ΟΛΠ
PIRAEUS PORT
AUTHORITY S.A.

ANNUAL FINANCIAL REPORT 2014

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FOR THE YEAR ENDED DECEMBER 31, 2014

(IN ACCORDANCE WITH THE L. 3556/2007)

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Index to the Annual Financial Report

ΟΛΠ PIRAEUS PORT AUTHORITY S.A.

STATEMENTS OF THE MEMBERS OF THE BOARD OF DIRECTORS

(in accordance with article 4 par. 2 of L. 3556/2007)

The Board of Directors Members of the Company "Piraeus Port Authority Societé Anonyme" and trade title "PPA S.A." (hereinafter referred to as "Company" or as "PPA") and the undersigned

1. Georgios Anomeritis, President of the Board of Directors and CEO
2. Vasileios Georgiou, Member of the Board of Directors and
3. Georgios Papadopoulos, Member of the Board of Directors

In our above-mentioned capacity and as specifically appointed by the Board of Directors of the Company, we state and we assert that to the best of our knowledge:

(a) the financial statements of the Company of the societe anonyme company under the name "Piraeus Port Authority Societe Anonyme" and trade title "PPA S.A." for the period from January 1, 2014 to December 31, 2014, which were compiled according to the applicable International Financial Reporting Standards, provide a true and fair view of the assets and the liabilities, the equity and the results of the period of the Company, according to that stated in paragraphs 3 to 5 of article 4 of the L.3556/2007 and the relevant executive Decisions of the Board of Directors of the Capital Market Commission.

(b) the annual Report of the Board of Directors of the Company provide a true and fair view the evolution, the achievements and the financial position of the Company, including the description of the main risks and uncertainties they face and relevant information that is required according to paragraphs 6 to 8 of article 4 of the L. 3556/2007, and the relevant executive Decisions of the Board of Directors of the Capital Market Commission.

Athens, March 30, 2015

Georgios Anomeritis	**Vasileios Georgiou**	**Georgios Papadopoulos**
President of the Board of Directors and CEO I.D No AZ 553221	Member of the Board of Directors I.D No Ξ 125903	Member of the Board of Directors I.D No AZ 526804

ANNUAL REPORT OF THE BOARD OF DIRECTORS of the Company "PIRAEUS PORT AUTHORITY S.A." with the distinctive title "P.P.A SA"

(according to the provisions of paragraph 6 of article 5 of Law 3556/2007)

On the Financial Statements of the Financial Year from 1st January until 31st December 2014

The present report of the Board of Directors was compiled and is in accordance with the statute 2190/1920, law 3556/2007 and the subsequent administrative decisions of the Capital Market Commission and particularly the decision 7/448/11-10-2007 of its Board of Directors.

The report aims to inform investors about:

- The financial status, results and the general prospects of the company for the aforementioned period as well as changes made in its assets.
- The most important events that took place in the current financial period and their effect on the financial reports
- The strategy and the business plan of the Company and its investment plan that supports its strategy and business plan.
- The risks and uncertainties that might arise for the company within 2015
- The transactions made between the company and any affiliated entities.

Main Activities of the Company

The main activities of the Company are provision of harbour to ships, cargo stevedoring & storage services, car stevedoring services & storage and services provided to cruise and coastal passengers.

In addition the Company provides auxiliary services to ships (water, electricity, waste management, dry docking etc) and consents land space against fee.

Main activities of subsidiary companies

The main activities of the subsidiary DEVELOPMENT OF COMBINED TRANSPORTATIONS, PORT FACILITIES AND SERVICES SA (trade name LOGISTICS PPA S.A.) are:

- The development of combined transportation operations with the establishment, construction and operation of a freight hub in the Attica region in conjunction with the rail infrastructure to be created starting from the Piraeus port.
- Providing services to third parties, related to combined transportation, leasing and rental of space, machinery and transportation and to conduct any relative activity and
- The provision of business advice and studies related to the development and management of port infrastructure, port services – particularly cruise services - tourist boats resorts and marine tourism.

The main activities of the subsidiary SHIP REPAIRING SERVICES SA (trade name "NAFSOLP S.A.") are:

- The organization, development, management and marketing of ship repair and related activities, particularly in the area of responsibility of the Piraeus Port
- Providing services for towing, salvage, salvage of ships and other vessels.
- The lease and exploitation of sites.
- The lease to third parties of any means or space owned by the company to run and complete, ship, repair, dismantling, salvage towing, salvage of ships and other vessels and
- Providing support services to the established in the area in accordance with No. 3901/12.7.2010 Articles of Association of the Company.

Strategy and Action Plan

It is since 2010 that PPA SA has adjusted the strategy for the development of the Company as a result of new operating standards in the port of Piraeus in the sector of containers. The concession of the operation of Pier II and of the eastern part of Pier III being then under construction to PCT SA, a subsidiary of Cosco Pacific Ltd. and the opening of Pier I by PPA in 2010, in combination with the aggravating financial crisis had a significant impact on the financial and administrative operations of the Organization. Up to 2009, when the above concession was implemented, the Organization has been nearly fully dependent in terms of revenues from container handling activity. Thereafter, the limited capacity of Pier I, the new competitive framework with two providers, as well as the complete transfer of the organization and function of human resources in the smaller Pier I have raised the imperative need for the Organization to seek additional revenue and apply a greater diversification of income for maintaining profitability in the short and long term.

After 1999 when it was transformed into an anonymous company from a legal entity of public law, PPA has decided (a) to dynamically turn to transit, (b) to be connected through railway networks, (c) to be linked to international transport companies for partnerships (MSC, COSCO), (d) to exercise a new investment attracting policy, and (e) to compete with other ports through modernization and reform. Regardless of the varying estimates in relation to the tactics that was adopted, the growth of the Organization in 2002, the entrance thereof in Athens Stock Exchange (ASE), etc., has been implemented on the basis of a strategic and developmental plan with a scope of exploiting the "divine gift" of the location of the port within Southeastern Europe, i.e. the most valuable advantage thereof of hosting the entrance gate of the port of Piraeus. The railway connection with Thriasion was also decided at that time, regardless of the delays in the implementation of the project analogous with Thriasion that should have been operational since 2005. PPA has ever since been a leading company of the public sector. Unfortunately neoliberal political dogmas have given rise to confusions with regard to the issues of "withdrawal of public ownership - privatization" and have led to conflicts and delays. The views in favor of control of the public, of the establishment of a port authority, of attracting investment through concession contracts, of the certified work, of competitiveness, of transparency and protection of the environment are key principles of the European port policy that has been perverted and that has not been given room to grow in the national port system due to the client-serving political system and to the corruptive affinity. PPA with the appropriately elaborated and documented proposals thereof will contribute positively towards a novel structure of the system and will function as a growth engine for the country and for the wider region of Piraeus.

It is from this starting point that the Authority has in 2002 elaborated a new strategic plan with two main long term objectives:

1. The gradual reduction of the almost exclusive economic dependency of the Authority from the sector of container traffic and
2. The drastic development of other sectors including new commercial sectors of activity of the Authority whilst avoiding dependence of its financial results on a single user - client.

In the above context, the new strategy of PPA is now moving in the following areas:

1. Reinforcement of the vehicle handling sector through investments in infrastructure and operational reform in order for Piraeus to maintain its leading position as a vehicle handling centre in the eastern Mediterranean.
2. Reinforcement of the cruising sector through investments in infrastructure and operational reform in order for Piraeus to become the major cruising centre in the eastern Mediterranean.
3. Development of competitive advantage in all areas of activity, through preventive application of environmental actions and implementation of quality policies so that PPA can become a pioneer in this field throughout the Mediterranean.
4. The adoption of an extrovert policy of the Authority with the active participation thereof in international organizations and institutions in order for PPA to be actively involved in the port policy forming centers at a European and international level.
5. The implementation of operational policies that shall enable long-term sustainable operation of the Authority through an adjustment of the operational structures thereof and the enhancing of effectiveness.

The implementation of the strategic plan of the Organization continued in 2014.

In the vehicle sector, the ongoing economic crisis in the European Mediterranean countries, the crisis in the Crimea, that constitutes an important final destination of transhipment of vehicles via Piraeus and the decrease in the average price of fuel that reduces the cost of diversification, had a negative impact on the traffic of transhipment of vehicles and a reduction of 28.7% was recorded in 2014. At the same time, the positive performance of domestic cargo continued during 2014 with an increase of 35.9% that followed the increase of 12.8% that was recorded in 2013.

In the cruise sector, a decrease of 19.2% in passenger traffic was recorded in 2014, mainly due to war events in the Middle East (Syria, Israel, Egypt, Iraq, etc.) while the processes for the expansion of infrastructure continued with the construction of two new berths for which funds and approvals have been secured and the new passenger terminal "Themistocles" was set into full operation in May 2013.

Following completion in 2011 of the procedures for the implementation of the Quality and Environment Management System in providing cruising services certified with EN ISO 9001: 2008 and EN ISO 14001: 2004, PPA has already initiated a similar certification procedure in the field of vehicle management. This procedure is expected to be completed in 2015 and the certification to be received in early 2016.

Under the extrovert policy context, PPA, after having fully activated its participation in the ESPO and MedCruise associations, has continued the effort to coordinate the actions of Greek ports through the Greek Ports Association (ELIME). The extrovert policy of PPA rendered the approval of the implementation of the regular annual meeting of ESPO 2015 in Piraeus in May, such meeting having taken place in Greece for the first time, while it has played a leading role in the celebration of the European Day of Maritime - Sea, which will also take place in Greece for the first time in May 2015 and will be hosted in Piraeus.

In the context of the strategy of strengthening its competitiveness, PPA initiated a review process of the structures and operating procedures in order to achieve long-term financial sustainability through controlling operating costs and reducing payroll costs in full accordance with the relevant policies of the country.

The decisions and the daily operation of the Authority aim at achieving the following goals:

- the continuous reinforcement of its competitiveness by improving the efficiency of the factors that contribute to the reinforcement of productivity,
- the constant upgrading and improvement of the services being provided,
- the development of human resources through continuous training and adaptation to the new technologies,
- the development of programs for the protection of the environment paying due respect to port users and residents of neighboring municipalities,

- the operation of the company on the basis of private sector criteria, with due respect and full awareness of its public character,
- the safeguarding of the interests of its shareholders through appropriate choices that serve the steady and long-term profitability of the Company and the creation of added value through continuous development,
- the continuous interconnecting and improvement of the relations with the City, the Society and Culture in Piraeus.

Investment Plan

The Management, through projects including the investment program 2014-2018, as such has been approved by the Board of Directors in connection with the approval of the Company's 5-year business plan, aims at serving the aforementioned goals. The investment project package will be funded by all available means: own funds, loans, grants of development programs.

PPA expects not only to raise revenues, but to also provide the wider region with such activities that are expected to contribute to the development of economic activity in the wider region of Piraeus.

PPA SA having at its disposal the appropriate sites, the necessary mechanisms, but also the willingness to play its role - in the context of corporate and social responsibility that it considers enhanced due to the public character thereof - decided to play a coordinating role and to allocate a large part of the premises operated by the Main Port thereby creating a large-scale project, such as the Cultural Coast of Piraeus. The development of the Cultural Coast is an ambitious work for the city and the port of Piraeus, because it connects shipping with tourism, the two main sources of creation of national wealth.

It is in the same pioneer manner that PPA acts since 2011 with a scope of raising awareness in relation to the acts required for the grand vision: The celebration in 2021 of the anniversary of 2500 years since the Naval Battle of Salamis. A vision that will turn Piraeus into a centre of development and of international events with huge benefits for the country, the greater region of Piraeus and PPA S.A.

A) Development of activities - International Context

In the automotive sector, the international trade in vehicles between 2003 and 2008 recorded an average annual growth rate of 13% with a maximum in 2007. The global economic crisis of 2008-2009 reduced the international transport of vehicles and despite the increase thereof since 2010, the volumes have not yet reached those of 2007. Correspondingly, the economic recession recorded throughout the European Mediterranean, as well as the political unrest in other non-European Mediterranean countries, have a negative impact in motor car sales that results in the traffic of vehicles having not yet fully returned to pre crisis levels.

According to Clarksons, the global traffic of vehicles through sea has increased by 5% in 2013 due to an increase of European exports by 11%. For 2014, it is estimated that although the increase in exports has continued, the growth rate was significantly lower and amounted at 2%; Despite that, the volumes have not reached the volumes of 2010 that was a record year.

In as far as the import of vehicles is concerned, according to data from the Association of Automobile Importers and Representatives, in 2014, classifications of passenger vehicles recorded a significant increase of the order of 21.3% in comparison to classifications in 2013. This increase, following the significant decline since 2009, was also reflected in domestic cargo handling by PPA, which increased at a rate of 35.9%. Although this increase is significant, it should be noted that imported vehicles in 2014 amounted at 84.017, such figure falling short from the imported vehicles in the record year 2009 by more than 50%. In the contrary, unlike to the handling of vehicles for the domestic market, transhipment of vehicles by PPA recorded a decrease of 28.7% compared to 2013 (275,648 versus 386,865), thereby resulting in the overall cargo recording a decrease of 19.8% compared to 2013 (359,665 versus 448,682). The decrease in the transhipment cargo managed thereby is due to the political instability in many Mediterranean countries, to the crisis in Crimea since this area is an important final destination of transhipment vehicles in terms of volume traffic via PPA, to the low fuel prices that provide advantages to competing terminals with a diversification higher than that of Piraeus and to the aggressive policy of these competing terminals.

Despite the adverse circumstances, the vehicle terminal of PPA SA still holds a leading position in the eastern Mediterranean, and now, through the new opportunities presented by the railway linkage, it has a positive outlook. At the same time, new challenges are created for the further enhancement of the vehicle terminal, which require a stable operational status, since the development of the rail linkage will have to be applied in the light of competitive pricing policy, compared to other terminals that enjoy a better geographical position in relation to the production centres.

The cruise industry, in a worldwide level in 2014, had to face another year with adverse economic conditions in the countries of origin of passengers from Europe that constitutes the second largest market. Nonetheless, it is estimated, according to CLIA data, that in 2014 the industry will record 22 million passengers, which exceeds passengers recorded in 2013 by 2.7%. This increase is less than the 3.2% increase recorded by this institution in 2013 versus 2012. The adverse economic conditions in European countries including important countries of origin for passengers, such as Spain and Italy, does not allow for rates equivalent to those recorded before 2009. Moreover, already, a substantial effort takes place with a scope of movement of ships towards the emerging market of SE Asia, which is estimated that in the medium to long term, will be an important new market.

According to Clarksons, it was only six new ships that came into service in 2014. Four of these new ships are ships with a capacity exceeding 4000 beds. Nowadays, the number of cruise ships with a capacity exceeding 2,000 beds amounts at 63% of the fleet and among these ships those with a capacity exceeding 3,000 beds amount at 26% of the fleet. Seven ships with a total capacity of 18,813 beds are expected to be delivered in 2015.

The Mediterranean is now the second largest region in terms of routed cruise capacity holding a share of 19.9% in 2014. According to data of Medcruise, the average number of passengers for each port arrival at member ports has ascended to 1,878 passengers in 2014 compared with 1,855 in 2013 and 1,828 in 2012. These figures confirm the strategy of the Organization to promote the expansion of port infrastructure in the southern front, so that it may accommodate the new cruising vessels of enhanced capacity.

In 2014, Piraeus recorded 1,854,916 passenger transits decreased by 19.2% in comparison to those recorded in 2013. A reduction is also recorded in the total of Medcruise members, such reduction amounting at 7.7% in comparison to 2013. Passengers having started or completed their cruise in Piraeus (home porting) amounted at 256,196, reduced in absolute numbers in comparison to previous years, such reduction being attributed to the reduction of competitiveness of companies using Piraeus as home port, but also to the general economic climate.

The Mediterranean is now the second largest cruise market and a significant proportion of newly built large vessels are being launched in this region. In this context, PPA accelerated the procedures for the southern expansion of the port that is being designed for the reception of these new cruise vessels and it is expected to be able to proceed with the award of a contract during the current year.

In the sector of containers, it is estimated by Clarksons that container traffic recorded an increase by 6% in 2014, while an increase is also being expected in 2015 at a higher rate. Indeed, the main route Asia – Europe rose by 7.7% in 2014. This increase was in equilibrium with respect to the supplied capacity that increased by 6.4%, and this fact, combined with the low speed practice that has been adopted by the market has contributed to a slight improvement in freight rates.

The challenges encountered by the industry have led to an increase of cooperation through alliances. Already, following cancellation of the P3 alliance (Maersk, MSC, CMA CGM), the newly established alliances of 2M (Maersk, MSC) and of the Ocean Three (China Shipping, UASC, CMA CGM) have launched joint services. This practice, although not innovative in the market, has led to the limitation of potential customers for ports, posing new challenges and requires modification of the tactics adopted by port managers as it is estimated that the number of transit ports per region will be reduced.

At the same time, with the above development that limits the number of customers for the terminals, the increase of large tonnage deliveries (over 10.000 TEUs) exerts pressure to port authorities for new investments in equipment and infrastructure amidst increased competition and high risk. In this context, the recent railway linkage of the port and the agreement between PPA and PCT that was recently approved by the Parliament (December 2014) for further investment will provide a competitive advantage to the whole of Piraeus. At the same time, it will however pose new challenges for the terminal I, which is being managed by PPA.

Pier I of PPA handled 598.255 TEUs in 2014, recording a decrease of 7.1% after four consecutive years of increase. It is estimated that in the new operational framework of the market (alliances of companies / customers, increased capacity of PCT SA, port and intra-port competition), a significant traffic increase is not expected. However, taking into account the traffic managed by PCT SA, Piraeus recorded a significant increase, reaching a total of 3,585,155 TEUs.

In the sector of coastal shipping, the traffic from the Central Port of Piraeus amounted at 8,093,501 passengers in 2014, recording an increase of 5.9% in comparison with the previous year. This increase is very important not only for the percentage improvement per se, but because it is being recorded for the first time after four consecutive years of decline. In the ferry terminal of Perama, traffic amounted at 8,687,078 passengers, showing an increase of 12.3% over 2013. This movement is now marginally less than in 2009. It is estimated that the increases recorded in domestic traffic of passengers in 2014 are structural and indicate a reversal of the negative climate of the last four years.

B) Progress-Financial results of 2014

i. Income

The total revenues for the year amounted to € 104.3 million decreased by 4.0% or 4.3 million (31.12.2013: € 108.6 million). The change was mainly due to the decrease in revenues from the management of the container terminal (SEMPO) by 8.3% or € 2.0 million, the revenue of mooring by 11.6% or € 1.9 million, the cruise sector by 17.6% or € 1.4 million and the managing environmental facilities by 28.61% or € 1.1 million. Furthermore a reduction of 8.9% was occured in revenues from the car terminal segment.

Instead an increase in revenues of 6.42% or € 2.2 million occured from the fee concession arrangement of SEP. Additionally a marginal increase in coastal and management tanks of € 0.4 million respectively was noted.

ii. Expenses

The key size of operating costs are the staff costs that reach 53.2% of total expenses in 2014, fell by 4.84% and amounted to € 53.7 million compared to € 56,4 million of the respective year of 2013. The change is due to the charge on the voluntary departure of N.3654 / 2008 for the employees provident fund and Dockers (TAPIT) amounting to € 1,859,140.33 which paid the previous year and by withdrawal due to staff retirement in the current year. As for the other costs (except staff-costs), moved downward with the largest decrease of 34.79% to appear in "Third party fees" which amounted to € 1.3 million (31.12.2013: € 2.1 million). The decrease is mainly due to expenses of PPA's painting and architectural awards for PPA's stone warehouse which were were held in 2013. In addition a decrease in the "Third Party services" at a rate of 9.4% which amounted to € 17.2 million (31.12.2013: € 19.0 million). The decrease is mainly due to expenses for repairs and maintenance of buildings and other facilities, the maintenance of boats and in liquid effluent disposal costs.

The current years' provisions were increased mainly due to the fact that the Company proceeds to the provision of 10% of the requirement for contractor of the project "Pier I" amounting to € 0.7 million (filing of this claim to be recovered in DOY FAE PIRAEUS) and due to the provision of contingent tax on investment property of € 0.6 million, which concerns the recognition six property ownership PPA from the National Cadastre.

Depreciation of property,plant and equipment as well as intangible assets decreased by 7.87%, amounting to € 14.2 million compared to € 15.4 million of prior year.

iii. Total Assets

Total receivables at the 31.12.2014 amounted to € 328.5 million, decreased by 1,0% (€ 386.5 million. 31.12.2013).The reduction of total receivables due primarily to changes in the following: reduction of property,plant and equipment by € 13.6 million (Because of the current year depreciation plus year additions depreciation), and the reduction of ' trade receivables" by € 2.4 million (mainly due to the increase in provisions for doubtful debts in the amount € 2.8 milllion). The above reduction was offset by the significant increase in cash at € 13.9 million.

iv. Total Liabilities

Total liabilities at 31.12.2014 amounted to € 214.0 million, decreased by 3.0% (€ 220.5 million 31.12.2013).

The decrease in total liabilities is mainly due to the following changes: the reduction of deferred revenue (concession income) in the amount of € 1.3 million, to '' Accrued and other current liabilities' by the amount of € 1.4 million (mainly due to the requirement of the previous year for compensation and retirement benefits, which was fully paid during the year 2014). Additionally there was a reduction of bank lending by the amount of € 2.3 million due to the repayment of three installments of long-term loan and a reduction of income tax liability by € 3.3 million.

These reductions were offset mainly by the increase in provisions by € 1.1 million, ie: a provision for legal claims by third parties and provision for tax on investment property which concerns the potential taxes by recognising six property PPA's ownership from the National Cadastre.

Critical ratios:

	2014	2013
GENERAL LIQUIDITY (Current Assets / Short-term Liabilities)	4.11	3.51
QUICK LIQUIDITY [(Current Assets – Inventories) / Short-term Liabilities]	4.02	3.42
DEBTS (Banking Liabilities / Own Funds)	0.52	0.54

C) Significant Events in 2014

1. The Agreement on the second amendment of the concession contract between PPA and PCT was signed and approved by the Parliament. The agreement was signed following the adoption of the Plan (a) by the competent authorities of the European Commission, (b) by the Board of Directors of the Organization (c) by the General Assembly and (d) following the inclusion of the observations made by the Court of Auditors in the agreement. The agreement covers an investment of 230 million Euro for (a) the construction and operation of the Western Pier III of the Container Terminal of PPA by PCT SA, (b) the construction of the Petroleum Pier on behalf of PPA SA and (c) the upgrading of Pier II and of the East Pier Container Terminal III with new equipment. With the execution of these projects, the capacity of Piers II and III of PCT SA is being increased from 3,700,000 TEUs to 6,200,000 TEUs, such increase combined with the capacity of 1,000,000 TEUs of Pier I that is subject to the management of PPA will reposition Piraeus among the largest ports in Europe. PPA will receive a percentage of 24.5%, i.e. the amount of 109.314.280 Euro on the basis of the budget, in 2021, of the revenue generated by the overall management of Piers II and III by PCT SA.
2. PPA SA by decision of the Board of Directors thereof has decided that, starting from the results of the 9 month period of 2013, a brief Table of revenues and costs per sector will be included and displayed to facilitate the shareholders.
3. A call for an open international competition for the design, construction and operation of solid waste collection from vessels arriving at the port of Piraeus. The competition takes place through the method of execution of a Concession Agreement for the project to be built by a private investor in his own space, wherein such plant will be given back as a full ownership to PPA at the end of the contractual period. The financial consideration for PPA will amount to 9% of the total revenues of the concessionaire and the process is expected to be completed within the first half of 2015. A similar contest for liquid waste was completed and approved by the Court of Auditors and the Board of Directors in 2014. Thus the environment is being controlled and protected and PPA increases its revenues and its assets.
4. The first freight train of TRAINOSE arrived in the commercial port railway terminal of PPA in N. Ikonion, which unloaded cereals for the flour milling company "Sarantopoulos SA". The linkage of the port with the rural areas of the country for transportation of agricultural products therefore began in this way.
5. PPA's Management Board decided to continue the cooperation with the National Technical University until the end of 2015 for the development of the research program of monitoring the ambient air quality. The program has already been applied since 2009 and covers the entire main port of Piraeus and the cruise.
6. The newest and one of the largest cruise vessels, the "Regal Princess", was received by PPA in May. The vessel is provided with 18 decks, has a length of 330m, a crew of 1,350 people and can accommodate 3,560 passengers in 1,780 cabins.
7. The process of removing dangerous and harmful ships from the port continued, freeing service areas and at the same time improving the safety of navigation but, mainly, restricting the environmental pollution. The objective of PPA is to remove all abandoned ships and shipwrecks, which impede the freedom of navigation and cause an environmental burden to the port and to the local communities. Already, from the start of this program, 74 ships and crafts have been removed.
8. Once more, the recognition as ECOPORT (Ecological Port) of PPA S.A. has been awarded by the ESPO (European Sea Ports Organisation) on the second day of the Meeting of the Committee on Environment (ECOPORTS) of ESPO, which was held in Piraeus this year. As it is known, the award is made by decision of ESPO and by certification of Lloyd's Register. Together with PPA, prizes have also been awarded to the ports of Bremenhaven and Aqaba.
9. The Board of Directors of PPA has approved the conduct of a public international open tender for the repair and maintenance of the large floating dock of Perama (15,000 tonnes) in the context of

the five-year inspection thereof, such project falling under PPA's obligation to support the Ship Building Zone of Perama. The budget for this project amounts at 1.866.500 million Euro plus VAT.

10. In August, Pier I received and served the MSC London, the largest container vessel ever received, with a total capacity of 16,652 TEUs.
11. The domicile of MedCruise remains that of PPA for the next three years (2014-2017), following taking over of the chairmanship of the Association by the port of Barcelona.
12. The proposal for Piraeus to undertake the responsibility of organizing the General Assembly of the Association in 2015 was approved unanimously by the General Assembly of the ESPO. This decision is significant as all major European ports, the Community authorities and representatives of shipping and port industries participate in the General Assemblies of the ESPO.

D) Perspectives - Expected Developments, Major Risks and Uncertainties for 2015

The type of activities exercised by PPA is among the first ones that are recipients of the positive or negative effects of the fluctuation of international trade, which records a moderate growth due to the continuing downturn in the European Mediterranean and to the turmoil in the rest of the Mediterranean. Meanwhile, the unrest in Crimea, an important, in terms of volume, final destination of goods through Piraeus gives rise to an additional uncertainty.

In the medium term, the change in the economic climate, combined with the advantageous geographical position of the Port of Piraeus will lead to an increased demand for port services as long as the broader political and economic environment of the countries served by Piraeus is brought at a state of equilibrium.

The international transit cargo, in view of increasing infrastructure and capacity of the port, as well as of increasing possibilities of multimodal service connections of the transport chain, is expected to be increased in the medium term as a result of the geographical location of the port and of the stable political and economic environment in relation to that of neighbouring countries.

The international economic environment in the containership sector has led to a new wave of partnerships and alliances between the sea carriers and in combination with the new growth of new container vessels it is expected to affect the competitive pressures on the terminals of Piraeus as a whole and particularly on those of Pier I.

Similarly, the low price of fuel reduces the geographical advantage of Piraeus against container terminals and vehicles with greater diversification from the minimum cost pathway of Suez - Gibraltar, thereby creating additional competitive pressures.

In the medium term, Piraeus, mainly due to its geographical location, to the high quality of its services and to the extent of infrastructure, will be able to respond positively to the new competitive situation. This positive response at a large extent depends on the economic development of the country as well as the positive growth of the economy and the increase of domestic trade contributes in strengthening of the competitive position of the port.

At EU level, the policy of utilization of natural gas as a fuel for ships is being promoted. In this context, the requirement for the ports of the Trans–European network, Piraeus being included in this network, is also being discussed so that ports of the network may be provided with an infrastructure appropriate for supplying ships with gas. In this context, the Organization is already considering the implications and necessary actions that have to be taken in order to meet the new requirement, taking into consideration that vessels accomplishing these features have already been ordered, a large part of which relates to motor car carriers from companies included in the customers of the Organization.

It is hereby noted that PPA has no currency exchange risks, whereas its debt obligations are small.

Finally, PPA has turned its efforts towards: (a) the organizing for the first time in Greece of the General Assembly of the ESPO (European Union of Ports) in 2015 in Piraeus, (b) the support of the European Maritime Day 2015, following the decision taken by the EU to choose the port of Piraeus for its celebration, and (c) the celebration of the anniversary of 2500 years since the Naval Battle of Salamis, in 2021, where it is being expected that Piraeus and Salamina will be the appointed the Cultural Capital of Europe.

E) Financial instruments

Fair Value: The carrying amounts reflected in the accompanying sheets of financial position for cash and cash equivalents, trade and other accounts receivable, prepayments, trade and other accounts payable and accrued and other current liabilities approximate their respective fair values due to the relatively short-term maturity of these financial instruments.

The fair value of variable rate loans and borrowings approximate the amounts appearing in the statements of financial position.

The Company categorized its financial instruments carried at fair value in three categories, defined as follows:

Level 1: Quoted (unadjusted) values from active financial markets for identical negotiable assets or liabilities.

Level 2: Other technicques for which all inflows that have a significant impact on the recorded fair value are identified or determined directly or indirectly from active financial markets.

Level 3: Techniques that use inflows that have a significant impact on the recorded fair value and are not based on quoted prices from active financial markets.

During the year ended December 31, 2014, there were no transfers between Level 1 and Level 2 fair value measurements, and no transfers into and out of Level 3 fair value measurements.

As at December 31, 2014 and 2013, the Company held the following financial instruments measured at fair value:

2014 Financial liabilities	Level 1	Level 2	Level 3	Total
Interest bearing loans and borrowings (including short term portion)	-	86,499,999.99	-	**86,499,999.99**

2013 Financial liabilities	Level 1	Level 2	Level 3	Total
Interest bearing loans and borrowings (including short term portion)	-	88,833,333.33	-	**88,833,333.33**

Credit Risk: There is no significant credit risk for the Company towards the contracting parties, since it receives advance payments or letters of guarantee from customers.

Foreign Exchange Risk: The Company is neither involved in international trade nor has any long term loans in foreign currency and therefore is not exposed to foreign exchange risk resulting from foreign currency rate variations.

Interest rate risk: The Company bank loans are expressed in Euro and are subject to floating interest rates. The Company does not use derivatives in financial instruments in order to reduce its exposure to interest rate risk fluctuation as at the balance-sheet date. The Company management believes that there is no significant risk resulting from a possible interest rate fluctuation.

The table below presents and analyses the sensitivity of the result in relation to financial assets (cash on hand and in banks) and financial liabilities (loans) of the Company to the interest rate risk changes assuming a simultaneous change in interest rates by ± 100 basis points.

2014		Interest rate risk	
Financial assets	Accounting values	+100bips(Euribor)	-100bips(Euribor)
Cash and cash equivalents	54,466,299.36	544,662.99	(544,662.99)
Effect before income tax		544,662.99	(544,662.99)
Income tax 26%		(141,612.38)	141,612.38
Net effect		403,050.62	(403,050.62)
Financial liabilities			
Long term loans	(87,007,781.94)	(870,077.82)	870,077.82
Effect before income tax		(870,077.82)	870,077.82
Income tax 26%		226,220.23	(226,220.23)
Net effect		(643,857.59)	643,857.59
Total net effect		**(240,806.97)**	**240,806.97**

2013		Interest rate risk	
Financial assets	Accounting values	+100bips(Euribor)	-100bips(Euribor)
Cash and cash equivalents	40,624,049.86	406,240.50	(406,240.50)
Effect before income tax		406,240.50	(406,240.50)
Income tax 26%		(105,622.53)	105,622.53
Net effect		300,617.97	(300,617.97)
Financial liabilities			
Long term loans	(89,705,350.64)	(897,053.51)	897,053.51
Effect before income tax		(897,053.51)	897,053.51
Income tax 26%		233,233.91	(233,233.91)
Net effect		(663,819.60)	663,819.60
Total net effect		**(363,201.63)**	**363,201.63**

Liquidity risk: The effective management of liquidity risk is secured by ensuring maintenance of adequate cash reserves and a possibility for funding if necessary. Corporate liquidity risk management is based on rationale management of working capital and cash flows.

The following table summarizes the maturities of financial liabilities December 31, 2014 and 2013, respectively, under the relevant contracts to non-discounted prices.

Amounts of fiscal year 2014	Directly payable	Less than 6 months	6-12 months	1 to 5 years	>5 years	Total
Borrowings	-	3,194,210.42	3,187,501.25	25,258,480.00	57,773,198.32	**89,413,389.99**
Leases	46,385.94	163,789.78	87,623.91	226,267.70	-	**524,067.33**
Trade and other payables*	4,281,537.46	3,862,669.95	4,992,633.11	-	-	**13,136,840.52**
Total	**4,327,923.40**	**7,220,670.15**	**8,267,758.27**	**25,484,747.70**	**57,773,198.32**	**103,074,297.84**

Amounts of fiscal year 2013	Directly payable	Less than 6 months	6-12 months	1 to 5 years	>5 years	Total
Borrowings	-	1,450,768.75	1,448,633.34	25,939,413.33	64,678,086.66	**93,516,902.08**
Leases	32,782.59	163,912.95	196,695.52	510,636.41	-	**904,027.47**
Trade and other payables*	4,524,620.19	3,512,959.78	6,605,163.04	-	-	**14,642,743.01**
Total	**4,557,402.78**	**5,127,641.48**	**8,250,491.90**	**26,450,049.74**	**64,678,086.66**	**109,063,672.56**

* Trade payables do not have interest and are settled in up to 60 days. Other payables also do not bear any interest and are settled in up to 12 months.

Capital Management

The primary objective of the Company's capital management is to ensure the maintenance of high credit rating, and healthy capital ratios in order to support and expand the Company's operations and maximize shareholder value. The Company's policy is to maintain leverage targets, according to an investment grade profile. The Company monitors capital adequacy using the ratio of net debt to operating profits, which should be lower than 4.25 based on the loan agreements. The net debt includes interest-bearing loans, less cash and cash equivalents, while the operating profit including profit/ (loss) before taxes, financing costs and depreciation.

	December, 31	
	2014	**2013**
Long-term borrowings	80,499,999.99	86,499,999.99
Short-term borrowings	6,000,000.00	2,333,333.34
Leases	507,781.95	872,017.31
Total Debt	**87,007,781.94**	**89,705,350.64**
Earning before interest, tax, depreciation and amortization (EBITDA)	**21,969,263.53**	**26,239,029.65**
- Net Debt / EBITDA	**3.96**	**3.42**

F) Related parties

The Company provides services to certain related parties in the normal course of business. The Company's transactions and account balances with related companies are as follows:

Related party	Relation with the Company	Year ended	Sales to related parties	Purchases from related parties
NAFSOLP S.A.	Subsidiary	31.12.2014	-	-
		31.12.2013	-	26,000.00
	Total	**31.12.2014**	**-**	**-**
	Total	**31.12.2013**	**-**	**26,000.00**

Related party	Relation with the Company	Year ended	Amounts due from related parties	Amounts due to related parties
LOGISTICS P.P.A. S.A.	Subsidiary	31.12.2014	8.768,31	-
		31.12.2013	8.768,31	-
	Total	**31.12.2014**	**8.768,31**	**-**
	Total	**31.12.2013**	**8.768,31**	**-**

The Company, as part of its business, has transactions with government owned entities (e.g. PPC, EYDAP etc.), which are performed on commercial terms.

Board of Directors Members Remuneration: During the year ended on the December 31, 2014, remuneration and attendance costs, amounting to € 165,264.09 (December 31, 2013: € 210,029.00) were paid to the Board of Directors members. Furthermore during the year ended December 31, 2014 emoluments of € 820,111.28 (December 31, 2013: € 835,365.01) were paid to Managers / Directors for services rendered.

G) Distribution of Dividend of Financial Year 2014

The Company for the year ended December 31, 2014 represents profits and the Board of Directors has proposed the distribution of dividend.

ΟΛΠ
PIRAEUS PORT
AUTHORITY S.A.

STATEMENT OF CORPORATE GOVERNANCE of Law 3873/2010

I. Principles of Corporate Governing

The company has established and follows a Code of Corporate Governance, according to law 3873/2010, which is available in the website of the Company in the Address www.olp.gr, through the link "investors information /code of corporate governance".

II. Practices of Corporate Governance applied by the Company further to the provisions of Law

The company has established practices of corporate governance that conform with the Law and are being analytically described in the applicable Code of Corporate Governance.

III. Description of the System of Internal Audit [and management of risks in connection with the preparation of financial statements]

In the PIRAEUS PORT AUTHORITY S.A. functions an Internal Audit Department that reports directly to the Board of Directors. The head of the Internal Audit Dpt and the Internal Auditors are employees of PPA SA appointed by the Board of Directors, according to article 7 paragraph 3 L. 3016/2002 and they are supervised by the Auditing Committee.

In the framework of their duties, the Internal Auditors collaborate and inform the President of the Board of Directors and the Managing Director of the company on the course of their work, at regular time intervals and in particular whenever it is asked, or when decision-making by the Board of Directors is needed on any subject related to the competence of Internal Audit.

The Board of Directors of the Company supports the Internal Audit in order to:

1. function as an advisor to the Management according to Auditing principles and international standards.
2. function in an objective manner and independently from the audited activities.
3. provide high quality service to all structural levels of the Company with analyses, evaluations and relative proposals.
4. provide assistance to all levels of the administrative and functional structure of the Company and its personnel.
5. have unhindered access to files, resources and in general data of the Company, that is essential for audit implementation.
6. allocate all necessary resources in order to facilitate the Department's work.

In relation to the process of preparation of financial statements, the Company:

A) Appoints, monitors and evaluates the work of external auditors with the contribution of the Auditing Committee.

B) Applies safety measures that, indicatively and not restrictively, include:
- a sufficient segregation of authorities.
- a supervision and approval of all important transactions through the structural hierarchy of the Company.
- a system of appointment of representatives for the realisation of financial transactions of the Company.
- a requirement of existence of at least two signatures for the realisation of any financial transaction.

C) Assigns to Internal Audit Department the evaluation of safety measures relating to the preparation of financial statements.

The Auditing committee of the Company supports the Board of Directors at its exercising of its supervisory responsibilities and mainly in the following sectors:
- Evaluation of the financial statements in relation to their completeness and consistency.
- Follow-up of activities of the Internal Audit Department.
- Ensure the independence of the Certified Auditor Accountants.

The extraordinary General Assembly of the shareholders of the Company of 14/6/2014 has appointed the members of the Auditors Committee of PIRAEUS PORT AUTHORITY SA, as follows:

FULL NAME	ATTRIBUTE
Papadopoulos Georgios	Representative of shareholders, independent non executive member
Nakis Nikolaos	Representative of shareholders, independent non executive member
Papailias Nikolaos	Representative of shareholders, non executive member

IV. Reference to the information elements (c), (d), (f), (g) and (h) of paragraph 1 of article of 10 of the Directive 2004/25/EC

The above information is included in another part of the Management Report that relates to the additional information of article 4 paragraph 7 of law 3556/2007.

V. Mode of operation of the General Assembly and rights of shareholders

The General Assembly of the Company's shareholders is the Governing Body and decides on any matter whatsoever, unless is provided differently in the Law or in the Articles of Association.

The General Assembly is convened by the Board of Directors as a Regular Assembly at least once in each financial year and not later than six (6) months after the expiration of the year and as an extraordinary Assembly whenever it is dictated by the needs of the Company. The Assembly takes place either at the place of domicile of the Company or in another place within the region of domicile of the "Athens Exchange".

The General Assembly also convenes extraordinarily whenever the Board of Directors deems it necessary or when asked by shareholders representing the one twentieth of the share capital or by the Auditors, as well as in the cases provided for by the Law or the articles of Association.

The General Assembly is the responsible Body to decide on:

a) amendments in the articles of Association, including increase or reduction of the share capital. The amendments in the articles of Association are valid, provided that they are not explicitly prohibited in the articles of Association.
b) election of the Board of Directors members and Auditors.
c) approval of the balance-sheet of the Company and exemption of the Board of Directors and of the Auditors from any responsibility and compensation.
d) distribution of annual profits.
e) merger, split, transform, resurgence, extension of term or dissolution of the Company.
f) nomination of liquidators.

Each share provides one vote.

The required quorum and majority for the convention of the General Assembly and the decisions are analytically described in the Company's Articles of Association.

The Greek State attends the General Assembly as a shareholder and is being represented, according to the provisions of paragraph 2 Article 22 L.2733/1999, as in effect.

The General Assembly, provided a different decision is not reached, is chaired provisionally by the President of the Board of Directors or his deputy or otherwise the participant member of the Board of Directors with the longest term. Secretarial duties are being executed provisionally by the person appointed by the President. After having approved the list of shareholders having voting rights in the Assembly, the Assembly elects its conclusive President and Secretary.

At least the President of the Company's Board of Directors or the Managing Director or the Deputy Managing Director or the General Manager, as the case may be, as well as the Internal Auditor and the External Auditor will have to attend the General Assembly of shareholders, in order to provide information and briefing on matters of their competence subject to discussion, and on questions or clarifications that are being asked by the shareholders. The President of the General Assembly allocates sufficient time for the submission of questions from the shareholders.

The summary of the minutes of the General Assembly including the results of voting for each decision of the General Assembly, will be made available on the web site of the Company within fifteen (15) days from the date of the General Assembly, translated in English, if the latter is imposed by the shareholder composition of the Company and it is economically feasible.

Participation of Shareholders in the General Assembly

In combination with the provisions of Law 3884/2010, the Company publishes on its website within at least twenty (20) days prior to the General Assembly, in the Greek as well as in the English language, information with regard to:

- the date, the hour and the place that the General Assembly will convene;
- the basic rules and practices of attendance, including the right of introducing subjects in the agenda and the submission of questions, as well as the deadlines within which these rights can be exercised;
- the procedures followed in voting, the terms of representation via a proxy and the forms employed for voting via the latter;
- the proposed agenda of the General Assembly, including drafts of the decisions put to discussion and voting, as well as the accompanying documents;
- the total number of shares and voting rights at the date of convergence.

The remote attendance of shareholders in the general Assembly is possible under the conditions described in the respective legislation.

The General Assembly of the Company should and can be attended by any shareholders enlisted in the records of the institution in which are being kept the mobile assets of the Company (Hellenic Exchange) at the beginning of the fifth day before the day of the Assembly. The exercise of the rights in question does not presuppose the blocking of the shares of the beneficiary, neither any other relevant procedure.

The shareholder, if so wishes, can appoint a representative. Each shareholder may appoint up to three representatives. Legal entities participate by appointing as their representatives up to three persons. The nomination and the revocation of a representative of a shareholder is made in writing and is communicated to the Company, at least three days before the date of the Assembly. The company will provide on the website the forms to be used by the Shareholder for the nomination of his representatives.

The information of article 27 paragraph 3 of Regulatory Law 2190/1920 including the invitation for the exercising of the voting right via a representative, the forms of nomination and revocation of a representative, the drafts of decisions on the subjects of the agenda, as well as more complete information relating to the exercising of rights of the minority of paragraphs 2, 2a, 4 and 5 of article 39 of Regulatory Law 2190/1920 will be made available in electronic form on the web page of the Company.

VI. Bodies of Administration

1. Board of Directors

The Board of Directors is responsible to decide on any aspect concerning the Administration of the Company, the management of its property and in general the seeking of its objective, without any restriction (with the exception of the subjects that fall under the exclusive competence of the General Assembly) and it represents the Company judicially and extra-judicially. The powers of the Board of Directors are described analytically in the articles of Association of the Company (article 9), that appears on its web page, at the address www.olp.gr at the link "Organization /Association".

1. The Board of Directors is composed of 13 members and is constituted from:
   a) Ten (10) members elected by the General Assembly, among whom the Managing Director, who is appointed with the procedure of article 12 of the Articles of Association.
   b) One (1) representative of the Municipality in which is located at the domicile of the Company, who is being elected by the General Assembly, the candidature of whom is being indicated by the relevant Municipal Council.
   c) Two (2) representatives of the employees, who are being elected by the General Assembly, work therein and come from the two most representative Unions, one representative of the employees and the other of the dockworkers. The candidatures of these persons are indicated by the familiar Union, within a deadline of one (1) month after a relevant notification from the President of the Board of Directors, following their election by their Unions according to the specific provisions of the relevant legislation.
2. A legal entity might also be a Member of the Board of Directors.
3. The Board of Directors term is five years, except from the term of the Managing Director, the term of whom is independent from that of the remaining members, as it is being defined in article 12 of the Articles of Association. The term of the members of the Board of Directors is extended automatically up to the expiry of the deadline within which an immediate convergence of the Regular General Assembly must take place.
4. The Board of Directors is composed by executive and non executive members. Executive members are considered those members who deal with the daily subjects of administration of the Company, as the Managing Director in particular, his deputy if any and the executive director if any, whilst the non executive members are those involved with the promotion of all corporate issues. The number of the

non executive members of the Board of Directors should not be less than 1/3 of the total number of its members, including the independent non executive members.

Independent non executive members are those that are elected by the General Assembly, not in direct relation to the Company or with any entity connected with it and fulfil the additional conditions provided by the relative legislation and the applicable Code of Corporate Governance. The Board of Directors ensures the fulfilment of the conditions of independence from the members that have been elected as independent with the signature of a relative statement.

5. The members of the Board of Directors that have been elected as representatives of employees are considered as non executive members. Exceptionally, they might be appointed as such by the Board of Directors if they simultaneously hold the position of the General Manager or Director or if they act as executives of the Company having been granted a managerial authority by the Board of Directors.
6. The members of the Board of Directors are recalled with the same process that they are being elected. A Member of the Board of Directors who is unjustifiably absent in three consecutive meetings, loses his position and is replaced by a person appointed in accordance to article 7 of the articles of Association.
7. Following the election of its members, the Board of Directors is constituted in a Body, determines the Members of the Board of Directors as executive and non executive members and it appoints:
   (a) the President of the Board of Directors, among the non executive members, with the exception of the case of coincidence of President and Managing Director in the same person.
   (b) the deputy of the President if any following a proposal and the consent of the President, among the non executive members, unless the Managing Director is appointed as deputy in which case the deputy of the President will be an executive member.
   (c) the Managing Director, who is hired according to the procedure of article 12 of the articles of Association as an executive member, except in the case where the General Assembly of the Company decides the assignment of the duties of the Managing Director to the President of the Board of Directors.
   (d) the deputy of the Managing Director if any, following a proposal and the consent of the Managing Director, under the condition that the same person can under no circumstances act simultaneously as deputy of the President of the Board of Directors and Managing Director who is an executive member.
   (e) optionally, one or more executive directors, among the executive members, with the consent of the Managing Director, and
   (f) one up to three non executive members as responsible for the supervision of the internal auditors of the Company. The supervision is also practised by the independent non executive members elected by the General Assembly.
8. With a scope of ensuring the orderly function of the Board of Directors, its members, at the date of their resuming of duty, sign a declaration, in which, they declare their non attendance in the Board of Directors of officially listed Companies, the likely conflict of their own interests with those of the Company, as well as the strict observation of secrets of the Company.

The composition of the Board of Directors during the year 2014 was as follows:

	NAME	ATTRIBUTE	BEGINNING OF SERVICE	EXPIRY OF SERVICE
1.	Anomeritis Georgios	Representative of shareholders, President Board of Directors and Managing Director, executive member.	14/6/2014	14/6/2019
2.	Petroulis Panagiotis	Representative of shareholders, Deputy Managing Director executive member	14/6/2014	14/6/2019
3.	Papadopoulos Georgios	Representative of shareholders, independent non executive member	14/6/2014	14/6/2019
4.	Nakis Nikolaos	Representative of shareholders, non executive member	14/6/2014	14/6/2019
5.	Papailias Nikolaos	Representative of shareholders, non executive member.	14/6/2014	14/6/2019
6.	Zisimopoulos Aggelos	Representative of shareholders, independen non executive member	14/6/2014	14/6/2019
7.	Tsiridis Georgios	Representative of shareholders, non executive member	14/6/2014	14/6/2019
8.	Georgiou Vasileios	Representative of shareholders, non executive member	14/6/2014	14/6/2019
9.	Liagkos Athanassios	Representative of shareholders, non executive member	24/7/2014	14/6/2019
10.	Moustaki Eirini	Representative of shareholders, non executive member	14/6/2014	14/6/2019
11.	Georgakopoulos Georgios	Representative of employees, non executive member	22/12/2014	22/12/2019
12.	Georgiou Nikolaos	Representative of dockers, non executive member	14/2/2011	Next A.G.M.
13.	Moralis Ioannis	Representative of municipality of Piraeus, non executive member	13/10/2014	14/6/2019

The Board of Directors convened seventeen (17) times within year 2014 and the meetings were attended by all of its Members, either in person or through representatives.

At the meeting of the Board of Directors of the Company that took place on 24-07-2014 Mr Athanasios Liagkos was elected as a non executive member of the Board of Directors, representative of shareholders, replacing Ms Elsa Argiropoulou, who resigned.

At the meeting of the Board of Directors of the Company, that took place on 13-10-2014 was decided the placement of Mr Ioannis Moralis as a non executive member of the Board of Directors, representative of municipality of Piraeus, replacing Mr Vasilios Michaloliakos for the rest of his term.

CVs of the members of the Board of Directors are being found on the web page of the Organisation www.olp.gr / The Organisation / The Administration.

The Board of Directors convenes at least once a month, at the domicile of the Company or whenever the needs of the Company necessitate, following an invitation of its President or his deputy. The meeting can also be carried out through videoconference.

The President of Board of Directors determines the subjects of the agenda, chairs the meetings and directs its proceedings.

The Board of Directors is considered in quorum, provided that it is being attended by at least half plus one of the members of board, between whom the President and the Managing Director or their deputies. In establishing of the number of quorum a resulting fraction if any is being omitted.

The decisions of the Board of Directors are taken validly with an absolute majority of the present and represented members.

The subjects that will be included in the agenda of the Board of Directors are notified to the members beforehand, thereby providing them the possibility to formulate their opinions.

The compensations of the members of the Board of Directors are presented in the annual economic report.

According to the 8th regular Assembly of shareholders of the Company of the 26th of June 2008, the following decisions were made: (a) as from 1-1-2008 the fixed monthly compensation of the members of the Board of Directors in the amount of 700 Euros net, and (b) the reduction as from 1-1-2008 of the additional per meeting compensation of the members of the Board of Directors of the PPA in the net amount of 300 Euros, with a maximum number of three (3) remunerated meetings per month. The above compensations are reduced by the half, in accordance to the L. 3833 & 3845/2010 and by a further 35%, according to the minutes of the General Meeting of Shareholders PPA of 28.06.2013. Therefore, the remuneration of the Board broken down into: a) fixed monthly compensation € 227,5 net b) monthly compensation per meeting € 97,50 net.

2. Managing Director

The Managing Director heads all the Company departments, directs its work, takes all necessary decisions in the framework of the articles of Association and the provisions that condition its operation with a scope of coping with daily administrative issues.

The Managing Director has the competences that are analytically described in the Company articles of Association (article 12) and any other assigned to him by the Board of Directors.

3. Administrative Council

In the Administrative Council participate, as President, the Managing Director and as members his deputy if any, the General Managers, as well as the individual responsible Directors in each particular case as deemed necessary by the Managing Director.

The Administrative Council has the competences that are analytically described in the Statute of Company (article 14) and also in the decisions of the BoD / PPA 142/9-7-2009 (GG 1503/23-7-2009) and 72/29-3-2013 (GG 1622/28-6-2013).

Board of Directors Explanatory Report

(according to article 4, par7 of Law 3556/2007)

The present explanatory report of the company's Board of Directors to the Ordinary General Meeting of Shareholders consists of additional and detailed information pursuant to the provisions of art. 4, par. 7 and 8 of Law 3556/2007 and is a single and integral part of the Annual Report of the Board of Directors.

Share capital structure

Company's share capital amounts to 50.000.000€ and is divided to 25 million registered shares, of a nominal value of €2 each. Each share is entitled to one vote. The Company's shares are listed on the Athens Stock Exchange.

Restrictions in the transfer of the Company's shares

Company's statute does not have special restrictions for share holder rights compared to the respective law principles.

Significant direct or indirect participations in the sense of L3556/2007 art.9-11.

- The Hellenic Republic Asset Development Fund holds 18.534.440 shares of PPA SA, namely 74,14%, as well as the equal number of voting right. The change in the voting rights was effected following the execution of an over the counter transaction, in compliance with the provisions of Law 3986/2011 (Gov. Gaz. 152 A') and decision no. 206/2012 (Gov. Gaz. 1363/B') by the Inter-ministerial Committee for Restructuring and Privatisations. By controlling 100% of the "Hellenic Republic Asset Development Fund SA", the Greek Government indirectly controls the aforementioned voting rights.
- The Company Lansdowne Partners (UK) LLP is entitled to exercise the voting rights attached to the 1.725.854 shares in Piraeus Port Authority S.A (percentage of total voting rights: 6,90 %) held by Lansdowne Eureka Fund LP, Lansdowne European Equity Master Fund Limited, Lansdowne European Long Only Master Fund Limited ("Lansdowne Funds"). None of these funds holds more than 5% of the voting rights in Piraeus Port Authority S.A. The Company Lansdowne Partners Austria GmbH, is entitled to exercise on a discretionary basis the voting rights attached to the 377.622 shares in Piraeus Port Authority S.A (percentage of total voting rights: 1,51%).

The percentage of voting rights controlled by the company Lansdowne Partners International Limited amounted to 8,41%.

Holders of any type of shares that provide special rights of audit.

There are no shares of the Company that provide special rights of audit.

Restrictions to voting rights.

There are no restrictions to voting rights deriving from the Company's shares.

Company's Shareholders' agreements.

The Company is not aware of any agreements between its shareholders which might result in restrictions on the transfer of the Company's shares or on the voting rights conferred by its shares.

Rules of appointment and replacement of Board of Directors' members and modification of articles of Association.

In accordance with article 7, par 1 of the company' articles of Association, the Board of Directors consists of thirteen members of which ten (10) members elected by the Company's General Assembly. Between them is also elected the Managing Director, who is appointed, according to article 12 of the Association with a private contract of indefinite duration, after public proclamation of the Company's Board of Directors, except in the case where the General Assembly decides to appoint the duties of Managing Director to the BoD President.

Company's employees appoint 2 representatives as members who are elected by the Company's General Assembly. These representatives come from the two biggest unions, one from the employee's side and one from the dock workers side. They are nominated by the relevant unions within a deadline of one month after a notification from the President of the BoD, following an election process within the unions in accordance to the relative legislation.

One member is appointed from the municipality of Company's headquarters, elected by the Company's General Assembly as nominated by the City Council.

The BoD has a five year term. However Managing Director's term is independent from the rest members of the BoD, in accordance to article 12 of association.

Competency of the Board of Directors or some of its members to issue new shares or purchase own shares.

In accordance with article 5 of the Company's Articles of Association, following the General Shareholders Assembly decision, the share capital can be increased after the modification of Articles of Association and certification of the increase. With the same decision it is determined the amount of capital increase, the way of cover, the number and the type of shares that will be issued, the nominal value and their offering price, as well as the deadline of cover.

The above competency can be transferred to the Board of Directors following the General Shareholders Assembly decision in accordance to article 13 of C.L. 2190/1920 as it is effective and is subject to the disclosure procedures of article 7b of C.L. 2190/1920. In this case the Board of Directors can increase the share capital with a majority of two thirds (2/3) of its members. The amount of the increase cannot exceed the total amount of the paid-up share capital as of the date of the transfer of this authority to the BoD.

The above BoD authorities can be renewed for a time span that will not exceed the five-year period for each renewal, while their enforcement begins from the expiry of each five-year period.

This decision of the General Assembly falls under the rules of publicity of art. 7b of C.L. 2190/1920 as in force.

Important agreement contracted by the Company, which will enter into effect, will be amended or will expire in case of change in the Company's control following a public offer and the results of this agreement.

There is no such agreement.

Agreements that the Company has contracted with the members of the Board of Directors or with its personnel, which provide for the payment of compensation in case of resignation or release without substantiated reason or in case of termination of their term or employment due to a public offer.

There are no such agreements.

Piraeus, 30 March 2015
The President and Managing Director

Georgios Anomeritis

THIS REPORT HAS BEEN TRANSLATED FROM THE ORIGINAL VERSION IN GREEK

INDEPENDENT AUDITOR'S REPORT

To the shareholders of
PIRAEUS PORT AUTHORITY S.A. with the trade title (PPA S.A.)

Report on the Financial Statements

We have audited the accompanying separate and consolidated financial statements of the Piraeus Port Authority S.A., with trade title "PPA S.A." (the Company), which comprise the separate and consolidated statement of financial position as at 31 December 2014, the separate and consolidated statement of comprehensive income, statement of changes in equity and cash flow statement for the year then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these separate and consolidated financial statements in accordance with International Financial Reporting Standards as adopted by the European Union and for such internal controls as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

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

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate and consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the separate and consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the separate and consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

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

Opinion

In our opinion, the accompanying separate and consolidated financial statements present fairly, in all material respects, the financial position of the company "PPA S.A.", as at 31 December 2014, and of 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.

Report on Other Legal and Regulatory Requirements

(a) The Board of Directors' Report includes a statement of Corporate Governance, which contains the information required by paragraph 3d article 43a of Codified Law 2190/1920.

(b) We confirm that the information given in the Board of Directors' Report is consistent with the accompanying separate and consolidated financial statements in the context of the requirements of articles 43a, 108 and 37 of Codified Law 2190/1920.

Athens, March 30, 2015

The Certified Public Accountants

Panagiotis Papazoglou	**Vasileios Kaminaris**
R.N. ICA (GR) 16631	R.N. ICA (GR) 20411

ERNST & YOUNG (HELLAS)
CERTIFIED AUDITORS ACCOUNTANTS S.A.
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151 25, ATHENS

ΟΛΠ
PIRAEUS PORT
AUTHORITY S.A.

ANNUAL SEPARATE AND CONSOLIDATED **FINANCIAL STATEMENTS** **of PPA SA**

for the period

January 1st – December 31st, 2014

In accordance with the International Financial Reporting Standards as adopted by the European Union

STATEMENT OF COMPREHENSIVE INCOME FOR THE YEAR ENDED DECEMBER 31, 2014

	Notes	GROUP-COMPANY 01.01-31.12.2014	GROUP-COMPANY 01.01-31.12.2013
Revenues	25	104.320.264,31	108.630.469,40
Cost of sales	26	(81.361.853,42)	(86.406.212,68)
Gross profit		**22.958.410,89**	**22.224.256,72**
Administrative expenses	26	(19.581.014,55)	(19.577.271,68)
Other operating expenses	27	(2.401.423,66)	(1.155.853,89)
Other income	27	6.797.644,49	9.339.273,14
Financial income	28	1.989.969,29	2.012.078,92
Financial expenses	28	(872.121,48)	(1.017.866,00)
Profit before income taxes		**8.891.464,98**	**11.824.617,21**
Income taxes	9	(2.127.582,14)	(3.779.371,97)
Net profit after taxes (A)		**6.763.882,84**	**8.045.245,24**
Net other comprehensive income not to be reclassified in profit or loss in subsequent period:			
Re-measurement losses on defined benefits plans		(1.611.722,35)	(721.797,00)
Income taxes		419.047,81	187.667,22
Other total comprehensive income after tax (B)		**(1.192.674,54)**	**(534.129,78)**
Total comprehensive income after tax (A)+(B)		**5.571.208,30**	**7.511.115,46**
Profit per share (Basic and diluted)	31	**0,2706**	**0,3218**
Weighted Average Number of Shares (Basic & Diluted)	31	25.000.000	25.000.000

The accompanying notes are an integral part of the Financial Statements

STATEMENT OF FINANCIAL POSITION AS AT DECEMBER 31, 2014

	Notes	GROUP-COMPANY 31.12.2014	GROUP-COMPANY 31.12.2013
ASSETS			
Non current assets			
Property, Plant and Equipment	4	273.356.564,78	286.978.961,71
Investment property	5	734.338,38	513.367,57
Intangible assets	6	94.335,44	102.789,83
Investments in subsidiaries	8	980.000,00	820.000,00
Other non-current assets	7	348.789,75	348.473,75
Deferred tax assets	9	15.109.449,15	14.868.005,47
Total non current assets		**290.623.477,50**	**303.631.598,33**
Current assets			
Inventories	10	2.136.621,95	2.206.794,87
Trade Receivables	11	25.208.189,07	27.570.298,53
Prepayments and other receivables	12	9.264.040,84	9.572.933,85
Restricted cash	13	816.718,22	2.913.490,97
Cash and cash equivalents	13	54.466.299,36	40.624.049,86
Total Current Assets		**91.891.869,44**	**82.887.568,08**
TOTAL ASSETS		**382.515.346,94**	**386.519.166,41**
EQUITY AND LIABILITIES			
Equity			
Share capital	14	50.000.000,00	50.000.000,00
Other reserves	15	76.577.881,31	77.667.716,75
Retained earnings		42.007.746,62	38.346.702,88
Total equity		**168.585.627,93**	**166.014.419,63**
Non-current liabilities			
Long-term borrowings	20	80.499.999,99	86.499.999,99
Long-term leases	19	217.707,44	486.115,80
Government grants	16	20.611.215,55	21.431.050,52
Reserve for staff retirement indemnities	18	10.694.136,63	8.782.810,63
Provisions	17	37.962.246,87	36.812.259,54
Deferred income	23	41.589.467,91	42.903.335,72
Total Non-Current Liabilities		**191.574.774,39**	**196.915.572,20**
Current Liabilities			
Trade accounts payable		3.198.965,53	3.327.869,01
Short term of long term borrowings	20	6.000.000,00	2.333.333,34
Short-term leases	19	290.074,51	385.901,51
Income tax		2.928.029,58	6.227.196,71
Accrued and other current liabilities	22	9.937.874,99	11.314.874,00
Total Current Liabilities		**22.354.944,61**	**23.589.174,57**
Total liabilities		**213.929.719,00**	**220.504.746,77**
TOTAL LIABILITIES AND EQUITY		**382.515.346,94**	**386.519.166,41**

The accompanying notes are an integral part of the Financial Statements

STATEMENT OF CHANGES IN SHAREHOLDERS EQUITY FOR THE YEAR ENDED DECEMBER 31, 2014

GROUP-COMPANY	Share capital	Statutory reserve	Other reserves	Retained earnings	Total
	50.000.000,00	**7.544.219,88**	**69.715.059,11**	**32.494.025,19**	**159.753.304,18**
Profit after income taxes	-	-	-	8.045.245,24	8.045.245,24
Other comprehensive loss after income taxes	-	-	-	(534.129,78)	(534.129,78)
Total comprehensive income after income taxes	**50.000.000,00**	**7.544.219,88**	**69.715.059,11**	**40.005.140,64**	**167.264.419,63**
Dividends paid	-	-	-	(1.250.000,00)	(1.250.000,00)
Transfer to reserves	-	408.437,76	-	(408.437,76)	-
Total Equity at December 31, 2013	**50.000.000,00**	**7.952.657,64**	**69.715.059,11**	**38.346.702,88**	**166.014.419,63**
Total Equity at January 1, 2014	**50.000.000,00**	**7.952.657,64**	**69.715.059,11**	**38.346.702,88**	**166.014.419,63**
Profit after income taxes	-	-	-	6.763.882,84	6.763.882,84
Other comprehensive loss after income taxes	-	-	-	(1.192.674,54)	(1.192.674,54)
Total comprehensive income after income taxes	**-**	**-**	**-**	**5.571.208,30**	**5.571.208,30**
Dividends paid	-	-	-	(3.000.000,00)	(3.000.000,00)
Tax on reserves L.4172/2013	-	-	(1.428.029,58)	1.428.029,58	-
Transfer to reserves	-	338.194,14	-	(338.194,14)	-
Total Equity at December 31, 2014	**50.000.000,00**	**8.290.851,78**	**68.287.029,53**	**42.007.746,62**	**168.585.627,93**

The accompanying notes are an integral part of the Financial Statements

CASH FLOW STATEMENT FOR THE YEAR ENDED DECEMBER 31, 2014

	Notes	GROUP-COMPANY 01.01-31.12.2014	GROUP-COMPANY 01.01-31.12.2013
Cash flows from Operating Activities			
Profit before income taxes		8.891.464,98	11.824.617,21
Adjustments for:			
Depreciation and amortisation	**29**	15.015.481,33	16.137.149,68
Amortisation of subsidies	**29**	(819.834,97)	(728.524,32)
Gain on disposal of property, plant & equipment		-	(8.684,24)
Recognition of investment property		(220.970,81)	-
Financial (income)/expenses	**28**	(1.117.847,81)	(994.212,92)
Provision for staff retirement indemnities	**30**	691.855,65	673.522,00
Other Provisions		4.563.109,98	(147.013,21)
Operating profit before working capital changes		**27.003.258,35**	**26.756.854,20**
(Increase)/Decrease in:			
Inventories		70.172,92	(306.399,72)
Trade accounts receivable		(394.913,19)	1.796.944,72
Prepayments and other receivables		602.657,68	2.311.172,51
Other long term assets		(316,00)	(6.276,00)
Increase/(Decrease) in:			
Trade accounts payable		(128.903,48)	(40.463,50)
Accrued and other current liabilities		(1.680.711,00)	(5.603.227,36)
Deferred income		(1.313.867,81)	(1.302.655,96)
Interest paid		(838.039,23)	(1.017.866,00)
Payments for retirement with incentives	**18**	(392.252,00)	(389.187,37)
Income taxes paid		(5.670.117,36)	(1.478.578,33)
Net cash from Operating Activities		**17.256.968,88**	**20.720.317,19**
Cash flow from Investing activities			
Increase of subsidiaries share capital	**8**	(160.000,00)	(250.000,00)
Grants received	**16**	-	9.901.740,43
Procceds from the sale of property, plant and equipment		-	11.050,00
Capital expenditure for property, plant and equipment and intangible assets	**4,6**	(1.643.892,97)	(3.789.912,13)
Decrease of restricted cash		2.096.773,00	-
Interest and related income received		1.989.969,29	1.763.650,38
Net cash from Investing Activities		**2.282.849,32**	**7.636.528,68**
Cash flows from Financing Activities			
Net change in long-term borrowings		(2.333.333,34)	(1.166.666,67)
Net change in leases		(364.235,36)	21.398,57
Dividends paid		(3.000.000,00)	(1.250.000,00)
Net cash from Financing Activities		**(5.697.568,70)**	**(2.395.268,10)**
Net increase in cash and cash equivalents		**13.842.249,50**	**25.961.577,77**
Cash and cash equivalents at the beginning of the year	**13**	**40.624.049,86**	**14.662.472,09**
Cash and cash equivalents of the end of the year	**13**	**54.466.299,36**	**40.624.049,86**

The accompanying notes are an integral part of the Financial Statements

NOTES TO THE SEPARATE AND CONSOLIDATED FINANCIAL STATEMENTS FOR THE YEAR ENDED DECEMBER 31, 2014

1. ESTABLISHMENT AND ACTIVITY OF THE COMPANY:

"Piraeus Port Authority S.A" (from now on "PPA S.A." or "Company") was established in 1930 as Civil Law Legal Corporation (C.L.L.C.) by Law 4748/1930, which was revised by L.1559/1950 and was ratified by L.1630/1951 and converted into a Societé Anonyme (S.A.) by Law 2688/1999. The Company is located at the Municipality of Piraeus, at 10 Akti Miaouli street.

The Company's main activities are ships' anchoring services, handling cargo, loading and unloading services as well as goods storage and car transportation. The Company is also responsible for the maintenance of port facilities, the supply of port services (water, electric current, telephone connection etc. supply), for services provided to travelers and for renting space to third parties.

The Company is subject to supervision by the Ministry of Economy, Infrastructure, Shipping and Tourism governed by the principles of Company Law 2190/1920 and the founding Law 2688/1999, as amended by Law 2881/2001.

The Company duration period is one hundred (100) years from the effective date of Law 2688/1999. This period may be extended by special resolution of the shareholders general meeting.

The Company's number of employees at December 31, 2014 amounted to 1,157. At December 31, 2013, the respective number of employees was 1,180.

The Company holds 100% interest in two companies: "DEVELOPING COMBINED TRANSPORT, PORT FACILITIES AND SERVICES S.A." (trade name «LOGISTICS PPA») and "SHIP REPAIR SERVICES S.A." (trade name «NAFSOLP SA»).

2. BASIS OF PRESENTATION OF FINANCIAL STATEMENTS:

(a) Basis of Preparation of Financial Statements:

The financial statements have been prepared in accordance with International Financial Reporting Standards (IFRS) as adopted by the European Union (E.U.). These financial statements have been prepared under the historical cost.

As indicated in Note 8, the two subsidiaries are not consolidated in the consolidated financial statements of the Company due to the immateriality of their financials. As the Company has no other subsidiaries, amounts in the financial statements of the Group are identical to those of the Company.

The preparation of financial statements according to the IFRS requires estimations and assumptions to be made by the management, influencing the assets and liabilities amounts, the disclosure of potential receivable and liabilities as at the financial statement's date, as well as the revenue and expenditure amounts, during the financial period. Actual results may differ from these estimations. The accounting policies adopted are consistent with those of the financial year ended December 31, 2013. It also requires management to exercise its judgment in the process of applying the accounting policies which have been adopted. The areas involving a higher degree of judgment or complexity, or areas where assumptions and estimates are significant to the financial statements are disclosed in note 2(c).

For the previous year, an amount of € 513,367.57 was reclassified from property, plant and equipment to investment property, in order to be comparable with the relevant figures of the previous year, as the Management decided to change their usage during the current year.

(b) Approval of Financial Statements:

The Board of Directors of the Company approved the financial statements for the period ended at December 31, 2014, on March 30, 2015. The abovementioned financial statements are subject to the final approval of the General Assembly of the Shareholders.

(c) Significant Accounting Judgements and Estimates:

The Company makes estimates and judgments concerning the future. The resulting accounting estimates will, by definition, seldom equal the related actual results. Estimates and judgments are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

The estimates and judgments that have a risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are as follows:

(i) ***Allowance for doubtful accounts receivables***: The Company's Management periodically reassess the adequacy of the allowance for doubtful accounts receivable in conjunction with its credit policy and taking into consideration reports from its legal department, which are prepared following the processing of historical data and recent developments of the cases it is handling.

(ii) ***Provision for income taxes:*** According to IAS 12, income tax provisions are based on estimations as to the taxes that shall be paid to the tax authorities and includes the current income tax for each fiscal year, the provision for additional taxes which may arise from future tax audits and the recognition of future tax benefits. The final clearance of income taxes may be different from the relevant amounts which are included in these financial statements.

(iii) ***Depreciation rates:*** The Company's assets are depreciated over their estimated remaining useful lives. These useful lives are periodically reassessed to determine whether the original period continues to be appropriate. The actual lives of these assets can vary depending on a variety of factors such as technological innovation and maintenance programs.

(iv) ***Impairment of property, plant and equipment***: Property, plant and equipment are tested for impairment when there are indicators that the carrying amounts may not be recoverable. When value in use calculations are undertaken, management estimates the expected future cash flows from the asset or cash-generating unit and chooses a suitable discount rate in order to calculate the present value of those cash flows.

(v) ***Application of Interpretation 12:*** Company Management has examined weather the contract for the concession of the exclusive right to use and exploit land, buildings and facilities at the Port of Piraeus Land Zone fall under the scope of the provisions of Interpretation 12. The management concluded that the agreement in question does not fall under the scope of application of Interpretation 12 for the following reasons:

- The Greek Government does not determine nor control initial prices for the services rendered by PPA S.A. as well as revaluation during the term of the agreement. The only obligation on behalf of the Company is that prices and changes thereof must be disclosed to the Ministry of Economy, Infrastructure, Shipping and Tourism and be published in the Government Gazette.
- The conceding authority exercises no control over the services rendered. The Company may concede the use and exploitation of the aforementioned facilities to third parties for purposes related to the provision of port or non-port services and for a term not exceeding the term and extension of the contract.
- The Company is under no obligation to realize a specific level of investments, only when such is deemed necessary in order to maintain the unhindered operation of the Port.

3. PRINCIPAL ACCOUNTING POLICIES:

The Company applies the following accounting principles for the preparation of the accompanying financial statements:

(a) **Tangible Assets:** Buildings, technical projects and other building installations are valued at acquisition cost less accumulated depreciation and possible impairment provision. The privately owned land, machinery and other equipment, acquired before PPA's conversion into an S.A., 1.6.1999, were valued at deemed cost, arising by the Evaluation Committee of article 9 C.L. 2190/1920, while these acquired afterwards are valued at acquisition cost less accumulated depreciation and possible value impairment provision

Acquisition cost of a building installation or equipment consists of purchase price including import duties, plus non-refundable purchase taxes as well as any cost required for the asset to become operational. Repairs and maintenance are posted to the financial period in which they were realized. Significant additions and improvements made at a later stage are capitalized in the relevant asset cost

Fixed assets constructed by the Company are posted to the self-construction cost which includes subcontractors' fees, materials and technicians' payroll costs involved in the construction (including relevant employer contributions) as well as part of general administration expenses.

Assets under construction include fixed assets under construction and are stated at their cost. Assets under construction are not depreciated until the fixed assets are complete and operational.

(b) **Depreciation:** Fixed assets are depreciated on a straight line basis according to the following useful lives per fixed asset category:

Fixed Asset Categories	Useful Life (years)
Buildings, technical & port projects	25-40
Machinery & other equipment	10-30
Motor Vehicles	5-12
Floating transportation means	20-35
Furniture, fixture & fittings	5-10

(c) ***Impairment of assets***: According to IAS 36, buildings, facilities, equipment and intangible fixed assets must be evaluated for possible value impairment, when there are indications that the asset's accounting value is over its recoverable amount. Whenever an asset's accounting value is over its recoverable amount, its respective impairment loss is posted to the period financial results. An asset's recoverable value is the greater amount between the estimated net realizable value and the value in use. Net realizable value is considered to be the attainable revenue from the disposal of an asset within the bounds of a mutual transaction, where the parties of this transaction are in full knowledge and willingly accede, reduced by any additional direct distribution cost of the asset. Value in use is the present value of the estimated future cash flow, expected to be accomplished by the constant asset use and its disposal at the end of its estimated useful life. When there is no possibility for a company to estimate the asset's recoverable amount, for which there are indications of value impairment, then it assesses the recoverable amount of the unit (to which the asset belongs) which creates cash flows.

Assets loss impairment reversal entry, accounted for in previous years, is possible only if there are valid indications that this impairment does no longer exist or is decreased. Under these circumstances this reversal entry is recognized as revenue.

(d) **Investment property:** Investment property principally comprising of 7 land and 3 buildings, is held by the Company and the Group for long-term rental yields and not for own use. Investment property is measured at cost less depreciation and impairment.

When the carrying amounts of the investment property exceed their recoverable amounts, the difference (impairment) is charged directly in the statement of comprehensive income. Land is not depreciated. The depreciation of buildings is calculated using the straight line method over the buildings' useful life.

Transfers are made to investment property when, and only when, there is a change in use, evidenced by the end of owner occupation, commencement of an operating lease to another party or completion of construction or development. Transfers are made from investment property when, and only when, there is a change in use, evidenced by commencement of owner occupation or commencement of development with a view to sale.The fair value of investment property does not differ from the carrying amount as presented in the rate financial statements.

(e) **Fixed Asset Subsidies:** Subsidies are considered as accrued income and are recognized as income at the same depreciation rate as the relevant subsidized fixed assets, are depreciated. This income is deducted from the depreciation in the period financial results.

(f) **Intangible Assets:** Intangible assets concern software purchase cost and any expenditure for software development, in order to become operational. Software depreciation is calculated on a straight line basis and its useful life of 3-4 years.

(g) **Borrowing Cost:** The Company has adopted the basic accounting policy suggested by IAS 23, where the borrowing cost recognized as expense in the statement of comprehensive income.

(h) *i)* ***Financial Instruments:*** Financial assets and liabilities, stated in the statement of financial position, includes cash and cash equivalents, trade receivables prepayments and other receivables, borrowings and accrued and other current liabilities. The Company does not use financial instrument derivatives neither for balancing the risk nor for profit purposes. Financial instruments appear as receivable, liabilities or Equity based on the contents of the relevant contracts. Interest, dividends, profit and loss resulting from financial instruments, considered as receivable or liabilities are respectively posted as expenditure or income. Dividend distribution to shareholders is posted directly to Equity. Financial instruments are set off against each other when the Company, according to the Law, has the legal right and intends to set them off or to recover the asset and at the same time set it off against the liability.

ii) ***Fair value of financial instruments:*** The fair value of financial instruments actively traded in organised financial markets is determined by reference to quoted active market bids, and in particular bid prices for assets and ask prices for liabilities, at the close of business on the balance sheet date, without any deduction in transaction costs.

Where there is no active market for a financial instrument, its fair value is determined by using appropriate valuation techniques. The valuation techniques include the method of discounted cash flows, comparison with similar instruments for which there exist observable values, rights valuation models, credit models and other relevant valuation models. Some financial instruments are shown at fair value using valuation techniques because current market transactions, or observable market data, are not available. Their fair value is determined using a valuation model which has been tested with respect to prices or the data of actual market transactions and using the best possible estimates of the Company for the most appropriate assumptions of the model. Models are adjusted to reflect the margin of the bid and ask prices, to reflect the costs for closing positions, the reliability and liquidity of the counterparty and the constraints of the model.

Furthermore, the profit and loss calculated when such financial instruments are shown for the first time (Profit or Loss of Day 1) are deferred and are only recognised when the data become observable or when the instrument is derecognised.

For discounted cash flow techniques, the estimated future cashflows are based on the management's best possible estimates and the discount rate used is a rate indicated in the market for similar instruments. The use of different valuation models and assumptions could generate substantially different estimates of fair values.

Where the fair value cannot be measured in a reliable manner, such financial instruments are measured at cost, which is the fair value of the price paid to acquire the investment or the amount received when the financial liability is issued. All transaction costs directly attributable to acquisition are included in the cost of the investment.

The fair value of a financial asset or liability is the amount received to sell an asset or paid to settle a liability in a transaction under normal conditions between two contracting parties on the date of its valuation. The fair value of the financial assets or liabilities in the financial statements has been determined, where necessary, by the Management's best possible estimate. In cases where there are no available data or these are limited from active financial markets, valuations of fair values are derived from the Management's estimate according to the available information.

Fair value valuation methods can be classified into three levels:

Level 1: Quoted (unadjusted) values from active financial markets for identical negotiable assets or liabilities.

Level 2: Other technicques for which all inflows that have a significant impact on the recorded fair value are identified or determined directly or indirectly from active financial markets.

Level 3: Techniques that use inflows that have a significant impact on the recorded fair value and are not based on quoted prices from active financial markets.

The following methods and assumptions were used to estimate the fair value of each class of financial asset and liabilities:

Cash and cash equivalents, trade receivables prepayments and other receivables, and accrued and other current liabilities: Their book value is almost identical to the fair because the maturity of these financial instruments are short-term.

(i) **Cash on hand and in banks:** The Company considers as cash (apart from cash on hand) time deposits and liquid investments maturing in three months from the acquisition date.

(j) Receivable: Short- term receivable is stated at its nominal value decreased by the provision for doubtful debts. Long- term receivable, receivable at a specific date, was valued at present value applying the discount interest rate method.

(k) Expenditure and Risk Provisions: When the Company has a present legal or presumed commitment as a result of past events, a fund outflow, which incorporates financial benefits, is possible and the relevant commitment amount can be reliably assessed, then provisions are recognized. Provisions are re-examined at the end of each financial period and are adjusted in order to represent the best possible assessments, and when necessary are prepaid at a pre- tax discount rate. Potential liabilities are not posted to the financial statements, but are disclosed, unless the possibility for funds outflow, incorporating financial benefits, is minimum. Potential receivable is not posted to the financial statements, but are disclosed as long as benefit inflow is possible.

(l) Income Tax (Current and Deferred): Current and deferred income tax assessment is based on the relevant amounts of the financial statements, according to tax Laws effective in Greece. Current income tax concerns tax on the Company taxable profits, adjusted according to Greek tax Law and calculated using the current tax rate. Deferred tax is assessed using the liability method in all temporary tax differences on the balance- sheet date between the tax base and the accounting value of assets and liabilities. The expected tax consequences from the temporary tax differences are assessed and stated either as deferred tax liabilities or as deferred tax assets. Deferred tax assets are posted to the financial statements for all allowable temporary differences and tax losses carried forward as far as it is likely to set off these allowable temporary differences against available taxable profits.

The accounting value of deferred tax assets is revised at each balance- sheet date and it is reduced up to the point that it is not likely to have enough taxable profits, where part or all of the deferred tax assets may be set off against. Current income tax receivable and liabilities for current and previous financial years are valued at the amount expected to be paid to Tax Authorities (or be refunded by them), using the tax rates (and tax Laws) in force up to the balance- sheet date.

(m) Revenue Recognition: All sales income categories are posted to the financial period they concern, while accrued and not invoiced services income is also accounted for at the balance- sheet date. Income is accounted for only if it is possible that financial benefits related to the transaction will inflow to the Company. Rental income is accounted for on a regular basis during the rental period, according to the rental agreement. Interest is accounted for on the accrual basis (taking into account the actual investment return).

(n) Inventories: Material and spare parts related to the Company mechanical equipment maintenance are valued at the lower of acquisition cost and net realisable value and their cost is determined on the weighted average cost basis. Material is posted to inventories on purchase and recognized as expenditure on consumption.

(o) Leases: Leases that actually convey to the Company all dangers and benefits relevant to the leased asset are classified as financial leases. Leased fixed assets are capitalized at the beginning of the lease at their fair value or at present value of total minimum finance lease payments, if the latter is lower. Financial lease payments are allocated between financial expenditure and financial liabilities reduction in order to achieve a fixed interest rate for the remaining liability balance. Financial expenditure is debited directly in the period financial results. Capitalized leased fixed assets are depreciated according to their expected useful life.

When the lessor retains all dangers and benefits of fixed asset ownership, then these leases are classified as operational leases. Operational lease payments are recognized as expenditure in the Comprehensive Income Statement on a regular basis during the lease.

(p) Employee Benefits: According to the collective PPA S.A. employee agreement (article 9 CA/2000 and article 5 CA/2004) the Company must pay retirement allowances to permanent C.L.L.C. employees equal to the total of seven month regular salary. To employees working under employment contract the Company pays either retirement allowance according to previous regulations or indemnity according to Law 2112/20 as these are revised and effective today according to each employee's previous employment period. The Company pays indemnity to workers in accordance with article 49 Law 993/79 provisions and the cases 2 & 3 of subparagraph IA.12 of L.4093/2012. All the above cases either retirement allowances or indemnity had a top limit of € 15.000 which was revised to € 30.000.

With the provisions of L. 3833/2010 and L. 3845/2010 this limit amounts to € 28.531,50.

The above retirement allowance obligations are estimated at their future benefits discount value, which are accumulated at the end of the year, in accordance with the recognition of employee benefit rights during their expected employment life. The above obligations are estimated in conformity with the financial actuarial acknowledgements and are assessed by the actuarial Projected Unit Method. Financial period net indemnity costs are included in the accompanying Comprehensive Income statement payroll costs and consist of benefit present value accrued during the year, interest on benefit obligations, previous employment cost, actuarial profits of losses and any other additional retirement costs.

Previous employment costs are regularly recognized on the average employment period until program benefits are realized. Actuarial gains and losses that are now recognised in other comprehensive income (OCI) and permanently excluded from profit and loss. Retirement obligations are not funded.

(q) ***National Insurance Programs:*** The obligation for main or supplementary pension provision is covered by the main National Insurance Department (IKA- Social Insurance Institute) which concerns private sector and provides retirement, medical and pharmaceutical services. Each employee is obliged to contribute part of his salary to the National Insurance Department, while part of the total contribution is paid by the Company. On employee retirement the National Insurance Department is responsible for their pension payments. Therefore, the Company has no legal or presumed obligation for future payments according to this program.

The Company employees are also eligible, on retirement, for a lump sum payment by the Welfare Fund according to the Fund's statutory regulations and Law 2084/92. For employee welfare, the maximum amount payable is 44.240,00 Euro in conformity with Presidential Decree 389/1998 (Government Press 268A) which specifies as top limit the 11th salary range for higher education employees in public sector. For longshoremen welfare, the payable amount is specified each time based on last decade's contributions and the employee years of service. Each employee is obliged to contribute part of his salary to the Fund, while part of the total contributions are paid by the Company. Welfare Fund is a C.L.L.C., responsible for the above payments. Therefore, the Company has no legal or presumed obligation for future payments according to this program.

(r) ***Earnings per Share:*** Earnings per share are calculated by dividing the financial period net profit, corresponding to ordinary shareholders, by the weighted average number of ordinary shares issued. The accompanying financial statements did not include any profit decreasing bonds or other stock, convertible to shares. Consequently, diluted earnings per share were not calculated.

(s) ***Segmental Reporting:*** The Company operates in Greece, regardless of the fact that its clientele includes international companies. Additionally, the Company has no other commercial or industrial activities other than the provision of services solely in the Port and does not have income or assets from foreign customers (based on the geographical area in which they operate).

The port of Piraeus is a port complex activities, putting work in many areas of port activity, such as containers, Car-terminal, coastal shipping, cruise, Ro-Ro, ship repairing, environmental and logistics services.

It is the main port of coastal connecting mainland Greece and the islands, the main cruise port service in the country (over 55 %), the main port container (90 %), the main car – terminal port (95%) of the country.

The PPA SA provides all the requested port services: water, fuel oil, solid and liquid slot tankers, jack residual oil, electricity, fiber optics and internet, victuals, repairs, environmental services and is fully connected to all activities with modern computer systems.

The management of PPA SA monitors at the level of results of the above activities and takes business decisions based on the implemented internal management information system.

Based on the above and in accordance with the provisions of IFRS 8, the Company has determined to be disclose the following segments:

- Container Terminal
- Handling Car
- Coasting
- Ship repairing
- Cruise

- Other segments (water supply, space management, merchandise management)

The other segments include activities representing less than 10 % of total revenue and profit in all segments and therefore are not disclosed as separate operating segments.

The Company level, includes revenues and expenses that are not allocated by operating segment because management monitors them at entity level.

Management does not take business decisions and does not monitor periodically the assets and liabilities of the business sectors and for this reason does not make the relevant disclosures as required by the provisions of IFRS 8.

(t) ***Interest- Bearing Loans:*** All loans are initially accounted for at the cost that is the actual loan value less the expenditure related to the loan issue. Afterwards, interest- bearing loans are valued at net book cost on the actual interest rate basis. Net book cost is calculated considering the loan issue expenditure and the difference between the initial and final loan amount. Profits and losses are accounted for a net profit or loss when liabilities are written off or impaired and by depreciation procedure.

(u) ***Dividends:*** Dividends are accounted for when receipt rights are finalized by the resolution of the shareholders general meeting.

(v) ***Concession Agreement:*** In persuasion of the 35th article of 2932/2001 Law, Greek Government and the Company signed on 13.2.2002 the Concession Agreement, by which the government transfers its exclusive right of use and exploitation of port zone lands, buildings and facilities of Piraeus Port to the Company.

This concession was agreed for fixed period, specifically of 40 years initial duration, beginning on the day the agreement was signed and ending on 13.2.2042. It is possible for the initial duration to be extended once or for several times, within Law top limits by a new written agreement and modification of the 4.1 article of the Concession Agreement. With the Common Ministry Decision (CMD) no. 8322/3-12-2008, published in Government Paper 2372/21-11-2008, the Concession Agreement duration is modified from 40 to 50 years, beginning on the 13/2/2002 (initial signature date) and ending on the respective date of the year 2052.

In exchange for the above Concession Greek Government receives 1% of the Company's consolidated annual income for each of the first 3 years of the agreement. The above percentage increased to 2% of the Company's consolidated annual income after the 3rd year, on the same calculation basis.

The Company most significant obligations arising from this agreement are:

- Constant port rendering services
- Responsibility for the installation, improvement and maintenance of the security level in the Piraeus Port area.
- Ensure fair deal to all port users
- Payment of maintenance expenditure for all the property included in the Concession Agreement

(w) ***Concession Agreement of Piers II and III:*** The N.3755/2009 ratified by the Parliament the concession of use and operation of piers II and III between PPA and Cosco Pacific Ltd. The contract term provided for 35 years at current exchange rates € 4,3 billion, of which 79% guaranteed and will be held investments totaling € 620 million The Concession Agreement entered into force on 1/10/2009 and till 31/5/2010 the operation of Pier II was provided by the PPA SA staff as a subcontractor. Within this period the project in Pier I, which was constructed by PPA SA, was completed and started its operation by providing services directly to P.P.A SA clients.

Published in the Government Gazette 269 / 12.24.2014 the Agreement B. Modification of the original Concession Agreement (OG 52 / 03.30.2009) between PPA SA and SEP SA, following the 'Practical

Process Amicable Settlement'. According to the above, the payment of the Guaranteed consideration was suspended, no later than 31.12.2021 and replaced by paying only Variable consideration that arises as a percentage on consolidated revenues of PCT SA from the previous contract year.

The calculation of fixed consideration I & II is adjusted regarding the length of exploitation and the corresponding sq.m. as planned, after the commissioning of the western part of Pier III, increasing the length of new posts berthing ships 567 m. and 135,330 sq.m.

Furthermore, the business agreement will bring investments of approximatelly € 230 million related to: (a) the construction and operation of West Pier III of the Container Terminal of PPA from SEP SA, (b) the construction on behalf of PPA SA Pier Petroleum and (c) upgrade with new machinery of Piers II and East Pier Container Terminal III.

(x) Foreign Currency Conversion: The Company operations are all performed in Euro. Transactions made in foreign currencies are converted into Euro using currency rates effective at the transaction date. Receivable and liabilities in foreign currency are adjusted at the financial statements preparation date in order to state the currency rates effective at that date. Gains or losses arising from these adjustments are included in the accompanying Comprehensive Income Statement as foreign exchange gains or losses.

Changes in accounting policies and disclosures

The accounting policies adopted are consistent with those of the previous financial year except for the following amended IFRSs which have been adopted by the Group as of 1 January 2014. However, they do not have a significant impact on the annual financial statements or the interim condensed financial statements of the Company and the Group or they are not applicable for the Company:

Investments in Associates and Joint Ventures (Revised)

As a consequence of the new IFRS 11 Joint arrangements and IFRS 12 Disclosure of Interests in Other Entities, IAS 28 Investments in Associates, has been renamed IAS 28 Investments in Associates and Joint Ventures, and describes the application of the equity method to investments in joint ventures in addition to associates. The application of this revision had no effect on the financial position of the Group and the Company.

- **IAS 32 Financial Instruments: Presentation (Amended) - Offsetting Financial Assets and Financial Liabilities**

  These amendments clarify the meaning of "currently has a legally enforceable right to set-off". The amendments also clarify the application of the IAS 32 offsetting criteria to settlement systems (such as central clearing house systems) which apply gross settlement mechanisms that are not simultaneous. The application of these amendments had no effect on the financial position of the Group and the Company.

- **IFRS 10 Consolidated Financial Statements, IAS 27 Separate Financial Statements**

  IFRS 10 replaces the portion of IAS 27 Consolidated and Separate Financial Statements that addresses the accounting for consolidated financial statements. It also addresses the issues raised in SIC-12 Consolidation — Special Purpose Entities. IFRS 10 establishes a single control model that applies to all entities including special purpose entities. The changes introduced by IFRS 10 will require management to exercise significant judgment to determine which entities are controlled and therefore are required to be consolidated by a parent, compared with the requirements that were in IAS 27. The application of the new standard had no effect on the financial position of the Group and the Company.

- **IFRS 11 Joint Arrangements**

  IFRS 11 replaces IAS 31 Interests in Joint Ventures and SIC-13 Jointly-controlled Entities — Non-monetary Contributions by Venturers. IFRS 11 removes the option to account for jointly controlled entities (JCEs) using proportionate consolidation. Instead, JCEs that meet the definition of a joint venture must be accounted for using the equity method. The new standard had no effect on the financial position of the Group and the Company.

- **IFRS 12 Disclosures of Interests in Other Entities**

  IFRS 12 includes all of the disclosures that were previously in IAS 27 related to consolidated financial statements, as well as all of the disclosures that were previously included in IAS 31 and IAS 28. These disclosures relate to an entity's interests in subsidiaries, joint arrangements, associates and structured entities. A number of new disclosures are also required. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance. Apart from the new disclosures, the standard had no effect on the financial position of the Group and the Company.

- **IAS 39 Financial Instruments (Amended): Recognition and Measurement - Novation of Derivatives and Continuation of Hedge Accounting**

  Under the amendment there would be no need to discontinue hedge accounting if a hedging derivative was novated, provided certain criteria are met. The IASB made a narrow-scope amendment to IAS 39 to permit the continuation of hedge accounting in certain circumstances in which the counterparty to a hedging instrument changes in order to achieve clearing for that instrument. The application of this amendment had no effect on the financial position of the Group and the Company.

- **IAS 36 Impairment of Assets (Amended) – Recoverable Amount Disclosures for Non-Financial Assets**

  These amendments remove the unintended consequences of IFRS 13 on the disclosures required under IAS 36. In addition, these amendments require disclosure of the recoverable amounts for the assets or CGUs for which impairment loss has been recognised or reversed during the period. The application of these amendments had no effect on the financial position of the Group and the Company.

- **IFRIC Interpretation 21: Levies**

  The Interpretations Committee was asked to consider how an entity should account for liabilities to pay levies imposed by governments, other than income taxes, in its financial statements. This Interpretation is an interpretation of IAS 37 Provisions, Contingent Liabilities and Contingent Assets. IAS 37 sets out criteria for the recognition of a liability, one of which is the requirement for the entity to have a present obligation as a result of a past event (known as an obligating event). The Interpretation clarifies that the obligating event that gives rise to a liability to pay a levy is the activity described in the relevant legislation that triggers the payment of the levy. The interpretation had no effect on the Group and the Company.

Standards issued but not yet effective and not early adopted

- **IAS 16 Property, Plant & Equipment and IAS 38 Intangible assets (Amendment): Clarification of Acceptable Methods of Depreciation and Amortization**

  The amendment is effective for annual periods beginning on or after 1 January 2016. This amendment clarifies the principle in IAS 16 Property, Plant and Equipment and IAS 38 Intangible Assets that revenue reflects a pattern of economic benefits that are generated from operating a business (of which the asset is part) rather than the economic benefits that are consumed through use of the asset. As a result, the ratio of revenue generated to total revenue expected to be generated cannot be used to depreciate property, plant and equipment and may only be used in very limited circumstances to amortise intangible assets. The amendment has not yet been endorsed by the EU. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance.

- **IAS 19 Employee benefits (Amended): Employee Contributions**

  The amendment is effective for annual periods beginning on or after 1 February 2015. The amendment applies to contributions from employees or third parties to defined benefit plans. The objective of the amendment is to simplify the accounting for contributions that are independent of the number of years of employee service, for example, employee contributions that are calculated according to a fixed percentage of salary. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance.

- **IFRS 9 Financial Instruments – Classification and measurement**

  The standard is applied for annual periods beginning on or after 1 January 2018 with early adoption permitted. The final phase of IFRS 9 reflects all phases of the financial instruments project and replaces IAS 39 *Financial Instruments: Recognition and Measurement* and all previous versions of IFRS 9. The standard introduces new requirements for classification and measurement, impairment, and hedge accounting. The standard has not yet been endorsed by the EU. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance.

- **IFRS 11 Joint arrangements (Amendment): Accounting for Acquisitions of Interests in Joint Operations**

  The amendment is effective for annual periods beginning on or after 1 January 2016. IFRS 11 addresses the accounting for interests in joint ventures and joint operations. The amendment adds new guidance on how to account for the acquisition of an interest in a joint operation that constitutes a business in accordance with IFRS and specifies the appropriate accounting treatment for such acquisitions. The amendment has not yet been endorsed by the EU. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance.

- **IFRS 14 Regulatory Deferral Accounts**

  The standard is effective for annual periods beginning on or after 1 January 2016. The aim of this interim standard is to enhance the comparability of financial reporting by entities that are engaged in rate-regulated activities, whereby governments regulate the supply and pricing of particular types of activity. This can include utilities such as gas, electricity and water. Rate regulation can have a significant impact on the timing and amount of an entity's revenue. The IASB has a project to consider the broad issues of rate regulation and plans to publish a Discussion Paper on this subject in 2014. Pending the outcome of this comprehensive Rate-regulated Activities project, the IASB decided to develop IFRS 14 as an interim measure. IFRS 14 permits first-time adopters to continue to recognise amounts related to rate regulation in accordance with their previous GAAP requirements when they adopt IFRS. However, to enhance comparability with entities that already apply IFRS and do not recognise such amounts, the standard requires that the effect of rate regulation must be presented separately from other items. An entity that already presents IFRS financial statements is not eligible to apply the standard. This standard is not applicable to the Group and the Company.

- **IFRS 15 Revenue from Contracts with Customers**

  The standard is effective for annual periods beginning on or after 1 January 2017. IFRS 15 establishes a five-step model that will apply to revenue earned from a contract with a customer (with limited exceptions), regardless of the type of revenue transaction or the industry. The standard's requirements will also apply to the recognition and measurement of gains and losses on the sale of some non-financial assets that are not an output of the entity's ordinary activities (e.g., sales of property, plant and equipment or intangibles). Extensive disclosures will be required, including disaggregation of total revenue; information about performance obligations; changes in contract asset and liability account balances between periods and key judgments and estimates. The standard has not been yet endorsed by the EU. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance.

- **IAS 27 Separate Financial Statements (amended)**

  The amendment is effective from 1 January 2016. This amendment will allow entities to use the equity method to account for investments in subsidiaries, joint ventures and associates in their separate financial statements and will help some jurisdictions move to IFRS for separate financial statements, reducing compliance costs without reducing the information available to investors. This amendment has not yet been endorsed by the EU. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance.

- **Amendment in IFRS 10 Consolidated Financial Statements and IAS 28 Investments in Associates and Joint Ventures: Sale or Contribution of Assets between an Investor and its Associate or Joint Venture**

  The amendments address an acknowledged inconsistency between the requirements in IFRS 10 and those in IAS 28, in dealing with the sale or contribution of assets between an investor and its associate or joint venture. The main consequence of the amendments is that a full gain or loss is recognized when a transaction involves a business (whether it is housed in a subsidiary or not). A partial gain or loss is recognized when a transaction involves assets that do not constitute a business, even if these assets are housed in a subsidiary. The amendments will be effective from annual periods commencing on or after 1 January 2016. The amendments have not yet been endorsed by the EU. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance.

The **IASB has issued the Annual Improvements to IFRSs 2010 – 2012 Cycle**, which is a collection of amendments to IFRSs. The amendments are effective for annual periods beginning on or after 1 February 2015. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance.

- ***IFRS 2 Share-based Payment:*** This improvement amends the definitions of 'vesting condition' and 'market condition' and adds definitions for 'performance condition' and 'service condition' (which were previously part of the definition of 'vesting condition').
- ***IFRS 3 Business combinations:*** This improvement clarifies that contingent consideration in a business acquisition that is not classified as equity is subsequently measured at fair value through profit or loss whether or not it falls within the scope of IFRS 9 Financial Instruments.
- ***IFRS 8 Operating Segments:*** This improvement requires an entity to disclose the judgments made by management in applying the aggregation criteria to operating segments and clarifies that an entity shall only provide reconciliations of the total of the reportable segments' assets to the entity's assets if the segment assets are reported regularly.
- ***IFRS 13 Fair Value Measurement:*** This improvement in the Basis of Conclusion of IFRS 13 clarifies that issuing IFRS 13 and amending IFRS 9 and IAS 39 did not remove the ability to measure short-term receivables and payables with no stated interest rate at their invoice amounts without discounting if the effect of not discounting is immaterial.
- ***IAS 16 Property Plant & Equipment:*** The amendment clarifies that when an item of property, plant and equipment is revalued, the gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount.
- ***IAS 24 Related Party Disclosures:*** The amendment clarifies that an entity providing key management personnel services to the reporting entity or to the parent of the reporting entity is a related party of the reporting entity.
- ***IAS 38 Intangible Assets:*** The amendment clarifies that when an intangible asset is revalued the gross carrying amount is adjusted in a manner that is consistent with the revaluation of the carrying amount.

The **IASB has issued the Annual Improvements to IFRSs 2011 – 2013 Cycle**, which is a collection of amendments to IFRSs. The amendments are effective for annual periods beginning on or after 1 January 2015. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance

- **IFRS 3 Business Combinations:** This improvement clarifies that IFRS 3 excludes from its scope the accounting for the formation of a joint arrangement in the financial statements of the joint arrangement itself.

- ***IFRS 13 Fair Value Measurement:*** This improvement clarifies that the scope of the portfolio exception defined in paragraph 52 of IFRS 13 includes all contracts accounted for within the scope of IAS 39 Financial Instruments: Recognition and Measurement or IFRS 9 Financial Instruments, regardless of whether they meet the definition of financial assets or financial liabilities as defined in IAS 32 Financial Instruments: Presentation.

- ***IAS 40 Investment Properties:*** This improvement clarifies that determining whether a specific transaction meets the definition of both a business combination as defined in IFRS 3 Business Combinations and investment property as defined in IAS 40 Investment Property requires the separate application of both standards independently of each other.

The **IASB has issued the Annual Improvements to IFRSs 2012 – 2014 Cycle,** which is a collection of amendments to IFRSs. The amendments are effective for annual periods beginning on or after 1 January 2016. These annual improvements have not yet been endorsed by the EU. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance.

- ***IFRS 5 Non-current Assets Held for Sale and Discontinued Operations***: The amendment clarifies that changing from one of the disposal methods to the other (through sale or through distribution to the owners) should not be considered to be a new plan of disposal, rather it is a continuation of the original plan. There is therefore no interruption of the application of the requirements in IFRS 5. The amendment also clarifies that changing the disposal method does not change the date of classification.

- ***IFRS 7 Financial Instruments: Disclosures***: The amendment clarifies that a servicing contract that includes a fee can constitute continuing involvement in a financial asset. Also, the amendment clarifies that the IFRS 7 disclosures relating to the offsetting of financial assets and financial liabilities are not required in the condensed interim financial report.

- ***IAS 19 Employee Benefits***: The amendment clarifies that market depth of high quality corporate bonds is assessed based on the currency in which the obligation is denominated, rather than the country where the obligation is located. When there is no deep market for high quality corporate bonds in that currency, government bond rates must be used.

- ***IAS 34 Interim Financial Reporting:*** The amendment clarifies that the required interim disclosures must either be in the interim financial statements or incorporated by cross-reference between the interim financial statements and wherever they are included within the greater interim financial report (e.g., in the management commentary or risk report). The Board specified that the other information within the interim financial report must be available to users on the same terms as the interim financial statements and at the same time. If users do not have access to the other information in this manner, then the interim financial report is incomplete.

- **IFRS 10, IFRS 12 and IAS 28: Investment Entities: Applying the Consolidation Exception (Amendments)**

  The amendments address three issues arising in practice in the application of the investment entities consolidation exception. The amendments are effective for annual periods beginning on or after 1 January 2016. The amendments clarify that the exemption from presenting consolidated financial statements applies to a parent entity that is a subsidiary of an investment entity, when the investment entity measures all of its subsidiaries at fair value.

Also, the amendments clarify that only a subsidiary that is not an investment entity itself and provides support services to the investment entity is consolidated. All other subsidiaries of an investment entity are measured at fair value. Finally, the amendments to *IAS 28 Investments in Associates and Joint Ventures* allow the investor, when applying the equity method, to retain the fair value measurement applied by the investment entity associate or joint venture to its interests in subsidiaries. These amendments have not yet been endorsed by the EU. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance.

- **IAS 1: Disclosure Initiative (Amendment)**

  The amendments to IAS 1 *Presentation of Financial Statements* further encourage companies to apply professional judgment in determining what information to disclose and how to structure it in their financial statements. The amendments are effective for annual periods beginning on or after 1 January 2016. The narrow-focus amendments to IAS clarify, rather than significantly change, existing IAS 1 requirements. The amendments relate to materiality, order of the notes, subtotals and disaggregation, accounting policies and presentation of items of other comprehensive income (OCI) arising from equity accounted Investments. These amendments have not yet been endorsed by the EU. The Group and the Company are in the process of assessing the impact of the new standard on the financial position or their performance.

4. TANGIBLE FIXED ASSETS

Property, plant and equipment in the accompanying financial statements for the Group and the Company are analysed as follows:

	Land	Buildings	Machinery & equipment	Motor vehicles	Furniture, fixtures and fittings	Advances & Assets under construction	Total
COST							
Balance January 1, 2013	**513,367.57**	**215,831,534.99**	**168,801,430.30**	**14,190,285.89**	**10,157,076.06**	**5,921,435.27**	**415,415,130.08**
Additions	-	426,396.25	673,747.86	388,481.85	505,546.05	1,744,262.16	**3,738,434.17**
Disposals/ write off	-	(3,703.34)	-	-	(14,264.68)	(917,063.40)	**(935,031.43)**
Transfers to investment property	(513,367.57)	-	-	-	-	-	**(513,367.57)**
Transfers	-	4,426,911.60	28,500.00	-	-	(4,455,411.60)	**-**
Balance December 31, 2013	**-**	**220,681,139.50**	**169,503,678.16**	**14,578,767.74**	**10,648,357.43**	**2,293,222.42**	**417,705,165.24**
Additions	-	168,076.66	517,614.36	11,700.00	453,004.60	436,047.80	**1,586,443.42**
Disposals/ write off	-	-	-	-	(4,664.74)	(259,263.41)	**(263,928.15)**
Transfers	-	-	-	-	62,633.99	(62,633.99)	**-**
Transfers from intangible assets	-	-	-	-	230,636.82	-	230,636.82
Balance December 31, 2014	**-**	**220,849,216.16**	**170,021,292.52**	**14,590,467.74**	**11,389,968.10**	**2,407,372.82**	**419,258,317.33**
DEPRECIATION							
Depreciation January 1, 2013	**-**	**(39,471,207.49)**	**(61,843,851.91)**	**(5,486,544.09)**	**(8,873,251.18)**	**-**	**(115,674,854.67)**
Depreciation	-	(6,580,315.71)	(7,499,710.48)	(538,335.90)	(441,188.58)	**-**	**(15,059,550.67)**
Disposals/ write off	-	1,337.59	-	-	14,264.70	**-**	**15,602.29**
Transfers	-	-	-	-	(7,400.48)	**-**	(7,400.48)
Depreciation December 31, 2013	**-**	**(46,050,185.61)**	**(69,343,562.39)**	**(6,024,879.99)**	**(9,307,575.54)**	**-**	**(130,726,203.53)**
Depreciation	-	(6,679,475.56)	(7,415,619.57)	(535,743.22)	(318,738.59)	**-**	**(14,949,576.94)**
Disposals/ write off	-	-	-	-	4,664.74	**-**	**4,664.74**
Transfers	-	-	-	-	(230,636.83)	**-**	**(230,636.83)**
Depreciation December 31, 2014	**-**	**(52,729,661.17)**	**(76,759,181.96)**	**(6,560,623.21)**	**(9,852,286.22)**	**-**	**(145,901,752.56)**
NET BOOK VALUE							
January 1, 2013	**513,367.57**	**176,360,327.50**	**106,957,578.39**	**8,703,741.80**	**1,283,824.88**	**5,921,435.27**	**299,740,275.41**
December 31, 2013	**-**	**174,630,953.89**	**100,160,115.77**	**8,553,887.75**	**1,340,781.89**	**2,293,222.42**	**286,978,961.71**
December 31, 2014	**-**	**168,119,554.99**	**93,262,110.56**	**8,029,844.53**	**1,537,681.88**	**2,407,372.82**	**273,356,564.78**

Insurance cover of the Piraeus Port Authority (PPA S.A.) tangible fixed assets: The PPA S.A. tangible fixed assets are insured to various insurance companies. Insurance cover concerns civil liability of plant and machinery up to June 30, 2015, civil and employer cover for fire and machinery technical damages, up to September 30, 2015. Insurance costs for the year 2014 amounted to € 676,315.92 while for the year 2013 was € 688,458.56.

There is no property, plant and equipment that has been pledged as security. The title of the capitalized leased assets has been retained by the lessor. The net book value of the Company's capitalized leased assets at December 31, 2014 and at December 31, 2013, amounted to € 2,053,148.68 and € 2,200,190.68 respectively.

The net book value of the Company's capitalized leased assets at December 31, 2014 and at December 31, 2013, is analyzed as follows:

	December 31,	
	2014	2013
Machinery and Equipment	1,746,520.00	1,858,000.00
Motor Vehicles	306,628.68	342,190.68
Total	**2,053,148.68**	**2,200,190.68**

5. INVESTMENT PROPERTY

For the year ended at December 31, 2014:

	Land	Buildings	Total
Net Book Value at Janu^ary 1st, 2014	**513,367.57**	**-**	**513,367.57**
Additions	220,970.78	0.03	220,970.81
Depreciation	-	-	-
Net Book Value at Decem^ber 31st, 2014	**734,338.35**	**0.03**	**734,338.38**
January 1st, 2014			
Cost	513,367.57	-	513,367.57
Accumulated Depreciation	-	-	-
Net Book Value	**513,367.57**	**-**	**513,367.57**
December 31st, 2014			
Cost	734,338.35	0.03	734,338.38
Accumulated Depreciation	-	-	-
Net Book Value	**734,338.35**	**0.03**	**734,338.38**

For the year ended at December 31, 2013:

	Land
Net Book Value at January 1st, 2013	**-**
Additions (Note 4)	513,367.57
Depreciation	-
Net Book Value at December 31st, 2013	**513,367.57**
January 1st, 2013	
Cost	**-**
Accumulated Depreciation	-
Net Book Value	**-**
December 31st, 2013	
Cost	513,367.57
Accumulated Depreciation	-
Net Book Value	**513,367.57**

By the end of 2008, due to activation of integration of the Municipality of Piraeus area on National Land and in order the related declarations property to be submitted by the Company, after management's of PPA order, an inspection by Legal and Works Department was made, where a recording and reporting of the property owned by the PPA, following a thorough inspection to the property file of PPA compared to the Land Registry of Piraeus.

By the end of 2013 and the beginning of 2014, became the first post of cadastral data in the Municipality of Piraeus Cadastral office, where posted a PPA owned property of six (6) properties. These properties at December 31, 2014 were recognized and recorded as investment properties at their historical acquisition cost of € 220,970.81 by crediting other operating income.

There is no investment property that has been pledged as security.

The fair value of the investment property as at December 31, 2014 was amounted to € 9.2 million (December 31 2013: € 9.8 million) according to the report of the independent appraiser 'Mavrakis Certified Appraisers' and based on comparative assessment method.

Income from rent as at December 31, 2014 and December 31, 2013 amounted to € 1,000.00 and is included in other operating income in the accompanying financial statements. For the years ended December 31, 2014 and 2013 there were no repair and maintenance costs for investment property.

6. INTANGIBLE FIXED ASSETS

For the year ended December 31, 2014:

	Software
Net Book Value January 1, 2014	**102,789.83**
Additions	57,450.00
Amortisation of the year (Note 28)	(65,904.39)
Net Book Value December 31, 2014	**94,335.44**
January 1, 2014	
Cost	8,571,268.34
Accumulated amortisation	(8,468,478.51)
Net Book Value	**102,789.83**
December 31, 2014	
Cost	8,398,081.52
Accumulated amortisation	(8,303,746.08)
Net Book Value	**94,335.44**

For the year ended December 31, 2013:

	Software
Net Book Value January 1, 2013	**1,128,910.90**
Additions	51,477.83
Amortisation of the year (Note 28)	(1.077,598.90)
Net Book Value December 31, 2013	**102,789.83**
January 1, 2013	
Cost	8,519,790.51
Accumulated amortisation	(7,390,879.61)
Net Book Value	**1,128,910.90**
December 31, 2013	
Cost	8.571,268.34
Accumulated amortisation	(8,468,478.51)
Net Book Value	**102,789.83**

7. LONG TERM ACCOUNTS RECEIVABLE

This account consists of the following:

	31/12/2014	31/12/2013
Guarantees to third parties	302,557.75	302,557.75
Car leases guarantees	46,232.00	45,916.00
Total	**348,789.75**	**348,473.75**

8. SUBSIDIARIES

Subsidies in which PPA SA is involved are as follows:

Subsidiary	Consolida-tion Method	Participa-tion Rela-tionship	Participation		Balance	
			31.12.2014	31.12.2013	31.12.2014	31.12.2013
NAFSOLP SA.	(1)	Direct	100%	100%	530,000.00	450,000.00
LOGISTIC OLP A.E.	(1)	Direct	100%	100%	450,000.00	370,000.00
					980,000.00	**820,000.00**

Both subsidiaries were incorporated in Greece.

(1) The Company does not consolidate the two subsidiaries in the consolidated financial statements due to the immateriality of financial figures of subsidiaries at December 31, 2014. More specifically, the net assets for "NAFSOLP SA" and "LOGISTICS OLP SA" at December 31, 2014, amounted to € 114,854.86 and € 83,352.25 respectively (at December 31, 2013 amounted to € 121,284.10 and € 76.935,47 respectively).

On December 31, 2014 the two subsidiaries had not started their business.

The main activities of the subsidiary "DEVELOPMENT OF COMBINED TRANSPORTATIONS, PORT FACILITIES AND SERVICES S.A" (trade name "LOGISTICS PPA S.A.") are:

- The development of combined transportation operations with the establishment, construction and operation of a freight hub in the Attica region in conjunction with the rail infrastructure to be created starting from the Piraeus port.
- Providing services to third parties, related to combined transportation, leasing and rental of space, machinery and transportation and to conduct any relative activity and
- The provision of business advice and studies related to the development and management of port infrastructure, port services – particularly cruise services- tourist boats resorts and marine tourism.

Already the subsidiary and PPA are in contact with the Municipality of Mykonos and Santorini municipality to undertake specific projects for these two islands.

The main activities of the subsidiary "SHIP REPAIRING SERVICES S.A" (trade name "NAFSOLP S.A.") are:

- The organization, development, management and marketing of ship repair and related activities, particularly in the area of the Piraeus Port Authority S.A.
- Providing services for towing, salvage, salvage of ships and other vessels.
- The lease and exploitation of sites.
- The lease to third parties of any means or space owned by the company to run and complete, ship repair, dismantling, salvage towing, salvage of ships and other vessels and
- Providing support services to the established companies in the area in accordance with No. 3901/12.7.2010 Articles of Association of the Company.

Already subsidiary implemented from 08/01/2013 to 31/12/2014 unemployment control program in the Shipbuilding Association and the wider region of Piraeus which involved training of 1,500 technicians and now begins a second similar program which has already been approved and is expected to launched in 2015 about 2,500 technicians.

On October 22, 2010 the Company paid a part of the initial share capital amounted to € 60,000.00 of the subsidiaries under the names "SHIP REPAIRING SERVICES S.A." (trade name "NAFSOLP S.A.") and "DEVELOPMENT OF COMBINED TRANSPORTATIONS, PORT FACILITIES AND SERVICES SA" (trade name "LOGISTICS PPA S.A."), respectively. During the previous year, the remaining amount of € 140,000.00 of the initial share capital of "NAFSOLP S.A." as well as the amount of € 60,000.00 for the increase of "LOGISTIC OLP S.A." share capital, were paid by the Company.

The Extraordinary General Meetings of the two subsidiaries decided to increase their share capital by the amount of € 250,000.00, in two equal installments of € 125,000.00 at April 19, 2012 and April 2, 2013 for "NAFSOLP S.A." and at June 6, 2012 and April 2, 2013 for "LOGISTC OLP S.A." respectively.

On November 24, 2014 PPA's Board of Directors decided to increase the share capital of each subsidiary by € 80,000.00 respectively, which was paid at December 3rd, 2014.

9. INCOME TAX (CURRENT AND DEFERRED)

According to the new Greek tax law 4110/2013, the tax rate for the Societies Anonymes in Greece has changed to 26%, for the fiscal years beginning January 1, 2013.

The amount of income taxes which are reflected in the accompanying statements of comprehensive income are analysed as follows:

	1/1-31/12/2014	1/1-31/12/2013
Current income taxes	2,124,186.81	4,298,356.45
Current income taxes – L. 4172/2013	(174,208.80)	1,602,238.38
Deferred income taxes	177,604.13	(2,121,222.86)
Total	**2,127,582.14**	**3,779,371.97**
Other Comprehensive Income		
Deferred income taxes	(419,047.81)	(187,667.22)
Total	**(419,047.81)**	**(187,667.22)**

Based on Article 72 par.11 of Law 4172/2013 those reserves are subject (from 1 January 2014) to an independent taxation at a rate of 19%. The Company on 31 December 2013 has recorded a tax provision based on L.4172/2013 amounted to € 1.602.238,38. In the current period the final tax on the reserves was calculated at € 1,428,029.58 which is included in 'Taxes payable' in financial position.

The reconciliation of income taxes reflected in statements of income and the amount of income taxes determined by the application of the Greek statutory tax rate to pretax income is summarized as follows:

	December 31	
	2014	2013
Profit/(Loss) pre-tax income	**8,891,464.98**	**11,824,617.21**
Local income tax calculated at the nominal applicable tax rate in effect (26%)	2,311,780.89	3,074,400.47
Reversing/ originating temporary differences	(689,234.04)	(75,782.22)
Tax effect of non-taxable income and expenses not deductible for tax purposes	679,244.09	813,842.48
Tax effect of non-taxable reserves in accordance with L. 4172/2013	(174,208.80)	1,602,238.38
Effect of the change in tax rates	-	(1,635,327.14)
Income tax reported in the statements of comprehensive income	**2,127,582.14**	**3,779,371.97**

Greek tax laws and regulations are subject to interpretations by the tax authorities. Tax returns are filed annually but the profits or losses declared for tax purposes remain provisional until such time, as the tax authorities examine the returns and the records of the taxpayer and a final assessment is issued. Tax losses, to the extent accepted by the tax authorities, can be used to offset profits of the five fiscal years following the fiscal year to which they relate.

Tax Compliance certificate:

From the financial year 2011 and onwards, all Greek Societe Anonyme and Limited Liability Companies that are required to prepare audited statutory financial statements must in addition obtain an "Annual Tax Certificate" as provided for by paragraph 5 of Article 82 of L.2238/1994. This "Annual Tax Certificate" must be issued by the same statutory auditor or audit firm that issues the audit opinion on the statutory financial statements. Upon completion of the tax audit, the statutory auditor or audit firm must issue to the entity a «Tax Compliance Report» which will subsequently be submitted electronically to the Ministry of Finance, by the statutory auditor or audit firm. This «Tax Compliance Report» must be submitted to the Ministry of Finance, within ten days from the date of approval of the financial statements by the General Meeting of Shareholders. The Ministry of Finance will subsequently select a sample of at least 9% of all companies for which a «Tax Compliance Report» has been submitted for the performance of a tax audit by the relevant auditors from the Ministry of Finance. The audit by the Ministry of Finance must be completed within a period of eighteen months from the date when the «Tax Compliance Report» was submitted to the Ministry of Finance.

In a future tax audit of the unaudited tax years it is possible that additional taxes and penalties may be assessed to the Company. The Company believes that has provided adequate provision (€ 1.5 million) for probable future tax assessments based upon previous years' tax examinations and past interpretations of the tax laws.

The Company has not been audited by the tax authorities for the fiscal years 2009 and 2010.

For the Company, the tax audit for the financial years 2011, 2012 and 2013 was performed by their statutory auditors. After completion of the tax audit, no significant additional tax liabilities arose, in excess of those provided for and disclosed in the financial statements.

The tax audit for the current financial year is in progress by the company's statutory auditors. The tax certificate will be granted after the publication of the Financial Statements.

Deferred taxes are defined as timing differences that exist in assets and liabilities between the accounting records and tax records and are calculated by applying the official tax rates.

The movement of the deferred tax asset is as follows:

	31/12/2014	31/12/2013
Opening balance	14,868,005.47	12,559,115.39
Income taxes [credit/(debit)]	(177,604.13)	2,121,222.86
Income taxes [credit/(debit)] – Other Comprehensive Income	419,047.81	187,667.22
Closing balance	**15,109,449.15**	**14,868,005.47**

The movement in deferred tax assets/liabilities as at December 31, 2014 and 2013 is as follows:

	Statement of financial position		Statement of comprehensive income	
	31/12/2014	31/12/2013	31/12/2014	31/12/2013
Deferred tax assets:				
Depreciation based on useful life	759,851.01	1,297,561.88	(537,710.86)	(108,105.99)
Investment property	171,139.21	-	171,139.21	-
Write off of receivables that do not meet the recognition criteria	1,055,484.07	1,055,484.07	-	(1,923,658.88)
Staff retirement indemnities	2,780,475.52	2,283,530.76	496,944.76	268,268.06
Provision for Voluntary Retirement	4,923,716.86	4,923,716.86	-	116,422.06
Provision for bad debts	5,354,836.55	6,291,157.86	(936,321.31)	1,906,707.79
Provision/Write off for disputed claims by third parties	146,016.64	-	146,016.64	-
Other	899,417.05	721,326.53	178,090.52	417,887.25
Deferred tax asset	**16,090,936.91**	**16,572,777.96**	**(481,841.04)**	**677,520.29**

Deferred tax liabilities:				
Finance lease	(981,487.76)	(1,176,188.81)	194,701.04	(120,081.91)
Provision for disputed claims by third parties	-	(528,583.68)	528,583.68	1,751,451.70
Deferred tax liability	**(981,487.76)**	**(1,704,772.49)**	**723,284.72**	**1,631,369.79**
Deferred tax asset	**15,109,449.15**	**14,868,005.47**		
Deferred tax recognized in the statement of comprehensive income			**241,443.68**	**2,308,890.08**

10. INVENTORIES

Inventories in the accompanying financial statements are analysed as follows:

	31/12/2014	31/12/2013
Consumable materials	1,023,774.70	1,087,736.26
Spare parts and equipment	1,112,847.25	1,119,058.61
Total	**2,136,621.95**	**2,206,794.87**

The total consumption cost for the period from January 1st, 2014 to December 31, 2014 amounted to € 2,620,810.50 while that of the respective period from January 1st, 2013 to December 31, 2013 amounted to € 2,934,356.57. There was no inventory devaluation to their net realisable value.

11. TRADE RECEIVABLES

This account is analysed in the accompanying financial statements as follows:

	31/12/2014	31/12/2013
Trade Debtors	52,433,341.62	52,088,325.33
Cheques overdue	50,734.20	50,734.20
Minus: Provision for doubtful debts	(27,275,886.75)	(24,568,761.00)
	25,208,189.07	**27,570,298.53**

The Company monitors these trade debtors' balances and makes provisions for doubtful debts on an individual basis if its recovery is considered unlikely. As a measure of recovery failure the Company is using the age of balance, the insolvency of the trade debtor, ability to exercise coercive measures and its objective difficulty. As doubtful debts are also considered most of the amounts claimed by the legal department, regardless of the likelihood of recovery of the amount.

The maximum exposure to credit risk without taking account of guarantees and credit guarantees coincide with the trade receivable book value.

The Company receives payments in advance for services rendered on an ordinary basis, which are then settled on a regular basis. Each sales ledger account is credited by those payments in advance and debited by invoices of the specific services rendered. These invoices correspond to a credit balance of the payments in advance as at December 31, 2014. Customer payments in advance of € 828,011.09 are stated at liabilities in the account "Accrued and other current liabilities" (December 31, 2013: € 832,650.86).

The movement in the allowance for doubtful accounts receivable is analysed as follows:

	31/12/2014	31/12/2013
Beginning balance	24,568,761.00	22,811,339.42
Provision for the year (Note 26)	2,757,022.65	2,671,867.27
Doubtful debts written off	(49,896.90)	(914,445.69)
Ending balance	**27,275,886.75**	**24,568,761.00**

The ageing analysis of trade receivables is as follows:

	December 31	
	2014	2013
Neither past due nor impaired	8,296,272.06	8,308,741.26
Part due not impaired		
10-90 days	877,094.95	2,225,040.59
91-180 days	683,908.54	1,870,769.22
181-365 days	2,025,345.17	3,343,390.43
>365 days	13,325,568.35	11,822,357.03
Total	**25,208,189.07**	**27,570,298.53**

Trade receivables are-interest bearing and are normally settled on 10 days' terms.

The ageing analysis of trade receivables for a period more than one year refers to receivables for which the Company has pursued legal remedies and the Management and the Directorate of Legal Affairs consider they will end in favor of the Company.

12. PREPAYMENTS AND OTHER RECEIVABLES:

Prepayments and other receivables in the accompanying financial statements are analysed as follows:

	31/12/2014	31/12/2013
Personnel loans	745,571.79	614,994.36
Receivable from project contractor of Pier I	6,535,088.42	6,382,039.87
Prepaid Expenses	299,216.12	420,420.31
Income Tax advances	816,371.63	-
Other receivable	1,523,892.88	2,155,479.31
Receivables from Grants	(656,100.00)	-
Total	**9,264,040.84**	**9,572,933.85**

The movement in the allowance for doubtful accounts receivable is analysed as follows:

	31/12/2014	31/12/2013
Beginning balance	-	-
Provision for the year (Note 26)	656,100.00	-
Ending balance	**656,100.00**	**-**

Personnel loans: The Company provides interest-free loans to its personnel. The loan amount per employee does not exceed approximately € 3,000.00 and loan repayments are made by withholding monthly instalments from the employee salaries.

Other receivable: Other receivable includes the receivable from the reductions in the payroll cost according to the L. 4024/2011 of € 804,312.17, along with various third party receivables and Greek government of € 719,580.71 (December 31, 2013: € € 1,478,905.02, and € 676,574.29 respectively).

Receivables from project contractor of Pier I: This claim represents the difference found in incorrect data application on some review rates of the Ministry (IPEXODE) and was recognized by the project contractor of Pier I (Note 2.1). At March 9, 2012 the Company and the project contractor of Pier I consigned an "extrajudicial agreement of debt acknowledgment", under which the requirement from the later will be paid in seven (7) instalments up to December 31, 2012. Then, by an unanimous decision of the Board of Directors on the 24th of September, 2012, the request of the contractor of the project "Pier I' was partially approved and the debt settled in fourteen (14) monthly instalments starting from September 30, 2012 onwards until October 31, 2013.

Due to non-compliance of settlement, the PPA held in October 2013 in forfeiture contractor's guarantee letters for accrued interest of € 1.5 million and is expected to debate the re-settlement agreement instalments.

Furthermore, due to this non-compliance of settlement, the Company, through its Board of Directors, decided on the 24th of February 2014 to immediately exercise any remedy and recourse to any procedure for the forced recovery of its claim. During the current year, a provision of 10% was made against the claim from project contractor of Pier I, due to the transfer of this claim to the Tax Authorities (DOY FAE of PIRAEUS).

13. CASH AND CASH EQUIVALENTS:

Cash and cash equivalents in the accompanying financial statements are analyzed as follows:

	31/12/2014	31/12/2013
Cash in hand	545,232.48	576,868.48
Cash at banks and time deposits	53,921,066.88	40,047,181.38
Total	**54,466,299.36**	**40,624,049.86**
Restricted cash	816,718.22	2,913,490.97
Total	**55,283,017.58**	**43,537,540.83**

Cash at banks earns interest at floating rates based on monthly bank deposit rates. Interest earned on cash at banks and time deposits is accounted for on an accrual basis and for the year ended December 31, 2014, amounted to € 1,322,608.59 (for the year ended December 31, 2013, € 852,390.17) and are included in the financial income in the accompanying financial statements of comprehensive income (Note 28).

Restricted cash refers to forced configation of Company's deposits, in favor of various municipalities against which there are pending trials After the final decision of the Administrative Court of Athens the amount of € 2.096.772,75 was canceled.

14. SHARE CAPITAL

The Company's share capital amounts to € 50,000,000.00, fully paid up and consists of 25,000,000 ordinary shares, of nominal value € 2.00 each. In the Company's share capital there are neither shares which do not represent Company's capital nor bond acquisition rights.

15. RESERVES:

Reserves are analysed as follows:

	31/12/2014	31/12/2013
Statutory reserve	8,290,851.78	7,952,657.64
Special tax free reserve L. 2881/2001	61,282,225.52	61,282,225.52
Untaxed income reserve	-	7,704,705.23
Specially taxed income reserve	728,128.36	728,128.36
Taxed reserve L. 4171/2013 art. 72	6,087,915.56	-
Taxed reserve based on general provisions	188,760.09	-
Total	**76,577,881.31**	**77,667,716.75**

Statutory reserve: Under the provisions of Greek corporate Law companies are obliged to transfer at least 5% of their annual net profit, as defined, to a statutory reserve, until the reserve equals the 1/3 of the issued share capital. The reserve is not available for distribution throughout the Company activity.

Special tax free reserve Law 2881/2001: This reserve was created during the PPA S.A. conversion to a Societé Anonyme. The total Company net shareholder funds (Equity) was valued, by the article 9 Committee of the Codified Law 2190/1920, at € 111,282,225.52, € 50,000,000.00 out of which was decided by Law 2881/2001 to form the Company share capital and the remaining € 61,282,225.52 to form this special reserve.

Untaxed or specially taxed income reserve: This is interest income which was either not taxed or taxed by withholding 15% tax at source. In case these reserves are distributed, they are subject to tax on the general income tax provision basis. Based on Article 72 par.11 of Law 4172/2013 those reserves are subject (from 1 January 2014) to an independent taxation at a rate of 19%.

On December 30th, 2014, the Company proceed to the taxation of those reserves which amounted to € 1,428,029.58. After the tax deduction created the taxed reserves of Article 72 N.4172 / 2013 and the taxed reserve with the general provisions amounting to € 6,087,915.56 and € 188,760.09 respectively.

16. SUBSIDIES:

The movement of the account in the accompanying annual financial statements is analyzed as follows:

	31/12/2014	31/12/2013
Initial value	28,227,209.25	29,818,273.15
Reversal due to unreceived grant	-	(1,591,063.90)
Closing value	**28,227,209.25**	**28,227,209.25**
Accumulated depreciation	(7,615,993.70)	(6,796,158.73)
Net Book Value	**20,611,215.55**	**21,431,050.52**

Grants which have been received up to December 31, 2011 refers to, on the one hand works to meet requirements of the Olympic Games of 2004 (€ 11,400,00.00) and on the other hand in the first two installments and part of the third installment of a grant for the construction of infrastructure for the OSE SA port station of € 2,590,000.00 and € 681,950.00 respectively.

The grant of € 3,653,518.80 received in 2012 is divided to a) € 2,536,168.80, which refers to the widening of the quay Port Alon and b) € 1,117,350.00, which refers to the construction of new dock at the area of Agios Nikolaos in the central port of Piraeus, under the operational program "Improvement of accessibility-energy" of the Attica region.

In the initial value of the grants, a prior year's grant of € 11,492,804.35 is also included, which refers to the operational program "Support Accessibility" of the Ministry of Infrastructure, Transport and Network and in particular, in two projects which have been completed and for which the grant was received at December 2013, reduced by € 1,591,063.90 (€ 9,901,740.43).

17. PROVISIONS:

Provisions in the accompanying annual financial statements are analyzed as follows:

	31/12/2014	31/12/2013
Provisions for legal claims by third parties	18,447,490.00	17,874,887.00
Provision for voluntary retirement	18,937,372.54	18,937,372.54
Provision for tax on investment property	577,384.33	
Total	**37,962,246.87**	**36,812,259.54**

The Company has made provisions for various pending court cases as at December 31, 2014 amounting to € 18,447,490.00 for lawsuits from personnel and other third party.

The Company Management and legal department estimated the probability of negative outcome, as well as the probable settlement payments in order to account for this provision. Apart from the above, the Company is involved in (as plaintiff and defendant) various court cases that fall within the scope of its normal activity.

The movement of the provision for legal claims by third parties is as follows:

	31/12/2014	31/12/2013
Opening balance	17,874,887.00	17,779,800.00
Provision for the period(Note 26)	572,603.00	95,087.00
Closing balance	**18,447,490.00**	**17,874,887.00**

Based on Laws 3654/2008, 3755/2009 and 3816/2010 the voluntary retirement from service program was implemented. The number of employees who made use of the above program on 2009 was 107 persons. On December 31, 2009 the total provision amounted to € 17,910,844.12. During 2010, 17 additional employees and 6 workers made use of the above program and thus the additional provision amounted to € 3,940,495.90. Therefore, the total provision amounted to € 21,851,340.02.

During the previous year, part of the provision which dealt with the additional provision that had been made for certain employees compared with the final requirement calculated by the main and supplementary insurance funds and amounted to € 2,913,967.48, was reversed.

The movement of the provision for voluntary retirement is as follows:

	31/12/2014	31/12/2013
Opening balance	18,937,372.54	21,851,340.02
Reversal of provision (Note 26)	-	(2,913,967.48)
Closing balance	18,937,372.54	18,937,372.54

After the recognition of investment property (note 5), the Company calculated the potential property tax and the corresponding capital gains taxes in accordance with L.2065 / 1994 and carried out a corresponding provision of the liability arising

The movement of the provision for tax on investment property is as follows:

	31/12/2014	31/12/2013
Opening balance	-	-
Provision for the period (Note 26)	577,384.33	-
Closing balance	**577,384.33**	**-**

18. RESERVE FOR STAFF LEAVING INDEMNITES:

The provision for staff leaving indemnity was determined through an actuarial study.

The following tables show the composition of net expenditure for the provision recorded in the results of the periods ended December 31, 2014 and 2013 and the movement of the provisional accounts prepared for indemnities shown in the accompanying balance sheets for the year ended December 31, 2014 and December 31, 2013, respectively.

The provision for staff leaving indemnities recognized to the period's Statement of Comprehensive Income is as follows:

	31/12/2014	31/12/2013
Current employment and financial cost	299,603.65	284,334.63
Actuarial loss (gain) through other comprehensive income	1,611,722.35	721,797.00

The relevant provision movement for the financial year ended on December 31, 2014 and the financial year ended on December 31, 2013 is as follows:

Liability in Statement of Financial Position 1.1.2013	**7,776,679.00**
Current cost of Employment	362,455.00
Interest cost on liability	311,067.00
Actuarial (gains)/loss	721,797.00
Benefits paid	(389,187.37)
Liability in Statement of Financial Position 31.12.2013	**8,782,810.63**
Current cost of Employment	489,851.00
Interest cost on liability	202,004.65
Actuarial (gains)/loss	1,611,722.35
Benefits paid	(392,252.00)
Liability in Statement of Financial Position 31.12.2014	**10,694,136.63**

The principal actuarial assumptions used are as follows:

	2014	2013
Discount Rate	2.3%	4.0%
Salaries increase	0.0%	0.0%
Average annual growth rate of long-term inflation	2.0%	2.0%

A quantitative sensitivity analysis for significant assumption as at December 31, 2014 anf December 31, 2013 is as shown below:

2014	Discount rate		Future salary increases
Sensitivity Level	0,5% increase	0,5% decrease	0,5% increase
Impact on defined benefit obligation	(400,182.00)	405,169.00	26,275.00

2013	Discount rate		Future salary increases
Sensitivity Level	0,5% increase	0,5% decrease	0,5% increase
Impact on defined benefit obligation	(372,411.00)	382,021.00	19,522.00

The following payments are expected contributions to the defined benefit plan obligation in future years:

	2014	2013
Within the next 12 months (next annual reporting period)	-	28,532.00
Between 2 and 5 years	414,442.00	385,910.00
Between 5 and 10 years	5,567,415.00	4,306,474.00
Beyond 10 years	21,382,259.00	22,622,570.00
Total expected payments	**27,364,116.00**	**27,343,486.00**

The average duration of the defined benefit plan obligation at the end of the reporting period is 16.0 years (2013: 16.9 years).

19. FINANCE LEASE OBLIGATIONS:

1. In 2005, the Company acquired through finance leases one (1) new port automotive crane type HMK 300K 100T worth € 2,787,000.00. The finance lease duration is ten years and at the end PPA S.A. has the right to buy this asset at the price of € 100.00.
2. During the previous year the PPA acquired through finance lease 15 commercial trucks VAN type value € 355,620.00. The lease duration is five years and at the end PPA has the right to purchase the assets at the price of € 25,500.00.

More specific the finance lease obligations are analyzed to the following table:

	31/12/2014	31/12/2013
Finance lease obligations	507,781.95	872,017.31
Minus: Short term	(290,074.51)	(385,901.51)
Long term	**217,707.44**	**486,115.80**

Future minimum payments for leases, compared to the present value of net minimum payments at December 31, 2014 and 2013 are as follows:

	December 31, 2014		December 31, 2013	
	Minimum Payments	Present Value of Payments	Minimum Payments	Present Value of Payments
Up to the a year	297,799.63	290,174.52	393,391.06	385,901.51
From one year up to five years	226,267.70	217,607.43	510,636.41	486,115.80
More than five years	-	-	-	-
Total minimum lease payments	**524,067.33**	**507,781.95**	**904,027.47**	**872,017.31**
Minus: Amounts been financial costs	(16,285.38)	-	(32,010.16)	-
Present Value of minimum lease payments	**507,781.95**	**507,781.95**	**872,017.31**	**872,017.31**

20. LONG-TERM & SHORT TERM LOANS:

a) Long-term Loans:

The Long term as at December 31, 2014 and December 31, 2013 respectively are as follows:

	December 31,	
	2014	2013
Total of Long term loans	86,499,999.99	88,833,333.33
Minus: Short term portion of Long term loans	6,000,000.00	2,333,333.34
Long term portion	**80,499,999.99**	**86,499,999.99**

The account balance of "Long term loans" concerns the following loans between the Company and the European Investment Bank:

1. Loan of € 35,000,000.00 for the construction of Container Terminal Pier I, issued on the 30/7/2008.

   The repayment of the loan will be in thirty (30) semi-annual installments, payable from December 15, 2013 up to and including June 15, 2028. The loan bears a floating interest rate, interest payable quarterly.

   From this contract there are obligations and restrictions for the company, the most important of which are summarized as follows: (i) to submit the annual and half-year financial report within 1 month of publication, audited by a recognized firm of certified auditors, accompanied each time by Certificate of Compliance for the years 2011 and 2012 and the annual financial report within 1 month of publication, for the rest of the fiscal years until the end of the contract, and (ii) to hold throughout the duration of the loan and until fully repaid the loan, the following economic ratios, calculated on annual financial statements, audited by certified auditors, for each financial year, for the duration of the loan.

   The agreement for the financial ratios is as follows:

   1. EBITDA [Profit / (loss) before interest, taxes, depreciation and amortization] / Interest, more than or equal to 3.
   2. Total net bank debt / EBITDA [Profit / (loss) before interest, taxes, depreciation and amortization] less than or equal to 4.25 (Note 32).
   3. Total shareholders' equity greater than or equal to 140 million

2. Loan of € 55,000,000.00 for the construction of Container Terminal Pier I issued on the 10/02/2010.

The repayment of the loan will be in thirty (30) semi-annual installments, payable from 15 June 2015 up to and including 15 December 2029. The loan bears a floating interest rate, interest payable quarterly.

From this contract there are obligations and restrictions for the company, the most important of which are summarized as follows: (i) to submit annual and half-yearly financial report within 1 month of publication, audited by a recognized firm of certified accountants, accompanied each time by Certificate of Compliance for the years 2011 and 2012 and the annual financial report within 1 month of publication, for the rest of the fiscal years until the end of the contract,

and (ii) to hold throughout the duration of the loan and until full repayment of the loan, the following economic indicators, which are calculated on annual financial statements audited by certified auditors, for each financial year for the duration of the loan.

The agreement concerning the financial ratios is as follows:

1. EBITDA [Profit / (loss) before interest, taxes, depreciation and amortization] / Interest greater than or equal to 3.
2. Total net bank debt / EBITDA [Profit / (loss) before interest, taxes, depreciation and amortization] less than or equal to 4,25.
3. Current assets / current liabilities greater than or equal to 1.2.
4. Total shareholders' equity greater than or equal to 140 million

As at 31 December 2014 and according to the results of fiscal year 2014 the Company was in compliance with the above economic indicators.

Total interest expenses on long-term loans for the year ended December 31, 2014 and 2013, amounted to € 525,968.06 and € 523,859.54 respectively and are included in financial expenses (note 28), in the accompanying financial statements of comprehensive income.

b) Short-term loans:

The Company has short-term borrowings with annual variable interest rates of one month Euribor, plus margin 4,5%.The table below presents the credit lines available to the Company as well as the utilised portion.

	December 31	
	2014	2013
Credit lines available	8,000,000.00	8,000,000.00
Unused portion	8,000,000.00	8,000,000.00
Used portion	-	-

Total interest expenses on short-term loans for the year ended December 31, 2014 and 2013, amounted to € 0 and € 0 respectively.

21. DIVIDENDS:

According to Greek Trade Law(C.L 2190/1920), the Companies are required to distribute every year dividends calculated at least as 35% of their net annual profit after taxes. The above provision does not apply, if approved by the General Shareholders Meeting by a majority of at least 70% of the paid up share capital.

Moreover, no dividend can be distributed to shareholders, if Company Equity reported in financial statements is or will be after the distribution, less than the paid-up capital plus non distributable (retained) reserves.

Subject to Articles 43 and 44a of Codified Law 2190/1920 on public limited companies, in accordance with Article 30: "address issues of public revenue", of Law 2579/1998, provided that businesses and organizations whose sole or majority shareholder equity of over sixty percent (60%) is the State, directly or through another company or organization, whose sole shareholder is the State and operate in the form of S.A. are required to have the entire prescribed by statues or provisions of laws dividend to shareholders.

Dividends paid in 2014 related to fiscal year 2013: The General Assembly of the Company decided the distribution of a dividend related to fiscal year 2013 amounted to € 3,000,000.00 or € 0.1200 per share (2012: € 1,250,000.00 or € 0.0500 per share). The dividend is subject to withholding tax in accordance with the relevant tax rate. The dividend paid on July 24, 2014.

Dividends proposed for the fiscal year 2014: On March 30, 2014 the Board of Directors proposed the distribution of a dividend amounted to € 900,000.00 (€ 0.036 per share). The final authorization is subject of the General Assembly. According to the tax law the related tax will be withheld.

22. ACCRUED AND OTHER CURRENT LIABILITIES:

This account is analyzed in the accompanying financial statements as follows:

	31/12/2014	31/12/2013
Taxes payable (except Income taxes)	1,493,038.04	1,120,156.41
National insurance and other contribution	1,582,597.29	1,788,002.55
Other short term liabilities	5,145,818.93	6,747,571.82
Liability to "Loan and Consignment Fund"	181,735.87	94,435.71
Customer advance payments	828,011.09	832,650.86
Accrued expenses	706,673.77	732,056.65
Total	**9,937,874.99**	**11,314,874.00**

Taxes Payable: Current period amount consists of: a) Value Added Tax € 862,351.55 (December 31, 2013: € 392,259.16 b) Employee withheld income tax € 610,652.53 (December 31, 2013: € 643,803.71 and c) other third party taxes € 20,033.96 (December 31, 2013: € 84,093.54).

Insurance and Other Contributions: This amount mainly consists of employer contribution to insurance funds and is analyzed as follows:

	31/12/2014	31/12/2013
National Insurance Contributions (IKA)	1,252,036.76	1,397,805.62
Insurance Contributions to Supplementary Funds	167,770.30	177,323.16
Other Insurance Contributions	162,790.23	212,873.77
Total	**1,582,597.29**	**1,788,002.55**

Other short- term liabilities: The amounts are analyzed as follows:

	31/12/2014	31/12/2013
Salaries Payable	324.050.98	320,920.03
Concession Agreement Payment	2.112.564.31	2,198,945.97
Other contribution payable to (TAPIT, NAT etc.)	94.816.52	86,060.57
Other Third Party Short-term obligations	1.810.387.12	1,744,903.42
Beneficiaries of staff leaving grant	-	26,901.00
Beneficiaries of indemnification	-	1,565,840.83
Greek State committed dividends	804.000.00	804,000.00
Total	**5.145.818.93**	**6,747,571.82**

23. ACCRUED INCOME

a) On April 27, 2009 "SEP S.A." paid, as a one-off consideration, amount of € 50,000,000.00, initial, as part of the concession of the port facilities of Piers II and III of SEMPO of PPA (N.3755/2009). From the aforementioned amount, € 2,930,211.41 was offset with the cost of supplies and parts provided by SEP SA, while the remaining amount of € 47,069,788.59 is amortized over the concession period. The initial concession period is thirty (30) years, which may be increased to thirty five (35) years, provided that SEP SA completes the construction of the port infrastructure on the east side of Pier III. Following the transfer of the cumulative amount € 7,060,468.28 on revenue of the years 2009-2014, the new balance amounted to € 40,009,320.31 (December 31, 2013: € 41,354,171.41).

b) Amount of € 1,096,690.76 and € 452,473.55 (totaling to € 1,549,164.31) refers to income from the fixed annual concession I and II for the year 2014.

	2014	2013
Opening balance	**42,903,335.72**	**44,205,991.68**
Revenue transferred to current year	(1.344.851,10)	(1.344.851,10)
Fixed Annual Consideration I + II *	30,983.29	42,195.14
Closing Balance	**41,589,467.91**	**42,903,335.72**

* Fixed Annual Consideration I + II amount of € 30,983.29 as at December 31, 2014, resulting from the reversal of the previous year amount of € 1,549,164.31 which relates to the period 1/1-31/3/2014 and the entry of amount € 1,580,147.60 which relates to the period 1/1-31/3/2015. Fixed Annual Consideration I + II amount of € 42,195.14 as at December 31, 2013, resulting from the reversal of the previous year amount of € 1,506,969.11 which relates to the period 1/1-31/3/2013 and the entry of amount € 1,549,164.31 which relates to the period 1/1-31/3/2014.

24. SEGMENT INFORMATION

The Company provides crowds port services and operates in Greece. The Company presents the required segment information using as a criteria the services provided. The operating segments are organised and managed separately according to the nature of the services provided with each segment representing a strategic business unit that offers different services. Transactions between business segments are at arm's length basis in a manner similar to transactions with third parties.

The segment information for the years ended December 31, 2014 and 2013, is analysed as follows:

31.12.2014	CONTAINER TERMINAL	CAR TERMINAL	COASTING	CRUISE	SHIP REPAIRING (TANKS AND DOCK)	CONSESSION ARRANGEMENT PIER II&III	OTHER SEGMENTS	COMPANY	TOTAL
Revenues	23.283.531,16	11.882.547,45	9.649.225,14	11.900.037,95	7.227.338,44	36.387.368,80	3.990.215,37	-	**104.320.264,31**
Cost of sales	(37.286.375,31)	(7.870.567,31)	(7.727.412,34)	(9.094.671,45)	(6.229.308,89)	(6.691.430,86)	(6.462.087,25)	-	**(81.361.853,42)**
Gross profit	(14.002.844,15)	4.011.980,14	1.921.812,80	2.805.366,50	998.029,55	29.695.937,94	(2.471.871,88)	-	**22.958.410,89**
Other expenses	(3.345.553,71)	(1.694.879,84)	(1.316.314,75)	(1.613.408,60)	(986.654,70)	(4.928.959,02)	(1.096.378,31)	(7.000.289,29)	**(21.982.438,21)**
Other income	-	-	-	-	-	-	4.110.338,73	2.687.305,76	**6.797.644,49**
Financial income	172.741,02	-	-	-	-	-	-	1.817.228,27	**1.989.969,29**
Financial expenses	(533.275,85)	-	-	-	-	-	-	(338.845,63)	**(872.121,48)**
Profit before income taxes	(17.708.932,69)	2.317.100,30	605.498,05	1.191.957,90	11.374,85	24.766.978,92	542.088,52	(2.834.600,87)	**8.891.464,98**
Income taxes	-	-	-	-	-	-	-	(2.127.582,14)	**(2.127.582,14)**
Net profit after taxes	(17.708.932,69)	2.317.100,30	605.498,05	1.191.957,90	11.374,85	24.766.978,92	542.088,52	(4.962.183,01)	**6.763.882,84**
Depreciation and amortisation	6.999.632,72	482.860,52	993.656,34	1.164.471,25	647.975,20	3.272.735,06	634.315,27	-	**14.195.646,36**
Earnings before income taxes, financial results, depreciation and amortisation	(10.348.765,15)	2.799.960,81	1.599.154,39	2.356.429,15	659.350,05	28.039.713,98	1.176.403,81	(4.312.983,53)	**21.969.263,53**

31.12.2013	CONTAINER TERMINAL	CAR TERMINAL	COASTING	CRUISE	SHIP REPAIRING (TANKS AND DOCK)	CONSESSION ARRANGEMENT PIER II&III	OTHER SEGMENTS	COMPANY	TOTAL
Revenues	25.574.046,35	13.042.102,87	10.039.381,03	14.823.764,37	6.799.452,92	34.193.019,08	4.158.702,79	-	**108.630.469,40**
Cost of sales	(40.718.362,56)	(8.708.757,42)	(7.250.193,46)	(9.818.364,15)	(6.967.053,30)	(6.166.904,50)	(6.776.577,28)	-	**(86.406.212,68)**
Gross profit	(15.144.316,21)	4.333.345,45	2.789.187,56	5.005.400,22	(167.600,39)	28.026.114,58	(2.617.874,50)	-	**22.224.256,72**
Other expenses	(3.785.025,85)	(1.916.116,49)	(1.451.742,77)	(2.144.586,65)	(943.743,22)	(4.745.886,20)	(1.149.694,23)	(4.596.330,16)	**(20.733.125,57)**
Other income	-	-	-	-	-	-	4.009.559,25	5.329.713,89	**9.339.273,14**
Financial income	518.890,62	-	-	-	-	-	-	1.493.188,30	**2.012.078,92**
Financial expenses	(537.299,74)	-	-	-	-	-	-	(480.566,26)	**(1.017.866,00)**
Profit before income taxes	(18.947.751,18)	2.417.228,96	1.337.444,79	2.860.813,57	(1.111.343,60)	23.280.228,38	241.990,63	1.746.005,66	**11.824.617,21**
Income taxes	-	-	-	-	-	-	-	(3.779.371,97)	**(3.779.371,97)**
Net profit after taxes	(18.947.751,18)	2.417.228,96	1.337.444,79	2.860.813,57	(1.111.343,60)	23.280.228,38	241.990,63	(2.033.366,31)	**8.045.245,24**
Depreciation and amortisation	8.028.555,05	544.347,20	1.047.983,60	950.620,82	715.409,54	3.392.426,10	729.283,05	-	**15.408.625,36**
Earnings before income taxes, financial results, depreciation and amortisation	(10.900.787,01)	2.961.576,16	2.385.428,39	3.811.434,39	(395.934,06)	26.672.654,48	971.273,57	733.383,73	**26.239.029,65**

25. REVENUES:

Revenues are analyzed as follows:

	1/1-31/12/2014	1/1-31/12/2013
Revenue from:		
Loading and Unloading	27,421,473.15	29,724,376.10
Storage	2,640,905.87	3,115,780.87
Various port services	37,794,943.81	41,597,293.35
Revenue from concession of liquid wastes' collection and transportation	75,572.68	-
Revenue from Fixed and Variable Consideration:		
Revenue from concession agreement Pier II+III	32,100,130.14	30,015,437.73
Other income from concession agreement Pier II+III	4,287,238.66	4,177,581.35
Total	**104,320,264.31**	**108,630,469,40**

26. ANALYSIS OF EXPENSES:

Expenses (cost of sales and administrative expenses) in the accompanying financial statements are analyzed as follows:

	1/1-31/12/2014	1/1-31/12/2013
Payroll and related costs (Note 30)	53,688,590.70	56,417,856.72
Third party fees	1,347,279.48	2,066,051.93
Third party services	17,216,003.48	19,001,596.31
Depreciation- Amortization (Note 29)	14,195,646.36	15,408,625.36
Taxes and duties	1,188,695.62	323,117.60
General expenses	6,122,731.85	7,064,925.60
Cost of sales of inventory and consumables	2,620,810.50	2,934,356.57
Provision for doubtful receivables	2,757,022.65	2,671,867.27
Provision for bad debts	656,100.00	-
Provision for tax on investment property	577,384.33	-
Provision for pending lawsuits	572,603.00	95,087.00
Total	**100,942,867.97**	**105,983,484.36**

The above expenses are analyzed as follows:

	1/1-31/12/2014	1/1-31/12/2013
Cost of sales	81,361,853.42	86,406,212.68
Administrative expenses	19,581,014.55	19,577,271.68
Total	**100,942,867.97**	**105,983,484.36**

27. OTHER OPERATING INCOME / EXPENSES:

OTHER OPERATING INCOME:

The amounts are analyzed as follows:

	1/1-31/12/2014	1/1-31/12/2013
Rental income	3,805,144.60	3,670,663.86
Gain on sale of fixed assets	-	11,049.99
Revenue from unused provisions	-	2,913,967.48
Revenue from recognition of investment property (Note 5)	220,970.81	-
Various operating income	2,771,529.08	2,743,591.81
Total	**6,797,644.49**	**9,339,273.14**

Rental income concerns land and building rents.

Revenue from unused provisions for the year 2013 refer to the reversion of provision concerning the voluntary retirement (Note 17).

OTHER OPERATING EXPENSES:

	1/1-31/12/2014	1/1-31/12/2013
Third parties compensation	990,271.00	400,549.63
Research and development cost	71,983.40	82,850.00
Other expenses	1,330,536.54	661,455.79
Losses on sale of fixed assets	8,632.72	10,998.47
Total	**2,401,423.66**	**1,155,853.89**

28. FINANCIAL INCOME/ (EXPENSES):

The amounts are analyzed as follows:

	1/1-31/12/2014	1/1-31/12/2013
Interest income and related financial income	1,322,608.59	904,419.95
Interest expense and related financial expenses	(872,121.48)	(1,017,866.00)
	450,487.11	**(113,446.05)**
Credit Interest	667,360.70	1,107,658.97
Total	**1,117,847.81**	**994,212.92**

In interest income and related financial income of the current period is include accrued interest receivable from the project contractor of «Pier I" (note 12) amounting to € 172,741.02 (December 31, 2013: € 518,890.62).

29. DEPRECIATION:

The amounts are analyzed as follows:

	1/1-31/12/2014	1/1-31/12/2013
Depreciation of property, plant and equipment	14,949,576.94	15,059,550.78
Software depreciation	65,904.39	1,077,598.90
Depreciation of fixed assets received under Fixed assets subsidies depreciation	(819,834.97)	(728,524.32)
Total	**14,195,646.36**	**15,408,625.36**

30. PAYROLL COST:

The amounts are analyzed as follows:

	1/1-31/12/2014	1/1-31/12/2013
Wages and salaries	41,146,899.39	41,364,012.21
Social security costs	10,655,565.61	13,054,188.30
Other staff costs	1,194,270.05	1,212,674.21
Staff leaving indemnities	-	113,460.00
Provision for staff leaving indemnities	691,855.65	673,522.00
Total	**53,688,590.70**	**56,417,856.72**

In the current period and in accordance with Government's Gazette (FEK) 1480/19.06.2013, in social security costs is included the amount of € 1,859,140.33 which concerns the surcharge for the "Fund of Providence for Private Sector Employees – T.A.P.I.T." due to the voluntary retirement specified by L.3654/2008.

31. EARNINGS PER SHARE:

	1/1-31/12/2014	1/1-31/12/2013
Profit for the year	6,763,882.84	8,045,245.24
Weighted number of shares	25,000,000	25,000,000
Basic Earnings per share	**0.2706**	**0.3218**

32. COMMITMENTS AND CONTINGENT LIABILITIES

(a) ***Litigation and Claims:*** The Company is currently involved in a number of legal proceedings and has various claims pending arising in the ordinary course of business. Based on currently available information, management and its legal counsel believe that the outcome of these proceedings will not have a significant effect on the Company's operating results or financial position.

The most important of pending litigation (166) against the Company amounting to € 117 million approximately concern to around the port Municipalities.

For these cases, the Company's management believes that it will have an impact on the financial statements in addition to the already recorded provision of € 2,6 million approximately.

(b) ***Financial Years not audited by the Tax Authorities:*** Financial years 2009 and 2010 have not been audited by the Tax Authorities. In a possible future tax audit, the Tax Authorities may disallow certain expenditure, thus increasing the Company taxable income and imposing additional taxes, penalties and surcharges. The provision for the tax audit differences for the financial years not audited by the Tax Authorities is assessed at € 1,500,000.00.

The tax audit for the financial years 2011, 2012 and 2013 was held by the statutory auditors of the company, in accordance with the provisions of § 5 of Article 82 of L.2238/1994. The tax audit did not reveal significant tax liabilities beyond those recognized and reported in the financial statements.

For the current financial year, the tax audit is in progress by the company's statutory auditors, in accordance with the provisions of § 5 of Article 82 of L.2238/1994. Company does not expect any significant additional tax liabilities, after completion of the tax audit, in excess of those provided for and disclosed in the financial statements.

(c) ***Liabilities arising from letters of Guarantee:*** The Company has issued letters of guarantee amounting to € 10,855,934.68 (December 31, 2013: € 13,119,295.91), of which € 10,791,422.68 (December 31, 2013: € 10,754,783.91) in favor of the General Directorate of Customs (E 'and F' Customs Office) of the Ministry of Economy for the operation of all warehouses for temporary storage of goods PPA S.A.

(d) ***Operating leases:*** The Company has entered into commercial operating lease agreements for the lease of transportation means. These lease agreements have an average life of 3 to 5 years with renewal terms included in certain contracts. Future minimum rentals payable under non-cancellable operating leases as at December 31, 2014 and at December 31, 2013, are as follows:

	December 31	
	2014	2013
Within one year	366,333.00	453,068.00
2-5 years	70,710.00	266,114.00
Total	**437,043.00**	**719,182.00**

Minimum Future Rents: The minimum future rental income receivable, arising from the existing rental agreements are as follows:

	December	
	2014	2013
Within 1 year	4,605,585.18	3,689,737.03
Between 2-5 years	3,456,476.22	3,319,690.23
Over 5 years	3,280,891.73	3,844,952.66
Total	**11,342,953.13**	**10,854,379.92**

(e) ***Contractual commitments:*** The outstanding balance of the contractual commitments with suppliers on significant infrastructure projects (construction, maintenance, improvements, etc.) at December 31, 2014 amounted to approximately € 8.7 million (December 31, 2013: approximately € 10.2 million).

(f) ***Special Contribution to Social Insurance Institute (IKA – ETAM):*** On November 7, 2011 the Company notified the management of IKA its intention to stop paying the special contribution in favor of the assistant fund of PPA's S.A. employees, since after the merger of IKA with IKA – TEAM the management of the Company considers that there is no further obligation. After not getting any official answer, the Company decided to cease the payments of those contributions, starting at October 2013. If the payment of the contribution has not been ceased, then as at December 31, 2014, this contribution will be amounted to around € 1,148 thousands (December 31, 2013: around € 253 thousands). Since the approval date of the condensed financial statements, there were no official reply from the management of the Social Insurance Institute. The management of the Company believes that this contingent liability could be settled without significant adverse effects on its financial position.

33. RELATED PARTIES

The Company provides services to certain related parties in the normal course of business. The Company's transactions and account balances with related companies are as follows:

Related party	Relation with the Company	Year ended	Sales to related parties	Purchases from related parties
NAFSOLP S.A.	Subsidiary	31.12.2014	-	-
		31.12.2013	-	26,000.00
	Total	**31.12.2014**	**-**	**-**
	Total	**31.12.2013**	**-**	**26,000.00**

Related party	Relation with the Company	Year ended	Sales to related parties	Purchases from related parties
LOGISTICS P.P.A. S.A.	Subsidiary	31.12.2014	8,768.31	-
		31.12.2013	8,768.31	-
	Total	**31.12.2014**	**8,768.31**	**-**
	Total	**31.12.2013**	**8,768.31**	**-**

The Company, as part of its business, has transactions with government owned entities (e.g. PPC, EYDAP etc.), which are performed on commercial terms.

Board of Directors Members Remuneration: During the year ended on the December 31, 2014, remuneration and attendance costs, amounting to € 165,264.09 (December 31, 2013: € 210,029.00) were paid to the Board of Directors members. Furthermore during the year ended December 31, 2014 emoluments of € 820,111.28 (December 31, 2013: € 835,365.01) were paid to Managers / Directors for services rendered.

34. FINANCIAL INSTRUMENTS

Fair Value: The carrying amounts reflected in the accompanying sheets of financial position for cash and cash equivalents, trade and other accounts receivable, prepayments, trade and other accounts payable and accrued and other current liabilities approximate their respective fair values due to the relatively short-term maturity of these financial instruments.

The fair value of variable rate loans and borrowings approximate the amounts appearing in the statements of financial position.

The Company categorized its financial instruments carried at fair value in three categories, defined as follows:

Level 1: Quoted (unadjusted) values from active financial markets for identical negotiable assets or liabilities.

Level 2: Other technicques for which all inflows that have a significant impact on the recorded fair value are identified or determined directly or indirectly from active financial markets.

Level 3: Techniques that use inflows that have a significant impact on the recorded fair value and are not based on quoted prices from active financial markets.

During the year ended December 31, 2014, there were no transfers between Level 1 and Level 2 fair value measurements, and no transfers into and out of Level 3 fair value measurements.

As at December 31, 2014 and 2013, the Company held the following financial instruments measured at fair value:

2014	Level 1	Level 2	Level 3	Total
Financial liabilities				
Interest bearing loans and borrowings (including short term portion)	-	86,499,999.99	-	**86,499,999.99**

2013	Level 1	Level 2	Level 3	Total
Financial liabilities				
Interest bearing loans and borrowings (including short term portion)	-	88,833,333.33	-	**88,833,333.33**

Credit Risk: There is no significant credit risk for the Company towards the contracting parties, since it receives advance payments or letters of guarantee from customers.

Foreign Exchange Risk: The Company is neither involved in international trade nor has any long term loans in foreign currency and therefore is not exposed to foreign exchange risk resulting from foreign currency rate variations.

Interest rate risk: The Company bank loans are expressed in Euro and are subject to floating interest rates. The Company does not use derivatives in financial instruments in order to reduce its exposure to interest rate risk fluctuation as at the balance-sheet date. The Company management believes that there is no significant risk resulting from a possible interest rate fluctuation.

The table below presents and analyses the sensitivity of the result in relation to financial assets (cash on hand and in banks) and financial liabilities (loans) of the Company to the interest rate risk changes assuming a simultaneous change in interest rates by ± 100 basis points.

2014		Interest rate risk	
Financial assets	Accounting values	+100bips(Euribor)	-100bips(Euribor)
Cash and cash equivalents	54,466,299.36	544,662.99	(544,662.99)
Effect before income tax		544,662.99	(544,662.99)
Income tax 26%		(141,612.38)	141,612.38
Net effect		403,050.62	(403,050.62)
Financial liabilities			
Long term loans	(87,007,781.94)	(870,077.82)	870,077.82
Effect before income tax		(870,077.82)	870,077.82
Income tax 26%		226,220.23	(226,220.23)
Net effect		(643,857.59)	643,857.59
Total net effect		**(240,806.97)**	**240,806.97**

2013		Interest rate risk	
Financial assets	Accounting values	+100bips(Euribor)	-100bips(Euribor)
Cash and cash equivalents	40,624,049.86	406,240.50	(406,240.50)
Effect before income tax		406,240.50	(406,240.50)
Income tax 26%		(105,622.53)	105,622.53
Net effect		300,617.97	(300,617.97)
Financial liabilities			
Long term loans	(89,705,350.64)	(897,053.51)	897,053.51
Effect before income tax		(897,053.51)	897,053.51
Income tax 26%		233,233.91	(233,233.91)
Net effect		(663,819.60)	663,819.60
Total net effect		**(363,201.63)**	**363,201.63**

Liquidity risk: The effective management of liquidity risk is secured by ensuring maintenance of adequate cash reserves and a possibility for funding if necessary. Corporate liquidity risk management is based on rationale management of working capital and cash flows

The following table summarizes the maturities of financial liabilities December 31, 2014 and 2013, respectively, under the relevant contracts to non-discounted prices.

Amounts of fiscal year 2014	Directly payable	Less than 6 months	6-12 months	1 to 5 years	>5 years	Total
Borrowings	-	3,194,210.42	3,187,501.25	25,258,480.00	57,773,198.32	**89,413,389.99**
Leases	46,385.94	163,789.78	87,623.91	226,267.70	-	**524,067.33**
Trade and other payables*	4,281,537.46	3,862,669.95	4,992,633.11	-	-	**13,136,840.52**
Total	**4,327,923.40**	**7,220,670.15**	**8,267,758.27**	**25,484,747.70**	**57,773,198.32**	**103,074,297.84**
Amounts of fiscal year 2013	**Directly payable**	**Less than 6 months**	**6-12 months**	**1 to 5 years**	**>5 years**	**Total**
Borrowings	-	1,450,768.75	1,448,633.34	25,939,413.33	64,678,086.66	**93,516,902.08**
Leases	32,782.59	163,912.95	196,695.52	510,636.41	-	**904,027.47**
Trade and other payables*	4,524,620.19	3,512,959.78	6,605,163.04	-	-	**14,642,743.01**
Total	**4,557,402.78**	**5,127,641.48**	**8,250,491.90**	**26,450,049.74**	**64,678,086.66**	**109,063,672.56**

* Trade payables do not have interest and are settled in up to 60 days. Other payables also do not bear any interest and are settled in up to 12 months

Capital Management

The primary objective of the Company's capital management is to ensure the maintenance of high credit rating, and healthy capital ratios in order to support and expand the Company's operations and maximize shareholder value. The Company's policy is to maintain leverage targets, according to an investment grade profile. The Company monitors capital adequacy using the ratio of net debt to operating profits, which should be lower than 4.25 based on the loan agreements (note 20). The net debt includes interest-bearing loans, less cash and cash equivalents, while the operating profit including profit/ (loss) before taxes, financing costs and depreciation.

	December, 31	
	2014	2013
Long-term borrowings	80,499,999.99	86,499,999.99
Short-term borrowings	6,000,000.00	2,333,333.34
Leases	507,781.95	872,017.31
Total Debt	**87,007,781.94**	**89,705,350.64**
Earning before interest, tax, depreciation and amortization (EBITDA)	**21,969,263.53**	**26,239,029.65**
- Net Debt / EBITDA	**3.96**	**3.42**

35. SEASONALITY:

There is no significant seasonality to the Company's activities

36. SUBSEQUENT EVENTS:

There are no significant events subsequent to December 31, 2014 which would influence materially the Group's and Company's financial position.

Piraeus, March 30, 2015

PRESIDENT OF THE BOARD OF DIRECTORS AND MANAGING DIRECTOR	DEPUTY MANAGING DIRECTOR	FINANCIAL DIRECTOR
GEORGIOS ANOMERITIS	**PANAGIOTIS PETROULIS**	**EKATERINI VENARDOU**
I.D AZ 553221	I.D. AE 089010	License No. O.E.E. 0003748 A' Class

INFORMATION OF THE ARTICLE 10 OF THE LAW 3401/2005

The Company published to press the following information of article 10, Law 3401/2005 and made them available to public during the financial year 2014. Information is uploaded both in the official web site of Athens Stock Exchange www.helex.gr and in the company's as following:

DESCRIPTION	WEB ADDRESS	DATE
Resolutions of the Extraordinary General Meeting	www.helex.gr www.olp.gr	22/12/2014
Invitation to the Extraordinary General Meeting	www.helex.gr www.olp.gr	28/11/2014
Press Release - Financial Statements for the third quarter 2014	www.helex.gr www.olp.gr	28/11/2014
Announcement regarding business developments	www.helex.gr www.olp.gr	27/11/2014
Comments concerning press articles	www.helex.gr www.olp.gr	27/11/2014
Resolutions of the Extraordinary General Meeting	www.helex.gr www.olp.gr	25/11/2014
Announcement regarding business developments	www.helex.gr www.olp.gr	24/11/2014
Resolutions of the Extraordinary General Meeting	www.helex.gr www.olp.gr	11/11/2014
Announcement regarding the Invitation to the Extraordinary General Meeting	www.helex.gr www.olp.gr	20/10/2014
Invitation to the Extraordinary General Meeting	www.helex.gr www.olp.gr	20/10/2014
Reconstitution of the Board of Directors	www.helex.gr www.olp.gr	14/10/2014
Announcement regarding business developments	www.helex.gr www.olp.gr	13/10/2014
Press Release - Financial Statements for the second quarter 2014	www.helex.gr www.olp.gr	27/8/2014
Announcement regarding business developments	www.helex.gr www.olp.gr	24/7/2014
Reconstitution of the Board of Directors	www.helex.gr www.olp.gr	24/7/2014
Notification of significant change of voting rights	www.helex.gr www.olp.gr	8/7/2014
Notification of significant change of voting rights	www.helex.gr www.olp.gr	8/7/2014
Resolutions of the Annual General Meeting of Shareholders	www.helex.gr www.olp.gr	16/6/2014
Announcement concerning the composition of the Board Of Directors	www.helex.gr www.olp.gr	16/6/2014
Announcement for the ex-dividend date/ payment date for the corporate use 2013	www.helex.gr www.olp.gr	16/6/2014
Press Release - Financial Statements for the first quarter 2014	www.helex.gr www.olp.gr	28/5/2014
Invitation to the Ordinary General Meeting	www.helex.gr www.olp.gr	14/5/2014
Annual briefing to the members of the Hellenic Fund and Asset Management Association	www.helex.gr www.olp.gr	8/5/2014
Comments concerning press articles	www.helex.gr www.olp.gr	14/4/2014
Comments on Financial Statements 2013	www.helex.gr www.olp.gr	27/3/2014
Financial Calendar for the year 2014	www.helex.gr www.olp.gr	27/3/2014
Complementary information about segmental results for the period 1/1 – 30/9/2013	www.helex.gr www.olp.gr	29/1/2014

WEBSITE PLACE OF UPLOADING THE FINANCIAL STATEMENTS

The annual financial statements of the Company, the Auditor's report and the Management Reports are available to the website www.olp.gr

FINANCIAL INFORMATION
FOR THE YEAR ENDED DECEMBER 31, 2014

PIRAEUS PORT AUTHORITY SOCIETE ANONYME
PPA S.A.
Company Registration Number 44259307000, Akti Miaouli 10 - Piraeus P.C. 185 38

FINANCIAL DATA AND INFORMATION FROM JANUARY 1, 2014 TO DECEMBER 31, 2014

(Published based on Corporate Law 2190, article 135 for corporations that report annual financial statements, consolidated or not, according to IFRS)

The purpose of the following information and financial data is to provide users with general financial information about the financial position and the results of operations of PIRAEUS PORT AUTHORITY S.A. ("Company"). Therefore, we recommend the users of the financial data and information, before making any investment decision or proceeding to any transaction with the Company, to obtain the necessary information from the website, where the separate financial statements, prepared in accordance with International Financial Reporting Standards as adopted by the E.U., are available, together with the auditors' report, when required.

(Amounts in Euro)

Company's Web Site:	www.olp.gr
Date of approval of annual financial statements from the Board of Directors:	March 30, 2015
Certified Auditor Accountant	Panagiotis Papazoglou, Vasileios Kaminaris
Auditing firm:	ERNST & YOUNG
Type of auditor's report :	Unqualified

Board of Directors:

Georgios Anomeritis	President and Managing Director (Executive member)
Panagiotis Petroulis	Deputy Managing Director (Executive member)
Georgios Papadopoulos	Member (Non executive member)
Nikolaos Nakis	Member (Non executive member)
Nikolaos Papailias	Member (Non executive member)
Athanasios Liagos	Member (Non executive member)
Aggelos Zisimopoulos	Member (Non executive member)
Georgios Tsiridis	Member (Non executive member)
Vasilios Georgiou	Member (Non executive member)
Irini Moustaki	Member (Non executive member)
George Georgakopoulos	Member (Non executive member)
Nikolaos Georgiou	Member (Non executive member)
Ioannis Moralis	Member (Non executive member)

DATA FROM STATEMENT OF FINANCIAL POSITION

	31.12.2014	31.12.2013
ASSETS		
Property, plant and equipment	273.356.564,78	286.978.961,71
Investment property	734.338,38	513.367,57
Intangible assets	94.335,44	102.789,83
Other non current assets	16.438.238,90	16.036.479,22
Inventories	2.136.621,95	2.206.794,87
Trade receivables	25.208.189,07	27.570.298,53
Other current assets	64.547.058,42	53.110.474,68
TOTAL ASSETS	**382.515.346,94**	**386.519.166,41**
EQUITY AND LIABILITIES		
Share Capital (25.000.000 shares of € 2,00 each)	50.000.000,00	50.000.000,00
Other equity items	118.585.627,93	116.014.419,63
Equity attributable to shareholders of the parent (a)	**168.585.627,93**	**166.014.419,63**
Long term borrowings	80.499.999,99	86.499.999,99
Provisions/ Other long term liabilities	111.074.774,40	110.415.572,21
Short term borrowings	6.000.000,00	2.333.333,34
Other short term liabilities	16.354.944,61	21.255.841,23
Total liabilities (b)	**213.929.719,00**	**220.504.746,77**
TOTAL EQUITY AND LIABILITIES (a)+(b)	**382.515.346,94**	**386.519.166,41**

DATA FROM STATEMENT OF COMPREHENSIVE INCOME

	01.01 - 31.12.2014	01.01 - 31.12.2013
Turnover	104.320.264,31	108.630.469,40
Gross profit	22.958.410,89	22.224.256,72
Profit before taxes, investment and financial activities	7.773.617,17	10.830.404,29
Profit before tax	8.891.464,98	11.824.617,21
Profit after tax (A)	**6.763.882,84**	**8.045.245,24**
Other comprehensive income after taxes (B)	(1.192.674,54)	(534.129,78)
Total comprehensive income after taxes (A) + (B)	**5.571.208,30**	**7.511.115,46**
Earnings per share – basic and diluted (in €)	0,2706	0,3218
Proposed dividend per share	0,0360	0,1200
Profit before taxes, investment, financial activities and depreciation and amortisation	21.969.263,53	26.239.029,65

DATA FROM STATEMENT OF CHANGES IN EQUITY

	31.12.2014	31.12.2013
Total equity at the beginning of the period (01.01.2014 and 01.01.2013 respectively)	166.014.419,63	159.753.304,18
Profit after income taxes	6.763.882,84	8.045.245,24
Other comprehensive loss after income taxes	(1.192.674,54)	(534.129,78)
Dividends paid	(3.000.000,00)	(1.250.000,00)
Total equity at the end of the period (31.12.2014 and 31.12.2013 respectively)	**168.585.627,93**	**166.014.419,63**

DATA FROM STATEMENT OF CASH FLOWS

	01.01 - 31.12.2014	01.01 - 31.12.2013
Operating activities		
Profit before tax (continuing activities)	8.891.464,98	11.824.617,21
Adjustments for:		
Depreciation and amortisation	14.195.646,36	15.408.625,36
Gain on disposal of property, plant & equipment and intangible assets	-	(8.684,24)
Provisions	5.254.965,63	526.508,79
Recognition of investment property	-220970,81	-
Results (revenue, expenses, profit and losses) from investing activity	(1.117.847,81)	(994.212,92)
Increase in inventories	70.172,92	(306.399,72)
Decrease in accounts receivable	207.428,49	4.101.841,23
Decrease in liabilities (except borrowings)	(3.123.482,29)	(6.946.346,82)
Minus:		
Interest and related expenses paid	(838.039,23)	(1.017.866,00)
Payments for staff leaving indemnities	(392.252,00)	(389.187,37)
Tax paid	(5.670.117,36)	(1.478.578,33)
Net cash flows from operating activities (a)	**17.256.968,88**	**20.720.317,19**
Investing activities		
Proceeds from government grants	-	9.901.740,43
Increase of subsidiaries share capital	(160.000,00)	(250.000,00)
Procceds from the sale of property, plant and equipment	-	11.050,00
Capital expenditure for property, plant and equipment and intangible assets	(1.643.892,97)	(3.789.912,13)
Increase of restricted cash	2.096.773,00	-
Interest and related income received	1.989.969,29	1.763.650,38
Net cash flows from/ (used in) investing activities (b)	**2.282.849,32**	**7.636.528,68**
Financing activities		
Net change in long-term borrowings	(2.333.333,34)	(1.166.666,67)
Net change in leases	(364.235,36)	21.398,57
Dividends paid	(3.000.000,00)	(1.250.000,00)
Net cash flows used in financing activities (c)	**(5.697.568,70)**	**(2.395.268,10)**
Net increase in cash and cash equivalents (a) + (b) + (c)	**13.842.249,50**	**25.961.577,77**
Cash and cash equivalents at the beginning of the year	**40.624.049,86**	**14.662.472,09**
Cash and cash equivalents at end of the year	**54.466.299,36**	**40.624.049,86**

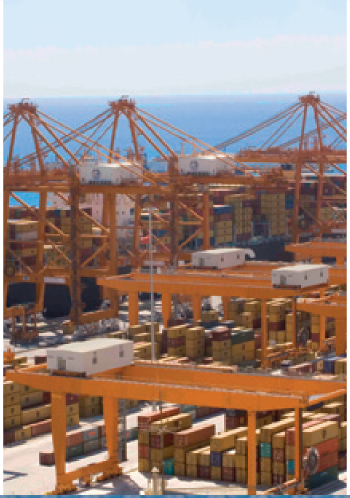
ADDITIONAL DATA AND INFORMATION

1. The Company has not been audited by the Tax Authorities for the years 2009 and 2010 (Note 9 and 32b).
2. The Company's permanent and seasonal personnel as at 31.12.2014 amounted to 1.149 & 8 employees respectively (1.172 & 8 employees at 31.12.2013)
3. At the end of the current period there are no treasury shares held by the Company.
4. For pending lawsuits or cases submitted in arbitration, the Company has made relevant provisions of € 18,447,490.00. The provision for unaudited years by the Tax Authorities amounted to € 1,500,000.00
   The Company's provision for personnel voluntary retirement amounted to € 18,937,372.54. Finally a provision for contingent property tax amounted to € 577,384.33 has been recorded (Note 17).
5. There is no property, plant and equipment that has been pledged as security.
6. During the year 2010 the Company establisted two subsiadiaries named "SHIP REPAIR SERVICES P.P.A S.A." (NAYS P.P.A S.A.) and "INTERMODAL TRANSPORT AND LOGISTICS COMPANY S.A.", (LOGISTICS P.P.A. S.A.)
   The subsiadiaries untill the preperation of these financial statements has not yet commenced its operations. The Company does not prepare consolidated financial statements due to imaterial net assets of its subsidiaries as at December 31, 2014 (note 8)
7. There are no other comprehensive income / (loss) of the Company that recorded directly to the Shareholders' Equity as at December 31, 2014.
8. The Company's capital expenditure for the year ended December 31, 2014 is disclosed to the note 4 and 6 of the financial statements.
9. The subsequent events after the December 31, 2014 are disclosed to the note 36 of the financial statements.
10. Certain line items of the previous year financial statements were reclassified in order to conform to the current year's presentation (note 2a)
11. The accumulated income and expenses since the beginning of the current fiscal year as well as the Company' s trade accounts receivable and payable balances at the end of the current fiscal year that have resulted from the transactions with their related parties, according to IAS 24, are as follows:

	(Amounts in Euro)
a) Income	0,00
b) Expense	0,00
c) Receivables	8.768,31
d) Liabilities	0,00
e) Fees of Managers and members of the Board of Directors	985.375,37
f) Amounts owed by Managers and members of the Board of Directors	0,00
g) Amounts due to Managers and members of the Board of Directors	0,00

Piraeus, March 30, 2015

THE CHAIRMAN OF THE BoD AND MANAGING DIRECTOR	DEPUTY MANAGING DIRECTOR	THE FINANCE DIRECTOR
GEORGE ANOMERITIS ID Number: AZ 553221	PANAGIOTIS PETROULIS ID Number: AE 089010	EKATERINI VENARDOU E.C.G. Licence No. 00003748 A' Class



ΟΛΠ
PIRAEUS PORT
AUTHORITY S.A.

PIRAEUS PORT AUTHORITY S.A.

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