

The movement of the deferred tax asset/(liability) account is as follows:

Balance, 31st December 2023	<u>35,332,775</u>
Debit / (Credit) in the results for the year	7,574,624
Debit / (Credit) to other comprehensive income	(448,252)
Balance, 31st December 2024	<u>42,459,147</u>
Debit / (Credit) in the results for the year	11,017,341
Debit / (Credit) to other comprehensive income	(3,781,552)
Balance, 31st December 2025	<u>49,694,936</u>

Below there is the reconciliation of the income tax and the accounting profit multiplied by the applicable tax rate.

	<u>1.1 - 31.12.2025</u>	<u>1.1 - 31.12.2024</u>
Gain/(Loss) before income tax	<u>(18,932,709)</u>	<u>(7,813,693)</u>
Nominal tax rate	22%	22%
(Expense) / Income of Income Tax based on the applicable nominal tax rate	<u>4,165,196</u>	<u>1,719,012</u>
Tax on non-deductible tax expenses	(33,000)	(33,000)
Recognition of income on tax losses of previous years	1,031,994	35,460
Tax- exempt results	5,853,151	5,853,151
Actual (Expense) / Income Tax	<u>11,017,341</u>	<u>7,574,623</u>

Based on the current legislation as well as the relevant circulars issued by the Governor of Independent Authority for Public Revenue (IAPR), a five-year statute of limitations applies to the right of the Greek State to impute taxes, unless there are special provisions regarding the 10-year, 15-year and 20-year statute of limitations to be applied, except for special cases defined in the relevant provisions of Tax Procedure Code. Based on the above, the Greek State's right to impute additional taxes up to and including the financial year ended on December 31, 2019, has elapsed, according to the general rule.

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It should be noted that the Company, on a non-compulsory basis, assigns the issuance of the Tax Certificate according to Law 4410/2016 to the Statutory Auditor every year. The audit concerning the tax certificate for the financial year 2025 is in progress and the relevant tax certificate is expected to be granted after the publication of the annual financial statements of 31.12.2025. The management does not expect any tax liabilities to arise beyond those recorded and depicted in the financial statements.

b) Deferred Tax

The deferred income tax is calculated upon all temporary tax differences between the accounting value and the tax basis of the assets and liabilities. The calculation is being performed with the use of the expected effective tax rate at the maturity time of the tax receivable / liability.

The Company, for the closing fiscal year 2025, recognized a deferred tax asset of € 168,660,006 (2024: € 175,222,746) for the reported tax losses that arise mainly from the accelerated depreciation of the construction cost of the Project, tax losses which, under the Concession Agreement, will offset future profits without a time limit. From the approved Financial Model, it appears that until the end of the concession period, i.e., 2037, there will be taxable profits against which cumulative tax losses can be offset.

Deferred taxes (receivable and liability) for the years 2025 and 2024 are analyzed as follows:

	Statement of financial position		Net Profit (Debit) / Credit	Other Total Income (Debit) / Credit
	31.12.2025	31.12.2024	1.1 – 31.12.2025	1.1 – 31.12.2025
Deferred tax asset				
Provisions	3,966,363	2,497,530	1,468,834	0
Tax-recognized losses	168,660,006	175,222,746	(6,562,740)	0
Accrued expenses	7,870	4,323	3,547	0
Recognition of leases	5,239	3,972	1,267	0
Employee benefits liabilities	437	263	174	0
Deferred tax liability				
Derivative financial instruments	(29,692)	353,065	3,398,795	(3,781,552)
Intangible assets	(120,901,400)	(133,031,071)	12,129,671	0
Trade receivables	(2,005,118)	(2,582,912)	577,794	0
Trade and other liabilities	(8,769)	(8,769)	0	0
Deferred tax on net profits / other comprehensive income			11,017,341	(3,781,552)
Net Deferred Income Tax Receivable / (Liability)	49,694,936	42,459,146		

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	Statement of financial position		Net Profit (Debit) / Credit	Other Total Income (Debit) / Credit
	31.12.2024	31.12.2023	1.1 – 31.12.2024	1.1 – 31.12.2024
Deferred tax asset				
Derivative financial instruments	353,065	282,654	518,675	(448,264)
Provisions	2,501,852	3,112,367	(610,515)	0
Tax-recognized losses	175,222,746	180,401,959	(5,179,213)	0
Recognition of leases	3,972	4,984	(1,012)	0
Employee benefits liabilities	263	123	128	12
Deferred tax liability				
Intangible assets	(133,031,071)	(146,122,362)	13,091,291	0
Trade receivables	(2,582,912)	(2,257,524)	(325,388)	0
Trade and other liabilities	(8,769)	(89,427)	80,658	0
Deferred tax on net profits / other comprehensive income			7,574,624	(448,252)
Net Deferred Income Tax Receivable / (Liability)	42,459,146	35,332,774		

22. TRADE LIABILITIES

The "Trade Liabilities" account as of December 31, 2025 and December 31, 2024, in the attached financial statements, is analyzed as follows:

	31.12.2025	31.12.2024
Domestic suppliers	42,112,063	39,031,923
Foreign suppliers	1,980	13,800
Total	42,114,043	39,045,723

The "Domestic Suppliers" account includes amounts in relation to current construction works of the southern and northern sections of E65 payable to the construction joint venture.

23. ACCRUED AND OTHER LIABILITIES

	31.12.2025	31.12.2024
Other long-term non-financial liabilities		
Liabilities from construction contracts	21,734,714	52,288,368
	21,734,714	52,288,368

This item includes the recognition of the obligation for construction on the basis of the amended Concession Agreement regarding the new section of E65 motorway under construction from I/C Trikala – I/C Grevena and I/C Grevena – I/C Egnatia (North Section E65). The Company, according to the input method, recognized

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on December 31, 2025 a financial asset of EUR 682,724,559, which is reduced by the amount of the collected financial contribution of EUR 704,459,273. For classification purposes, the credit difference of EUR 21,734,714 is recorded as liability in the Statement of Financial Position. In more detail, the relevant items are presented in the following table:

	<u>31.12.2025</u>	<u>31.12.2024</u>
Recognition of a financial asset (under the input method)	682,724,559	588,016,387
Financial Contribution receivable	(704,459,273)	(640,304,755)
Asset / (Liability)	<u>(21,734,714)</u>	<u>(52,288,368)</u>

	<u>31.12.2025</u>	<u>31.12.2024</u>
Accrued and other short-term financial liabilities		
Accrued expenses for the period	588,941	1,412,400
Various creditors	489,587	779,053
	<u>1,078,528</u>	<u>2,191,453</u>

	<u>31.12.2025</u>	<u>31.12.2024</u>
Other short-term non-financial liabilities		
Liabilities from taxes and duties	1,995,637	3,529,977
Liabilities from VAT	1,691,027	7,449,147
Social security organizations	14,747	19,310
Provision for heavy maintenance	18,028,906	11,276,998
	<u>21,730,318</u>	<u>22,275,431</u>

The accrued expenses for the year are analyzed as follows:

	<u>31.12.2025</u>	<u>31.12.2024</u>
Third party fees accrued	541,971	1,183,309
Third party benefits accrued	0	186,310
Various expenses	46,970	42,781
Total	<u>588,941</u>	<u>1,412,400</u>

Other taxes and duties are analyzed as follows:

	<u>31.12.2025</u>	<u>31.12.2024</u>
Subcontractors tax	918,875	1,390,796
Interest tax	1,053,598	2,120,768
Payroll tax	15,965	10,855
Taxes - Duties of third party fees	7,199	7,558
Total	<u>1,995,637</u>	<u>3,529,977</u>

24. LOANS

Long-term loans in the attached financial statements are analyzed as follows:

	<u>31.12.2025</u>	<u>31.12.2024</u>
Long-Term Loans	339,036,790	359,606,800
Less: Long-term borrowings payable within the next 12 months	(16,421,375)	(14,425,975)
Long-term part of loans	<u>322,615,415</u>	<u>345,180,825</u>

The financial liabilities are analyzed as follows:

Accrued and other short-term financial liabilities	<u>31.12.2025</u>	<u>31.12.2024</u>
Bank bond loans	298,281,898	315,581,690
Liabilities towards related parties	24,333,517	29,599,135
Total	<u>322,615,415</u>	<u>345,180,825</u>

The maturity dates of the Bond Loans granted by banks are the following:

	<u>31.12.2025</u>	<u>31.12.2024</u>
Between 1 and 2 years	21,672,030	19,090,311
Between 3 and 5 years	55,685,594	44,607,528
Over 5 years	220,924,274	251,883,851
Total	<u>298,281,898</u>	<u>315,581,690</u>

Bond Loans granted from banks

The Company has signed a bond loan agreement of EUR 470,914,635 (including the VAT related bridge-loan of EUR 19,200,000). More analytically, the following categories of loans exist:

Project Facilities. The Company issued the bond loans and collected the respective proceeds in order to finance its needs for the Approved Project Costs during the Construction Period T1. These loans are being repaid at each Repayment Date according to the current amortization schedule stipulated in the Common Terms Agreement.

VAT Facility: The Company collected the VAT bond rollover facility in order to cover its liabilities for the payment of the due and payable VAT of the construction cost during the Construction Period T1, which has been repaid.

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The balances and repayments of loans, excluding the VAT Loan, for the year ended on 31st December 2025, are analyzed as follows:

BANK	BALANCE 31.12.2024	REPAYMENTS	BALANCE 31.12.2025
ALPHA BANK	87,221,728	4,919,816	82,301,912
EUROBANK SA	39,728,864	2,240,946	37,487,918
NATIONAL BANK OF GREECE	30,335,249	1,711,091	28,624,158
PIRAEUS BANK	98,743,504	5,504,516	93,238,988
NOVO BANCO S,A, LUXEMBOURG BRANCH	45,463,875	2,564,433	42,899,442
INSTITUTO DE CREDITO OFICIAL	12,991,906	569,814	12,422,092
AGRICULTURAL BANK OF GREECE	12,991,906	569,813	12,422,093
TOTAL	327,477,032	18,080,429	309,396,603

In the above table, the accrued interest, amounting to 41,048 Euros, is not included.

Subordinated Debt towards Shareholders

Regarding the obligations to affiliated companies, they concern the Subordinated Debt provided by the Shareholders to the Company, based on the Concession Agreement. Moreover, following successive transactions, all these loans had been transferred to the parent company GEK TERNA SA.

The terms of the Subordinated Bond Loan remained unchanged.

The Subordinated Debt to GEK TERNA MOTORWAYS S.M.S.A. and its movement during the year 2025 is analyzed in the following table.

	Balance 31.12.2024	Interest	Repayments	Balance 31.12.2025
GEK TERNA MOTORWAYS S.M.S.A. (principal)	32,082,457	0	(2,483,319)	29,599,138
GEK TERNA MOTORWAYS S.M.S.A. (interest)	0	2,214,539	(2,214,539)	0
TOTAL	32,082,457	2,214,539	(4,697,858)	29,599,138

Of the above total amount of interest and capital due on the 31st of December 2025, an amount of € 5,265,618 will be repaid, if cash liquidity exists, within the year 2026 and for this reason, it has been classified in the short-term liabilities under the item "Short-term liabilities to affiliated companies".

25. DERIVATIVE FINANCIAL INSTRUMENTS

25.1 Receivables from Derivatives

The movement of the derivative financial instruments is as follows:

Balance of receivable 31.12.2023	61,001,122
Operating Support – Proceeds related to Interest Rate Swap Derivatives (note 9)	(3,399,202)
Derivative Valuation (note 9)	1,041,589
Balance of receivable 31.12.2024	58,643,509
Operating Support – Proceeds related to Interest Rate Swap Derivatives (note 9)	(8,170,283)
Derivative Valuation (note 9)	(7,278,786)
Balance of receivable 31.12.2025	43,194,440

The above amount was separated according to the maturity of the relevant amounts, between long-term and short-term as presented below:

	<u>31.12.2025</u>	<u>31.12.2024</u>
Derivative financial instruments-long term part	34,847,951	50,558,210
Derivative financial instruments-short term part	8,346,488	8,085,299
Total	43,194,440	58,643,509

Derivative financial instruments and Operation Support

According to article 25 of the concession agreement, as of January 1, 2016, the Greek State has undertaken to provide Operation Support to the Company to cover its expenses in every Calculation Period, to the extent that they are not covered by its own revenues. The Calculation Period is defined as each successive six-month period (beginning January 1 and July 1 of each year) and the Operation Support for each calculation period is the difference between the sum of the eligible project costs and the distributable performance basis net of the net revenues of that period. No later than twenty (20) days before the end of each Calculation Period, the Company shall submit to the State the Support Notice for the same Calculation Period, while the deposit of the corresponding amount by the State to the Acceptance Account shall be made five (5) days before the end of each Calculation Period, as specified in the Concession Agreement. From the next business day, the Company shall be entitled to unconditionally and unrestrictedly assume from the Acceptance Account the amount corresponding to the Support Notice.

The Support Notice includes the following three distinct parts: (a) a part corresponding to the eligible project expenditures, (b) a part corresponding to the distributable performance basis and (c) a part corresponding to the additional margin received by the Company's Lenders, if applicable. The eligible project expenditures mainly include the following categories: debt service, including payments arising from the semi-annual settlement of derivative financial hedging instruments (interest rate swaps), heavy maintenance costs, and operating expenses, the total of which is deducted from direct revenues for the purpose of calculating the support amount. The distributable performance basis and the additional margin are included as additional support amounts.

According to paragraph 4.3.1, 4.3.3 and 4.3.4 of IFRS 9, it is defined that an embedded derivative is a synthetic element of a hybrid (synthetic) financial instrument that also includes a non-derivative main contract, and as a result some of the cash flows of the synthetic instrument fluctuate in a manner similar to a stand-alone derivative. The embedded derivative affects some or all of the cash flows, which otherwise, based on the contract, should be modified based on a specified interest rate, price of a financial instrument, commodity price, exchange rate, price or interest rate index or other variables. A derivative that is linked to a financial instrument but under the contract it can be transferred independently of that instrument or has a different counterparty from that instrument is not an embedded derivative, but a separate financial instrument.

An embedded derivative will be separated from the main contract and accounted for as a derivative (receivable) only when the following conditions are met:

- i. The embedded derivative meets the definition of a derivative,
- ii. the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristics and risks of the main contract,
- iii. the hybrid instrument is not measured at fair value through the results (i.e. a derivative that is embedded in a financial asset or financial liability through the results is not separated). If an embedded derivative is separated, the main contract, if it is a financial instrument, shall be accounted for in accordance with this Standard and in accordance with other appropriate IAS if it is not a financial instrument.

The Company has assessed the above requirements of IFRS 9 and considered the contractual obligation to plan, construct, finance, operate and maintain the Central Greece Motorway (E65), namely the Concession Agreement, as a hybrid contract that includes an embedded derivative (the Operational Support part that covers the payments of the interest rate swap derivatives) and a non-derivative main contract, the obligations arising from the Concession Agreement. It has subsequently separated the embedded derivative from the main contract and has been treating this as a derivative (receivable).

The Company recognized the fair value of interest rate swaps (liability) on the transition date to the International Financial Reporting Standards (IFRS), namely on 1st January 2016, and recognized respectively a derivative financial item (receivable), namely the part of the Operation Support covering future payments of interest rate swaps.

The fair value of the financial receivable reflects future payments on interest rate swaps. The Company for the discounting of the future flows has taken into account the following:

- i) Future outflows as derived from the Company's financial model, which has been approved by all parties (Lenders, State, Company),
- ii.) State's credit risk as embodied in the Greek Government bond's yield curve with multiple maturities. More specifically, each future flow was discounted at the appropriate reference period (transition date, comparative period and current period) at the appropriate Greek Government bond rate. Additionally, the discount on the transition date and the comparative period was made, based on the assumptions in force at each reference date,
- iii.) Possible time difference between derivative payments and Operation Support receipt. The clearing and payment of financial interest rate swaps is carried out at the end of each six-month period up to the end of the concession. Accordingly, the Operation Support's calculation period is carried out on a six-month basis. Correspondingly, the calculation period of the Operation Support is performed on semi-annual basis. In addition, under the Concession Agreement (see above) the submission of the Support Notice is made twenty (20) days before, while the payment of the amounts is made five (5) days before the end of each calculation period, respectively. Any actual difference has been deemed not to be significant for discounted purposes.

This financial receivable has been classified in the fair value hierarchy at level 3.

Given all the above, the Company has conventionally transferred the risk arising from the liability of interest rate swaps to the Greek State. The fair value of this derivative at 31 December 2025 is € 43,194,440 (2024: € 58,643,509).

At each reporting date, the Company re-examines the financial receivable for impairment's indication. The Company assessed that there is no evidence of impairment on 31 December 2025.

According to the Concession Agreement, the Operation Support that the Company receives, constitutes gross income for the purposes of income taxation, it is not subject to tax withhold and is subject to the relevant VAT.

The requested Operation Support for the Calculation Period January 1 to June 30, 2025 amounted to EUR 28,807,392 plus VAT (1.1.-30.06.2024: EUR 25,826,835 plus VAT), and it was submitted to the State by the Company's letter dated 10/06/2025. Respectively, for the Calculation Period from 1 July to 31 December 2025 it amounted to EUR 24,522,740 plus VAT (1.7.-31.12.2024: EUR 31,730,254 plus VAT), which was submitted to the State with the Company's letter of 10/12/2025.

In each calculation period, from the total Operation Support income, the amount related to the payments for interest rate swaps is recognized as deductible from the receivable of financial derivatives, for 31 December 2025 of EUR 8,170,283 (31.12.2024: EUR 3,399,202). Subsequently, any change in the valuation of the

derivative is recognized in the results of the period presented, i.e. for 31 December 2025 an amount of EUR 7,278,786 (2024: profit of EUR 1,041,589), (Note 9).

25.2 Liabilities due to Derivatives

The Company, in order to manage the interest rate risk arising from the bond loans it has issued, it has entered into interest rate swaps, the nominal value of which changes on the basis of bank bond loans balances. The nominal value of the interest rate swaps agreed is 100% of the nominal value of the respective loans.

Interest rate swaps refer to contracts whereby the variable interest rate on loans is converted into a fixed amount over the total maturity of the loans so that the Company is protected against any interest rate hikes. The fair value of these contracts was valued by projecting the current Euribor curve on 31.12.2025 throughout the time horizon of these contracts. The valuation of their fair value at 31.12.2025 and 31.12.2024 and the breakdown, based on the maturity of the relevant amounts, in the long-term and short-term part is analyzed as follows:

	<u>31.12.2025</u>	<u>31.12.2024</u>
Derivative financial instruments-long term part	35,421,713	53,204,854
Derivative financial instruments-short term part	<u>7,637,762</u>	<u>7,043,494</u>
Total	<u>43,059,475</u>	<u>60,248,348</u>

At 31.12.2025, the above derivatives met the conditions for cash flow hedging, in accordance with the requirements of IFRS 9 and their measurement at fair values resulted into the recognition in the other comprehensive income of a profit of 17,188,873.

For more information on the movement of derivatives see Note 18. The expenses incurred in relation to the interest rate swaps contracts for the year 2025 settled at € 8,170,283 (2023: € 3,439,118).

Some additional information for the derivatives is presented below:

Type	Beginning	Ending	Interest rate of fixed part	Interest rate of floating part	Nominal amount 31.12.2025	Nominal amount 31.12.2024
Interest Rate Swaps	2008	2036	4,766%	euribor	319,438,984	331,309,444

The contracts with the counterparties define nominal amounts which change on semi-annual basis in correspondence with the net balances of the bond loans granted by the banks.

Guarantees

The Company has provided the following as security against the loans provided from the Lending Banks:

- the Company's bank accounts
- the Concession Agreement
- the Operation and Maintenance Contract
- the Design and Construction Agreement
- the Independent Engineer Agreement
- the Tolling and Supply System Agreement
- the issued letters of guarantee
- the issued insurance contracts

26. LIABILITIES FROM LEASES

Balance of 1 January 2024	97,495
Additions	2,186
Financial cost	5,180
Repayments	(33,341)
Balance of 31 December 2024	71,520
Additions	40,450
Financial cost	4,525
Repayments	(24,763)
Balance of 31 December 2025	91,732
Short-term Balance	16,197
Long-term Balance	75,535

The analysis of the maturity of the non-discounted cash flows concerning liabilities from leases is presented in the following table:

	< 1 year	1 - 5 years	Over 5 years	Total
Balance as of 31st of December 2025	16,197	75,535	0	91,732
	< 1 year	1 - 5 years	Over 5 years	Total
Balance as of 31st of December 2024	28,495	20,013	23,012	71,520

The amounts that are recognized in the statement of comprehensive income are the following:

	<u>31.12.2025</u>	<u>31.12.2024</u>
Amortization of right-of-use fixed assets	25,996	24,270
Interest expense related to liabilities from leases	4,525	5,180
Total amount that is recognized in the statement of comprehensive income	30,521	29,450

27. TRANSACTIONS WITH RELATED PARTIES

The nature of transactions with the related parties concerns the following:

a) Transactions	<u>1. 1 - 31.12.2025</u>		<u>1. 1 - 31.12.2024</u>	
	Purchases / expenses	Sales of services	Purchases / expenses	Sales of services
Parent Company				
GEK TERNA SA	35,248,520	1,757,674	38,675,962	1,400,588
GEK TERNA MOTORWAYS MAE	2,214,538	0	2,432,238	0
Group's Companies				
J/V E65	193,214,276	0	190,463,352	1,518,500
NEA ODOS SA	103,846	42,231	87,953	36,233
HERON THERMOELECTRIC SA	1,696,922	0	1,377,232	0
TERNA SA	0	4,664	15,277	0
NEW ATTIKI ODOS CONCESSION	109,884	8,834	25,401	1,860
OLYMPIA ODOS	5,433	188,466	25,401	1,860
Total	232,593,420	2,001,869	233,077,415	2,957,181

b) Amounts of unpaid balances	<u>31.12.2025</u>		<u>31.12.2024</u>	
	Liabilities	Receivables	Liabilities	Receivables
Parent Company				
GEK TERNA SA	12,510,983	1,746,309	15,520,971	1,579,969
Group's Companies				
GEK SERVICES SA	0	40,008	0	0
JV E65	27,954,349	29,268,965	22,066,256	43,739,469
NEA ODOS SA	243,887	487,568	417,074	2,226,824
HERON THERMOELECTRIC SA	388,430	35,145	426,220	35,151
TERNA SA	821,456	0	1,021,562	0
NEW ATTIKI ODOS CONCESSION	254,348	0	25,401	182,269
OLYMPIA ODOS	48,149	0	0	0
Total	42,221,601	31,577,995	39,477,483	47,763,683

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c) Loans from related parties	31.12.2025		31.12.2024	
	Interest payable	Amount of liability	Interest payable	Amount of liability
GEK TERNA MOTORWAYS MAE	0	29,599,315	4,674	32,077,780
Total	0	29,599,315	4,674	32,077,780

The interest expenses of the Subordinated Debt for the years ended on 31st December 2025 and 31st December 2024 amounted to € 2,214,538 and € 2,432,237 respectively.

d) Fees to administrative directors	31.12.2025	31.12.2024
Fees to management's senior members	98,000	88,000

28. AUDITORS' FEES

	31.12.2025	31.12.2024
Total Auditors' Fees	37,500	35,500

The above fees relate to the ordinary audit, tax audit and other eligible services of the audit firm Grant Thornton Certified Public Accountants Societe Anonyme.

For the year ended 31 December 2025, the fees relating to eligible non-audit services (excluding ordinary audit services and optional tax audit) of the audit firm performing the audit of the Company's financial statements amount to € 10,000 (2024: € 8,000).

29. COMMITMENTS AND CONTINGENT LIABILITIES

i) Pending Litigations – Legal Cases

The Management of the Company as well as its legal counselors estimate that there are no legal or under arbitration differences of judicial or arbitration bodies that may have a material effect on the financial statements, the financial position or the results of the Company's operation. In this context the Company has not proceeded with any necessary provisions.

ii) Letters of Guarantee

	31.12.2025	31.12.2024
Letter of Guarantee of Maintenance Operations	4,084,287	3,975,304
Letter of Guarantee of South Section Construction Studies	1,528,675	1,528,675
Letter of Guarantee for Good Execution PB2T1	355,691	355,691
Letter of Guarantee for Good Execution PB2T2	3,275,000	3,275,000
Letter of Guarantee of North Section Construction Studies	22,107,083	22,107,083
Letter of Guarantee for Good Execution PB2T2	1,902,375	1,902,375
Letter of Guarantee for Good Execution PB2T2	258,750	258,750
Letter of Guarantee for Good Execution PB2T2	1,902,375	1,902,375
Letter of Guarantee for Good Execution PB2T2	1,902,375	1,902,375
Letter of Guarantee for Good Execution PB2T2	1,902,375	1,902,375
Letter of Guarantee for Good Execution PB2T2	1,603,863	1,603,863
Letter of Guarantee for Good Execution PB2T2	1,902,375	1,902,375
Letter of Guarantee for Good Execution PB2T2	1,603,863	0
Letter of Guarantee for Good Execution PB2T2	1,603,863	0
Letter of Guarantee for Good Execution PB2T2	1,603,863	0
Letter of Guarantee for Good Execution PB2T2	1,603,863	0
Total	49,140,676	42,616,241

The above Letters of Guarantee have been submitted to the Ministry of Infrastructure and Transport and have been issued and fully covered by the exclusive corporate guarantee of GEK TERNA SA, i.e. the shareholder.

iii) Receivables from leases – As lessor

The minimum future receivable leases according to irrevocable operating leasing agreements on 31st December 2025 and 2024 are presented as follows:

	31.12.2025	31.12.2024
Within 1 year	40,355	45,296
From 2 to 5 years	161,432	95,509
Over 5 years	282,544	221,793
Total future operating lease receivables	484,331	362,598

30. EVENTS AFTER THE REPORTING PERIOD

From the end of the closing year until the preparation date of the Financial Statements, no events have occurred that affect the Financial Statements of the closing year and should be referred to.

Athens, 21 May 2026

THE CHAIRMAN
OF THE BOARD OF DIRECTORS

EMMANUEL VRAILAS
ID NO.: AK 837985

THE CHIEF FINANCIAL OFFICER

KONSTANTINOS KONSTANTINIDIS
ID NO.: X670038

THE CHIEF EXECUTIVE OFFICER

RODIANOS ANTONAKOPOULOS
ID NO.: AM 543985

THE ACCOUNTING MANAGER

IOANNIS MARINOPOULOS
ID NO.: Ε448367