

Company Registration Number: 07050748

IRIDA PLC
ANNUAL REPORT AND FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2019

IRIDA PLC

ANNUAL REPORT AND FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2019

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IRIDA PLC

CORPORATE INFORMATION

Directors	Mr I Kyriakopoulos Mr D J Wynne Wilmington Trust SP Services (London) Limited
Company secretary	Wilmington Trust SP Services (London) Limited
Company number	07050748
Registered office	c/o Wilmington Trust SP Services (London) Limited Third Floor 1 King's Arms Yard London EC2R 7AF
Auditor	MHA MacIntyre Hudson London United Kingdom
Servicer	Alpha Leasing AE Filellinon 6 105 57 Athens Greece

IRIDA PLC

STRATEGIC REPORT

FOR THE YEAR ENDED 31 DECEMBER 2019

The directors present their annual strategic report of Irida Plc (the “Company”) for the year ended 31 December 2019.

GENERAL

PRINCIPAL ACTIVITIES

The Company was incorporated as a public limited Company on 20 October 2009. The principal activities of the Company are those of a special purpose vehicle, set up to acquire a portfolio of Lease Receivables, on the basis of the Eligibility Criteria as defined in the securitisation prospectus (the “Lease Receivables” or “the Portfolio of Loans” are divided into three categories: Real Estate Lease Receivables, Equipment Lease Receivables and Vehicle Lease Receivables, which are respectively derived from Real Estate Lease Agreements, Equipment Lease Agreements and Vehicle Lease Agreements), and to finance such activities by issuing securities, raising or borrowing money and lending money with or without security subject to and in accordance with the terms of the relevant transaction documents.

In accordance with the securitisation prospectus dated 10 December 2009, on 11 December 2009 the Company issued €474,800,000 of floating rate loan notes (the ‘Loan Notes’ or the ‘Notes’) in order to purchase a portfolio of Lease Receivables (Real Estate Lease Receivables, Equipment Lease Receivables and Vehicle Lease Receivables) from Alpha Leasing AE (the “Originator”) in Greece. As at 31 December 2019 there were €474,800,000 of principal loan notes outstanding (31 December 2018: €474,800,000). Please refer to note 12 for the split of the principal loan notes outstanding. The floating rate loan notes are due to mature in January 2039 (‘the Final Maturity Date’) and are listed on the Irish Stock Exchange (main market).

The sale of the portfolio of Lease Receivables to the Company is considered to fail the derecognition criteria of IFRS 9, Financial Instruments, in the books of Alpha Leasing and therefore they are retained on the Statement of Financial Position of Alpha Leasing AE. As such the Company records in its Statement of Financial Position a ‘Deemed Loan to the Originator’ rather than the Portfolio of Lease Receivables it has legally purchased.

As disclosed in Note 16 to the financial statements Alpha Bank A.E is also the ultimate controlling party of the Company.

REVIEW OF THE BUSINESS

KEY PERFORMANCE INDICATORS AND RESULTS

The Company’s financial position at the year-end is shown in the attached financial statements. The profit for the year was €8,829,194 (2018: loss of €9,554,778). As at the year end the carrying value of the Deemed Loan to the Originator was €235,693,595 (2018: €312,799,033). Loan notes and borrowings held at the year-end amounted to €491,946,443 (2018: €490,242,852). As of 31 December 2019, cash and cash equivalents, including reserve funds, were €228,151,008 (2018: €140,464,397). The key performance indicators of the Company are net interest income and impairment. During 2019 net interest income was €13,404,061 (2018: €7,704,589) and the impairment reversal was €9,218,952 (2018: charge €4,564,219).

GOING CONCERN

The Company’s business activities, together with the factors likely to affect its future development, performance and position and its principal uncertainties are set out in the Strategic Report. In addition, note 14 to the financial statements include the Company’s financial risk management objectives and its exposures to market risk, credit risk and liquidity risk. As at year end carrying value of the Deemed Loan to Originator was €235,693,595 (2018: €312,799,033). Loan notes and borrowings held at the year-end amounted to €491,946,443 (2018: €490,242,852). As of 31 December 2019, cash and cash equivalents, including reserve funds, were €228,151,008 (2018: €140,464,397). The Company made a profit in the current year and at year end the Company was in a negative equity position amounting to €28,218,260 (2018: €37,047,454).

IRIDA PLC

STRATEGIC REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

GOING CONCERN (continued)

The directors have undertaken a detailed assessment of the Company's on-going business model, in view of the importance of the recovery of the deemed loan to the Originator ('Alpha Leasing') in being able to repay its liabilities on the loan notes. Under the terms of the loan notes issued by the Company and associated arrangements, amounts due are only payable and limited to the extent that there are sufficient receipts from the Deemed Loan to the Originator.

Under the terms of the Offering Circular, the Class A and Class B loan notes are limited-recourse debt obligations of the Company. The ability of the Company to meet its obligations under the loan notes will be directly dependent primarily upon the receipt by it of principal and interest from the borrowers underpinning the Deemed Loan to Originator. Other than any interest earned by the Company in respect of the Company's bank accounts, the Company is not expected to have any other funds available to it to meet its obligations under the loan notes and/or any other payment obligation ranking in priority to, or *pari passu* with, the loan notes. Upon enforcement of the security for the loan notes, the trustee or any receiver and the Noteholders will have recourse only to the Deemed Loan to Originator, the Company's interest in the relevant ancillary rights and to any other assets of the Company then in existence as described in the Offering Circular.

The main factors causing uncertainty to the application of the Going Concern principle relate to the economic environment in Greece and the effects of the spread of coronavirus pandemic (COVID-19) in Europe in the first half of 2020.

The prolonged recession that the Greek economy has experienced in recent years led to the significant deterioration in the creditworthiness of corporate and individuals. In addition, as a result of the Greek sovereign debt crisis and the measures taken to deal with it, there was a significant outflow of deposits and the imposition of capital controls. On 1 September 2019 capital controls were fully removed. The successful completion of the third financial support program of the Hellenic Republic provided the possibility of forming a cash buffer aiming at reducing any potential financial risks after the completion of the program. The Hellenic Republic is taking steps to gradually recover its access to the financial markets to meet its financing needs.

The emergence of COVID-19 is adding a major uncertainty in terms of both macroeconomic developments, mainly due to the restrictive measures imposed and the cost resulting from the financial support of sector business and private individuals mostly affected by the coronavirus. The adoption of restrictive measures is expected to adversely affect the ability of borrowers to repay their liabilities and, consequently, the amount of expected credit risk losses. The financial implications depend to a large extent on how long this crisis will last and vary on a case-by-case basis as each sector of the economy is affected differently. It is noted that on 4 May 2020 started the gradual removal of the pandemic-related restrictions of economic activity, a fact that is expected to contribute to the mitigation of the economic impacts in conjunction with the healthcare developments with regards to the spread of the coronavirus. In the context of efforts to relieve individuals and businesses most affected by the coronavirus and its associated restrictive measures, the Greek government has announced a package of tax and other relief measures, while credit institutions apply in turn relief measures to ensure timely payment of financial commitments of these borrowers.

The Originator, to support its customers who are affected or expected to be affected by the crisis due to the COVID-19 pandemic, has taken, and will continue to take, supportive measures. The measures concern either new loans, in the context of strengthening the liquidity of small, medium and large enterprises, as well as the self-employed, or modifications in the repayment schedules of existing loan of both businesses and individuals. Moreover, the Originator actively participates in every effort planned and coordinated by the Greek Government, either through the competent Ministries or through the Hellenic Development Bank and other European institutions to support the Greek economy (TEPIX, European Investment Fund, COSME etc.).

The modifications granted to existing loans are treated by the Originator in line with the principles of the European Banking Authority Guidelines "on legislative and non-legislative moratoria on loan repayments applied in the light of the COVID-19 crisis" (EBA/GL/2020/02) that aim to provide clarity to the EU banking sector on how to handle in a consistent manner, aspects related to (i) the classification of loans in default, (ii) the identification of forbore exposures and (iii) the accounting treatment.

IRIDA PLC

STRATEGIC REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

GOING CONCERN (CONTINUED)

In this respect, provided that those measures are not borrower-specific, the payment moratorium is fixed for every borrower irrespective of the borrowers' specific financial circumstances and the NPV loss is immaterial, modifications in payment schedules do not have to be automatically classified as Distressed Restructuring (Forbearance) as for IFRS 9 and the definition of default. Modifications in the schedule of payments of existing loans are proposed to customers operating or employed in sectors affected by the COVID-19 pandemic, for which the Originator has assessed, through the submission of a relevant request from the customer, that liquidity problems they face are temporary and that the credit standing of the obligor would not be significantly affected by the current situation in the long term.

For individuals that face limitation or decrease in their income as they are employed in industries that are affected, with fixed term loans (consumer and housing), credit cards and open personal loans past due for up to 20 days:

- Suspension of loan installments or the minimum amount due for cards and open personal loans until 30 September 2020.
- Capitalization of the contractual interest, during the suspension period, as well as any expenses (e.g. insurance premiums), in the balance of the loan at the time of their calculation.

For Medium and Large enterprises operating in industries or objects affected by the COVID-19 crisis and provided that they had no arrears on 31 December 2019:

- Postponement of capital installments due from 1 March 2020 to 30 September 2020 at the end of the loan.
- Installments that include interest and capital due from 1 March 2020 to 30 September 2020, could be distributed equally among the remaining installments of the loan.
- Capitalization of interest accrued until 30 June 2020 or until any other date is decided.
- Extension of the obligation to recycle revolving loans until 31 December 2020.
- Possibility of replacing post-dated checks, received as collateral, with other checks from the same issuer of a later date, after an updated creditworthiness control.

For Small enterprises and self-employed operating in industries or objects affected by the COVID-19 crisis and provided that they had no arrears on 31 December 2019:

- Postponement of capital installments due from 1 March 2020 to 30 September 2020 at the end of the loan.
- Possibility of installments capitalization that include interest and capital due until 30.6.2020 or until a potential date that is decided.
- Extension of the obligation to recycle revolving loans until 31 December 2020
- Possibility of replacing post-dated checks received as collateral, with other checks from the same issuer of a later date, after an updated creditworthiness control.

The loan modifications are flagged in the Bank's systems, so that the Bank is able to monitor them

The Originator, in its capacity as servicer of the Company, also actively repurchases receivables when they are deemed to become uncollectible. Also considering the credit enhancement available within the structure, in the form of deferred purchase consideration and the cash at bank balances the Company has sufficient liquidity to continue to meet its obligations of the interest due on the Loan Notes for a period of at least 12 months.

The Company's deficit has resulted from the recognition of significant impairment losses, in prior periods, on the Underlying Receivables acquired by the Originator, as described above. However these could be gradually reversed in the future if conditions in the Greek economy improve. The Company's notes are not due to be repaid until 2039 and an early repayment is not expected within the next twelve months. Even in the case that the Originator exercised his option to early terminate the transaction through the repurchase of the loans, according to the terms of the Offering Circular, the loan portfolio would be repurchased at gross amounts and sufficient recourses would be available to the Company to repay the notes outstanding. Taking into account the above, the directors have assessed that it is appropriate to prepare the financial statements on a going concern basis.

IRIDA PLC

STRATEGIC REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

FUTURE DEVELOPMENTS

The directors expect that the present level of activity will be sustained in the foreseeable future and the activities of the Company are limited to those of the holding and management of the portfolio of loans acquired from Alpha Bank AE.

PRINCIPAL RISKS AND UNCERTAINTIES AND RISK MANAGEMENT

The Company is exposed to a range of business risks and a detailed consideration of the risk factors relevant to the Securitisation Transaction is included in the section “Risk Factors” of the Offering Circular and they are summarised below. Further information on the Company’s financial risks management are set out in Note 14 to the financial statements.

Market Risk

Market risk exists where changes in the economic environment in which the Company operates may negatively impact the Company’s performance. The Company is exposed to a range of market risks which includes market liquidity constraints, limited availability of credit and difficult trading conditions continue to pose significant challenges to the underlying borrowers with whom the Company has exposure through the deemed loan to the Originator. Conditions may deteriorate further due to the continued financial and economic uncertainty in Greece. However, based on the terms of transaction documents, the risk for the Company in being able to pay off its obligation is limited to the receipt of funds from the Originator.

Operational Risk

The principal operational risk to the Company is its ability to meet its obligations to pay principal and interest on the Loan notes (and its operating and administrative expenses). The Company’s cash flows are derived from the Deemed Loan to the originator which in turn is derived from the underlying lease portfolio.

If there are insufficient funds available as a result of any defaults on the loan portfolio, then the Company may not be able, after making the payments to be made in priority thereto, to pay, in full or at all, amounts of interest and principal due to the holders of, firstly, the Class B Notes and secondly, the Class A Notes. In this situation, there may not be sufficient funds to redeem each class of the Notes on or prior to the Final Maturity Date in January 2039.

In addition, over reliance on the servicer and underperformance of the servicer could materially impact cash flows, income and profitability and therefore adversely impact the Company’s result.

The directors together with the servicer actively manage the operational risks and ensure that they are compliant with necessary regulations and are performing as expected.

Compliance Risk

Compliance risk exists where there is failure to comply with applicable legislation or regulatory requirements in the market in which Company operates and potential breaches may result in potential reputational damage in the industry and fines.

The Company has appointed a servicer and a corporate service provider in order to keep up to date with any changes to any regulatory environment which could adversely impact the Company.

Interest Rate Risk

The Company is exposed to interest rate risk as interest rates on the portfolio of loans will not necessarily match the rate of interest payable on the loan notes. The interest rates on the portfolio of Lease Receivables are set by Alpha Leasing AE on behalf of the Company that varies by borrower, whereas interest on the loan notes is calculated by reference to a margin over three month EURIBOR.

IRIDA PLC

STRATEGIC REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

Credit Risk

The Company is exposed to credit risk, in relation to defaults from repayments of the portfolio of Lease Receivables underpinning the Deemed Loan to the Originator. At the time of acquisition, the portfolio of Lease Receivables was carefully selected to meet certain criteria, as set out in the offering circular issued in connection with the issue of the floating rate loan notes. These criteria and the day to day management of the portfolio of Lease Receivables is undertaken by Alpha Leasing AE which actively manages the collection of the outstanding amounts. Please refer to note 1 for additional information in relation to credit risk and IFRS 9.

During the year Alpha Leasing AE has repurchased €22,601,810 (2018: €2,506,318) of Lease Receivables. As noted above, the issues prevalent in Greece could impact on the ability of the borrowers to repay the loans. As at the signing date of the Financial Statements Alpha Bank AE has repurchased €321,119 since the year end.

Liquidity risk

Notwithstanding the factors noted above in relation to the risks associated with collecting amounts due from the Deemed Loan to the Originator, liquidity risk is not regarded as significant, given that the entity is only obliged to make payments to the loan notes holders and the subordinated reserve loan provider from amounts collected from the portfolio of Lease Receivables. The Company holds a large cash balance which helps it in managing the liquidity risk.

Foreign currency risk

The Company's assets and liabilities are denominated in Euros and are not exposed to any material currency fluctuations to any material transactions that are denominated in currencies other than Euros. Accordingly, the currency risk for the Company as a whole is considered to be low.

Brexit Risk

On 23 June 2016, the UK voted to exit the European Union. The UK left the EU on 31 January 2020 and entered a transitional phase which is due to end on 31 December 2020. No exit deal has been currently reached, it is difficult to determine the likely economic financial impact at this stage, however, general market conditions may slow in the short to medium term which could impact the performance of the reference portfolio. This is not expected to have any effect on the Company's ability to trade as a going concern, given the credit enhancement in the structure and the limited recourse nature of the Company's debt. However, the directors will continue to closely monitor the impact of the decision on the market and therefore on the Company.

Approved by the Board of Directors and authorised for issue on its behalf by:

Ioannis Kyriakopoulos

Director

2 September 2020

IRIDA PLC

DIRECTORS' REPORT

FOR THE YEAR ENDED 31 DECEMBER 2019

The directors present their annual report and the audited financial statements of Irida PLC (the "Company") for the year ended 31 December 2019 with comparatives for the year ended 31 December 2018.

THE DIRECTORS

The directors who served the Company during the year and up to the date, of signing the financial statements, except as a noted, are as follows:

Mr I Kyriakopoulos (Appointed 26 March 2019)
Mr R Sutton (Resigned 26 March 2019)
Mr D J Wynne
Wilmington Trust SP Services (London) Limited

DIVIDENDS

The directors have not recommended a dividend (2018: nil).

DONATIONS

The Company made no political or charitable donations during the year under review (2018: nil).

THIRD PARTY INDEMNITIES

Qualifying third party indemnity provisions for the benefit of the directors were in force during the year under review and remain in force as at the date of approval of the Strategic Report, Directors' Report and Financial Statements.

CORPORATE GOVERNANCE

The directors have been charged with governance in accordance with the transaction documents describing the structure and operation of the transaction. The governance structure of the Company is such that the key policies have been predetermined at the time of issuance and the operational roles have been assigned to third parties with their roles strictly governed by the transaction documents.

The transaction documents provide for procedures that have been designed for safeguarding assets against unauthorised use or disposition, for maintaining proper accounting records, and for the reliability and usefulness of financial information used within the business or for publication. Such procedures are designed to manage rather than eliminate the risk of failure to achieve business objectives whilst enabling them to comply with the regulatory obligations.

Due to the nature of the securities which have been issued on the Irish Stock Exchange, the directors are satisfied that there is no requirement to publish a corporate governance statement and that the Company is largely exempt from the disclosure requirements of the provisions of the UK Code Corporate Governance.

Section 172 of the Companies Act 2006 requires Directors to take into consideration the interests of stakeholders in their decision making. Due to the nature of the entity there are limited stakeholders involved but the Directors continue to have regard to the interests of the Company's stakeholders, including the impact of its activities when making decisions.

CAPITAL RISK MANAGEMENT

Details of the issued share capital, together with details of holders of shares are shown in Note 11 and Note 16 to the financial statements. There are 50,000 authorised ordinary shares of £1 each. The issued share capital consists of 1 fully paid ordinary share and 49,999 quarter paid ordinary shares. The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

There are no special restrictions on the size of the holding nor on the transfer of shares, which are both governed by the general provisions of the Articles of Association and the prevailing legislation. The directors are not aware of any agreements between holders of the Company's shares that may result in restrictions on the transfer of securities or on voting rights.

IRIDA PLC

DIRECTORS' REPORT (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

RISK MANAGEMENT

The directors have carried out an assessment of the principal risks facing to the Company and appropriate processes are put in place to monitor and mitigate them.

The key business risks affecting the Company and its management are discussed in the strategic report and further information on the Company's financial risks management are set out in Note 14, "Financial Risk Management" to the financial statements.

FUTURE DEVELOPMENTS

Future Developments are discussed in detail in the strategic report.

POST BALANCE SHEET EVENTS

The risks arising from the outbreak of Coronavirus (Covid-19) which has occurred since the balance sheet date are disclosed on page 3. In view of its currently evolving nature, the Directors will continue to closely monitor the impact of the decision on the market and therefore on the Company.

Loans amounting to €321,119 have been redeemed since the year end. The Company has also acquired loans amounting to €20,108,907 since the year end. There were no other significant balance sheet events.

STATEMENT AS TO DISCLOSURE OF INFORMATION TO AUDITOR

Each of the persons who is a director at the date of approval of this annual report confirms that:

- so far as the director is aware, there is no relevant audit information of which the Company's auditor is unaware; and
- the director has taken all the steps that he/she ought to have taken as a director in order to make himself/herself aware of any relevant audit information and to establish that the company's auditor is aware of that information.

This confirmation is given and should be interpreted in accordance with the provisions of s418 of the Companies Act 2006.

APPOINTMENT OF AUDITORS

Pursuant to section 489 of the Companies Act 2006 a resolution to re-appoint MacIntyre Hudson LLP as auditor for the ensuing year will be proposed at the annual general meeting. MacIntyre Hudson LLP have expressed their willingness to continue in office as auditor.

Approved by the Board of Directors and authorised for issue on its behalf by:

Ioannis Kyriakopoulos
Director
2 September 2020

IRIDA PLC

DIRECTORS' RESPONSIBILITIES STATEMENT

FOR THE YEAR ENDED 31 DECEMBER 2019

The directors are responsible for preparing the Annual Report and the financial statements in accordance with applicable law and regulations.

Company law requires the directors to prepare financial statements for each financial year. Under that law the directors are required to prepare the financial statements in accordance with International Financial Reporting Standards ("IFRSs") as adopted by the European Union. Under Company law the directors must not approve the accounts unless they are satisfied that they give a true and fair view of the state of affairs of the Company and of the profit or loss of the Company for that period. In preparing these financial statements, International Accounting Standard 1 requires that directors:

- properly select and apply accounting policies;
- present information, including accounting policies, in a manner that provides relevant, reliable, comparable and understandable information;
- provide additional disclosures when compliance with the specific requirements in IFRSs are insufficient to enable users to understand the impact of particular transactions, other events and conditions on the entity's financial position and financial performance; and
- make an assessment of the Company's ability to continue as a going concern.

The directors are responsible for keeping adequate accounting records that are sufficient to show and explain the Company's transactions and disclose with reasonable accuracy at any time the financial position of the Company and enable them to ensure that the financial statements comply with the Companies Act 2006. They are also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The directors are responsible for the maintenance and integrity of the corporate and financial information included on the Company's website. Legislation in the United Kingdom governing the preparation and dissemination of financial statements may differ from legislation in other jurisdictions.

INDEPENDENT AUDITOR'S REPORT TO THE MEMEBRS OF IRIDA PLC

1. Our Opinion

We have audited the financial statements of Irida PLC.

The financial statements that we have audited comprise:

- Statement of Comprehensive Income
- Statement of Financial Position
- Statement of Changes In Equity
- Statement of Cash Flows
- Notes 1 to 17 of the financial statements, including the accounting policies.

The financial reporting framework that has been applied in their preparation is applicable law and International Financial Reporting Standards (IFRSs) as adopted by the European Union.

In our opinion:

- The financial statements give a true and fair view of the state of the Company's affairs as at 31 December 2019 and the Company's profit for the year then ended;
- The financial statements have been properly prepared in accordance with International Financial Reporting Standards ("IFRSs") as adopted by the European Union; and
- The financial statements have been prepared in accordance with the requirements of the Companies Act 2006.

Basis for opinion

We conducted our audit in accordance with International Standards on Auditing (UK) (ISAs (UK)) and applicable law. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are independent of the Company in accordance with the ethical requirements that are relevant to our audit of the financial statements in the UK, including the FRC's Ethical Standard as applied to listed entities, and we have fulfilled our ethical responsibilities in accordance with those requirements. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion. Our audit opinion is consistent with our report to the Board of Directors.

INDEPENDENT AUDITOR’S REPORT TO THE MEMEBRS OF IRIDA PLC (CONTINUED)

Overview

Materiality	EUR 2,357 k	1% of the preliminary underlying receivable which formed the basis of the Deemed Loan to the Originator. We have assessed that updating the materiality to use the final figure would not cause a material impact on the testing.
Key audit matters		
Recurring	<ul style="list-style-type: none"> Valuation of the Deemed Loan to the Originator 	

2. Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period and include the most significant assessed risks of material misstatement (whether or not due to fraud) that we identified. These matters included those matters which had the greatest effect on: the overall audit strategy, the allocation of resources in the audit; and directing the efforts of the engagement team and, as required for public interest entities, our results from those procedures. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of the Deemed Loan to the Originator	
The Risk	Our response
<p>As disclosed in note 1 and note 8 the Company holds a deemed loan to the originator of EUR 235,693,595 (2018, EUR 312,799,033), receivable from Alpha Bank (the Bank) relating to a portfolio of loans (the Receivables Portfolio) in which the Company has acquired a beneficial interest. The performance of the Deemed Loan to the Originator is dependent on an underlying loan portfolio in Greece (the “Receivables Portfolio”). The Deemed Loan to the Originator is accounted for at amortised cost as disclosed in note 1. Performance of the Deemed Loan to the Originator is derived from the performance of the Receivables Portfolio combined with the availability of credit enhancements provided by the Originator in respect of the Deemed Loan. As described in Note 1 if there is no enhanced credit available within the entity, (deferred purchase consideration as a balance payable to the Originator), this would result in the Deemed Loan to the Originator to be classified as Stage 2. It will be classified as stage 3 when the credit rating agencies have</p>	<p>We evaluated the appropriateness of the methodologies and policies chosen by the management in relation to the determination of a loan loss provision of the Deemed Loan to the Originator.</p> <p>The expected credit loss (“ECL”) calculation on Deemed Loan to the Originator is based on the ECL calculation of the underlying receivables underpinning the Deemed Loan. In performing our audit procedures over the measurement of the expected credit losses of the underlying receivables we involved IFRS 9 experts and we focused on the following procedures among others:</p> <ul style="list-style-type: none"> - Inquiries and obtaining an understanding of the Bank’s process of determining expected credit losses of underlying receivables; - Inspection and review of the bank’s impairment practices and procedures applied to the underlying receivables; - Review of the adequacy of the methods applied in respect to the development of key assumptions used in IFRS 9 calculations and recalculation of ECL of underlying

**INDEPENDENT AUDITOR'S REPORT TO THE MEMEBRS OF IRIDA PLC
(CONTINUED)**

<p>downgraded Alpha Bank AE to a default rating. Given the significant amount of management judgement involved on the impairment assessment of the Deemed Loan to the Originator, we identified it as a potential area susceptible to misstatement in the financial statements.</p> <p>Management have described the recognition of impairment on Deemed Loan to the originators in note 1, note 2 and note 7 to the financial statements.</p>	<p>receivables on a sample basis</p>
<p>Result of our procedures</p> <p>Based on the audit procedures performed, valuation of the Deemed Loan to the Originator is consistent with the audit evidence obtained.</p>	

INDEPENDENT AUDITOR'S REPORT TO THE MEMEBRS OF IRIDA PLC (CONTINUED)

3. Our application of materiality

Our definition of materiality considers the value of error or omission on the financial statements that would change or influence the economic decision of a reasonably knowledgeable person. Materiality is used in planning the scope of our work, executing that work and evaluating the results.

Materiality in respect of the Company was set at EUR 2,357k which was determined on the basis of 1% of preliminary underlying receivable which formed the basis of the Deemed Loan to the Originator.

We agreed to report any corrected or uncorrected adjustments exceeding EUR 118k.

We did not identify any material misstatement during our audit work.

4. Capability of the audit in detecting irregularities, including fraud

As part of our audit we identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and then design and perform audit procedures responsive to those risks, including obtaining audit evidence that is sufficient and appropriate to provide a basis for our opinion.

We evaluated management's incentives and opportunities for fraudulent manipulation of the financial statements (including the risk of override of controls), and determined that the principal risks were related to posting inappropriate journal entries to both reduce costs and inflate operating profit, and management bias in accounting estimates.

Audit procedures performed by the engagement team included, but were not limited to:

- Obtaining an understanding of the legal and regulatory frameworks that the Company operates in, focusing on those laws and regulations that had a direct effect on the financial statements. The key laws and regulations we considered in this context included UK Companies Act, the Financial Services and Markets Act 2000 and applicable tax legislation. In addition, we considered compliance with the UK Bribery Act and employee legislation, as fundamental to the Company's operations;
- Discussing among the engagement team including significant component audit teams and involving relevant internal specialists, including tax, valuations, pensions, IT, forensic and industry specialists regarding how and where fraud might occur in the financial statements and any potential indicators of fraud;
- Discussions with local management, internal audit and the Company's legal counsel, including consideration of known or suspected instances of non-compliance with laws and regulations and fraud;
- Enquiring of the audit and finance committee concerning actual and potential litigation and claims;
- Evaluation of the operating effectiveness of management's controls designed to prevent and detect irregularities;
- Assessment of matters reported on the Company's whistleblowing helpline and the results of management's investigation of such matters;

INDEPENDENT AUDITOR'S REPORT TO THE MEMEBRS OF IRIDA PLC (CONTINUED)

- Reading key correspondence with regulatory authorities such as the Financial Conduct Authority, Prudential Regulatory Authority, and Financial Reporting Council
- Challenging assumptions and judgements made by management in their significant accounting estimates, in particular with respect to provisions for claims incurred but not reported

There are inherent limitations in the audit procedures described above and the further removed non-compliance with laws and regulations is from the events and transactions reflected in the financial statements, the less likely we would become aware of it. Also, the risk of not detecting a material misstatement due to fraud is higher than the risk of not detecting one resulting from error, as fraud may involve deliberate concealment by, for example, forgery or intentional misrepresentations, or through collusion.

We also communicated relevant identified laws and regulations and potential fraud risks to all engagement team members including internal specialists and significant component audit teams and remained alert to any indications of fraud or non-compliance with laws and regulations throughout the audit.

We did not identify any key audit matters relating to irregularities, including fraud.

5. We have nothing to report on going concern

As explained in note 2 section a, the directors have prepared the financial statements on the going concern basis. In doing so they have concluded that there are no material uncertainties that would cast significant doubt on over their ability to continue as a going concern for the foreseeable future. The foreseeable future is usually defined as a period of up to one year from the date of approval of these financial statements.

It is our responsibility to obtain sufficient and appropriate evidence regarding and to conclude on:

- whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's and the parent Company's ability to continue as a going concern and
- the appropriateness of the directors' use of the going concern basis of accounting in the preparation of the financial statements.

Our work on going concern involved:

- i. the consideration of inherent risks to the Company's operations and specifically its business model
- ii. the evaluation of how those risks might impact on the Company's available financial resources.
- iii. where additional resources may be required the reasonableness and practicality of the assumptions made by the directors when assessing the probability and likelihood of those resources becoming available.

Our work has concluded that those inherent risks were not so significant as to require us to perform any additional audit procedures.

INDEPENDENT AUDITOR'S REPORT TO THE MEMEBRS OF IRIDA PLC (CONTINUED)

6. We have nothing to report on the other information in the Annual Report

The directors are responsible for the other information. The other information comprises the information included in the Annual Report and Accounts, other than the financial statements and our auditor's report thereon. Our opinion of the financial statements does not cover the other information and, except to the extent otherwise explicitly stated in our report, we do not express any form of assurance conclusion thereon.

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

Strategic report and directors report

In our opinion, based on the work undertaken in the course of the audit:

- the information given in the strategic report and the directors' report for the financial year for which the financial statements are prepared is consistent with the financial statements; and
- the strategic report and the directors' report have been prepared in accordance with applicable legal requirements.

Directors remuneration report

Those aspects of the director's remuneration report which are required to be audited have been prepared in accordance with applicable legal requirements.

7. Matters on which we are required to report by exception

We have nothing to report in respect of the following matters in relation to which the Companies Act 2006 requires is to report to you if, in our opinion:

- adequate accounting records have not been kept, or returns adequate for our audit have not been received by branches not visited by us; or
- the financial statements are not in agreement with the accounting records and returns; or
- certain disclosures of directors' remuneration specified by law are not made; or
- we have not received all the information and explanations we require for our audit.

8. Responsibilities of directors

As explained more fully in the directors' responsibilities statement, the directors are responsible for the preparation of the financial statements and for being satisfied that they give a true and fair view, and for such internal control as the directors determine is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the directors are responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the directors either intend to liquidate the Company or the parent Company or to cease operations, or have no realistic alternative but to do so.

INDEPENDENT AUDITOR'S REPORT TO THE MEMEBRS OF IRIDA PLC (CONTINUED)

9. Auditor's responsibilities for the audit of the financial statements

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

As part of an audit in accordance with ISAs (UK), we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control.
- Evaluate the appropriateness of accounting policies used and reasonableness of accounting estimates and related disclosures made by the directors.
- As noted in Section 5 it is our responsibility to conclude on whether a material uncertainty exists and on the appropriateness of the directors' use of the going concern basis of accounting. and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Company's or the parent Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Company or the parent Company to cease as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Company to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the Company audit. We remain solely responsible for our audit opinion.

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

**INDEPENDENT AUDITOR'S REPORT TO THE MEMEBRS OF IRIDA PLC
(CONTINUED)**

10. Use of our report

This report is made solely to the Company's members, as a body, in accordance with Chapter 3 of Part 16 of the Companies Act 2006. Our audit work has been undertaken so that we might state to the Company's members those matters we are required to state to them in an auditor's report and for no other purpose. To the fullest extent permitted by law, we do not accept or assume responsibility to anyone other than the Company and the Company's members as a body, for our audit work, for this report, or for the opinions we have formed.

Rakesh Shaunak FCA (Senior Statutory Auditor)
for and on behalf of MHA MacIntyre Hudson
Chartered Accountants and Statutory Auditor
6th Floor
2 London Wall Place
London
EC2Y 5AU
2 September 2020

IRIDA PLC**STATEMENT OF COMPREHENSIVE INCOME****FOR THE YEAR ENDED 31 DECEMBER 2019**

	Note	2019 €	2018 €
Interest income	4	13,404,061	9,442,961
Interest expense	5	<u>(1,733,806)</u>	<u>(1,738,372)</u>
Net interest income		11,670,255	7,704,589
Impairment reversal/ (charge)	8	9,218,952	(4,564,219)
Deferred consideration expense		(11,939,520)	(12,617,265)
Administrative expenses	6	<u>(119,733)</u>	<u>(77,123)</u>
Loss before tax for the year		8,829,954	(9,554,018)
Tax charge	7	<u>(760)</u>	<u>(760)</u>
Profit/ (loss) for the year		<u>8,829,194</u>	<u>(9,554,778)</u>

All the Company's income and expenses arise from continuing operations.

The notes on pages 22 to 42 form part of these financial statements.

IRIDA PLC**STATEMENT OF FINANCIAL POSITION****FOR THE YEAR ENDED 31 DECEMBER 2019**

	Note	2019 €	2018 €
Assets			
Cash and cash equivalents	10	228,151,008	140,464,397
Deemed loan to the originator	8	235,693,595	312,799,033
Other assets	9	4,064	4,064
Total assets		<u>463,848,667</u>	<u>453,267,494</u>
Equity			
Issued capital	11	14,269	14,269
Retained loss	11	(28,232,529)	(37,061,723)
Total shareholder deficit		<u>(28,218,260)</u>	<u>(37,047,454)</u>
Liabilities			
Tax payable		1,524	764
Other liabilities	13	118,960	71,332
Loan notes and borrowings	12	491,946,443	490,242,852
Total liabilities		<u>492,066,927</u>	<u>490,314,948</u>
Total shareholder deficit and liabilities		<u>463,848,667</u>	<u>453,267,494</u>

The financial statements for Irida Plc, Company registration 07050748 were approved and authorised for issue by the directors on 2 September 2020 and are signed on their behalf by:

Ioannis Kyriakopoulos
Director

The notes on pages 22 to 42 form part of these financial statements.

IRIDA PLC

STATEMENT OF CHANGES IN EQUITY

FOR THE YEAR ENDED 31 DECEMBER 2019

	Notes	Share Capital	Retained losses	Total shareholder's deficit
		€	€	€
Balance as at 1 January 2018		14,269	(27,506,945)	(27,492,676)
Loss for the year		-	<u>(9,554,778)</u>	<u>(9,554,778)</u>
Balance as at 31 December 2018		14,269	(37,061,723)	(37,047,454)
Profit for the year	11	-	<u>8,829,194</u>	<u>8,829,194</u>
Balance as at 31 December 2019		<u>14,269</u>	<u>(28,232,529)</u>	<u>(28,218,260)</u>

The notes on pages 22 to 42 form part of these financial statements.

IRIDA PLC

STATEMENT OF CASH FLOWS

FOR THE YEAR ENDED 31 DECEMBER 2019

	Notes	2019 €	2018 €
Cash flows from operating activities			
Profit/ (loss) before tax for the year		8,829,954	(9,554,018)
<i>Adjustments for:</i>			
Interest income	4	(13,404,061)	(9,442,961)
Interest expense	5	1,733,806	1,738,372
Tax paid		-	(766)
Increase in accruals and deferred income	13	51,961	31,915
(Decrease) / increase in impairment	8	(9,218,952)	4,564,219
Net cash used in operating activities		12,007,292	(12,663,239)
 Cash flows from investing activities			
Interest income received		13,363,001	9,488,662
New receivables originated or purchased		(78,881,059)	(56,454,319)
Repayments of loans and loans repurchased by originator		165,246,507	72,645,664
Net cash generated from investing activities		99,728,449	25,680,007
 Cash flows from financing activities			
Interest paid		(34,456)	(33,318)
Net cash used in financing activities		(34,456)	(33,318)
 Net increase in cash and cash equivalents		87,686,611	12,983,450
Cash and cash equivalents at the start of the year		140,464,397	127,480,947
Cash and cash equivalents at the end of the year		228,151,008	140,464,397

All withdrawals from the Company's bank accounts are restricted by the detailed priority of payments set out in the securitisation agreements and as such the cash and cash equivalents are not freely available to be used for other purposes.

The notes on pages 22 to 42 form part of these financial statements.

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

1. PRINCIPAL ACCOUNTING POLICIES

Irida Plc is a Public Limited Company incorporated and domiciled in England and Wales with registered number 07050748.

Statement of compliance

These financial statements have been prepared and approved by the directors in accordance with International Financial Reporting Standards adopted by the European Union (EU) (“IFRS”).

Basis of preparation

The principal accounting policies applied in the preparation of these financial statements are set out below.

The Company has adopted all of the new and revised Standards and Interpretations issued by the International Accounting Standards Board (IASB) and the International Financial Reporting Interpretations Committee (the IFRIC) of the IASB that are relevant to its operations and effective for annual reporting year beginning 1 January 2019.

The Company mainly transacts in Euros (“€”), therefore, the Euro is its functional and presentational currency.

The Company has made estimates and judgements in relation to the valuation of the deemed loan from originator (Note 8) and loan notes (Note 12).

Going concern

The Company’s business activities, together with the factors likely to affect its future development, performance and position and its principal uncertainties are set out in the Strategic Report. In addition, note 14 to the financial statements include the Company’s financial risk management objectives and its exposures to market risk, credit risk and liquidity risk. As at year end carrying value of the Deemed Loan to Originator was €235,693,595 (2018: €312,799,033). Loan notes and borrowings held at the year-end amounted to €491,946,443 (2018: €490,242,852). As of 31 December 2019, cash and cash equivalents, including reserve funds, were €228,151,008 (2018: €140,464,397). The Company made a profit of €8,829,194 in the current year (2018: Loss €9,554,778) and at year end the Company was in a negative equity position amounting to €28,218,260 (2018: €37,047,454).

The directors have undertaken a detailed assessment of the Company’s on-going business model, in view of the importance of the recovery of the deemed loan to the Originator (‘Alpha Leasing’) in being able to repay its liabilities on the loan notes. Under the terms of the loan notes issued by the Company and associated arrangements, amounts due are only payable and limited to the extent that there are sufficient receipts from the Deemed Loan to the Originator.

Under the terms of the Offering Circular, the Class A and Class B loan notes are limited-recourse debt obligations of the Company. The ability of the Company to meet its obligations under the loan notes will be directly dependent primarily upon the receipt by it of principal and interest from the borrowers underpinning the Deemed Loan to Originator. Other than any interest earned by the Company in respect of the Company’s bank accounts, the Company is not expected to have any other funds available to it to meet its obligations under the loan notes and/or any other payment obligation ranking in priority to, or pari passu with, the loan notes. Upon enforcement of the security for the loan notes, the trustee or any receiver and the Noteholders will have recourse only to the Deemed Loan to Originator, the Company’s interest in the relevant ancillary rights and to any other assets of the Company then in existence as described in the Offering Circular.

The main factors causing uncertainty to the application of the Going Concern principle relate to the economic environment in Greece and the effects of the spread of coronavirus pandemic (COVID-19) in Europe in the first half of 2020.

The prolonged recession that the Greek economy has experienced in recent years led to the significant deterioration in the creditworthiness of corporate and individuals. In addition, as a result of the Greek sovereign debt crisis and the measures taken to deal with it, there was a significant outflow of deposits and the imposition of capital controls. On 1 September 2019 capital controls were fully removed. The successful completion of the third financial support program of the Hellenic Republic provided the possibility of forming a cash buffer aiming at reducing any potential financial risks after the completion of the program. The Hellenic Republic is taking steps to gradually recover its access to the financial markets to meet its financing needs.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Going concern (continued)

The emergence of COVID-19 is adding a major uncertainty in terms of both macroeconomic developments, mainly due to the restrictive measures imposed and the cost resulting from the financial support of sector business and private individuals mostly affected by the coronavirus. The adoption of restrictive measures is expected to adversely affect the ability of borrowers to repay their liabilities and, consequently, the amount of expected credit risk losses. The financial implications depend to a large extent on how long this crisis will last and vary on a case-by-case basis as each sector of the economy is affected differently. It is noted that on 4 May 2020 started the gradual removal of the pandemic-related restrictions of economic activity, a fact that is expected to contribute to the mitigation of the economic impacts in conjunction with the healthcare developments with regards to the spread of the coronavirus. In the context of efforts to relieve individuals and businesses most affected by the coronavirus and its associated restrictive measures, the Greek government has announced a package of tax and other relief measures, while credit institutions apply in turn relief measures to ensure timely payment of financial commitments of these borrowers.

The Originator, to support its customers who are affected or expected to be affected by the crisis due to the COVID-19 pandemic, has taken, and will continue to take, supportive measures. The measures concern either new loans, in the context of strengthening the liquidity of small, medium and large enterprises, as well as the self-employed, or modifications in the repayment schedules of existing loan of both businesses and individuals. Moreover, the Originator actively participates in every effort planned and coordinated by the Greek Government, either through the competent Ministries or through the Hellenic Development Bank and other European institutions to support the Greek economy (TEPIX, European Investment Fund, COSME etc.).

The modifications granted to existing loans are treated by the Originator in line with the principles of the European Banking Authority Guidelines “on legislative and non-legislative moratoria on loan repayments applied in the light of the COVID-19 crisis” (EBA/GL/2020/02) that aim to provide clarity to the EU banking sector on how to handle in a consistent manner, aspects related to (i) the classification of loans in default, (ii) the identification of forbore exposures and (iii) the accounting treatment.

In this respect, provided that those measures are not borrower-specific, the payment moratorium is fixed for every borrower irrespective of the borrowers’ specific financial circumstances and the NPV loss is immaterial, modifications in payment schedules do not have to be automatically classified as Distressed Restructuring (Forbearance) as for IFRS 9 and the definition of default. Modifications in the schedule of payments of existing loans are proposed to customers operating or employed in sectors affected by the COVID-19 pandemic, for which the Originator has assessed, through the submission of a relevant request from the customer, that liquidity problems they face are temporary and that the credit standing of the obligor would not be significantly affected by the current situation in the long term.

For individuals that face limitation or decrease in their income as they are employed in industries that are affected, with fixed term loans (consumer and housing), credit cards and open personal loans past due for up to 20 days:

- Suspension of loan installments or the minimum amount due for cards and open personal loans until 30 September 2020.
- Capitalization of the contractual interest, during the suspension period, as well as any expenses (e.g. insurance premiums), in the balance of the loan at the time of their calculation.

For Medium and Large enterprises operating in industries or objects affected by the COVID-19 crisis and provided that they had no arrears on 31 December 2019:

- Postponement of capital installments due from 1 March 2020 to 30 September 2020 at the end of the loan.
- Installments that include interest and capital due from 1 March 2020 to 30 September 2020, could be distributed equally among the remaining installments of the loan.
- Capitalization of interest accrued until 30 June 2020 or until any other date is decided.
- Extension of the obligation to recycle revolving loans until 31 December 2020.
- Possibility of replacing post-dated checks, received as collateral, with other checks from the same issuer of a later date, after an updated creditworthiness control.

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Going concern (continued)

For Small enterprises and self-employed operating in industries or objects affected by the COVID-19 crisis and provided that they had no arrears on 31 December 2019:

- Postponement of capital installments due from 1 March 2020 to 30 September 2020 at the end of the loan.
- Possibility of installments capitalization that include interest and capital due until 30.6.2020 or until a potential date that is decided.
- Extension of the obligation to recycle revolving loans until 31 December 2020
- Possibility of replacing post-dated checks received as collateral, with other checks from the same issuer of a later date, after an updated creditworthiness control.

The loan modifications are flagged in the Bank's systems, so that the Bank is able to monitor them

The Originator, in its capacity as servicer of the Company, also actively repurchases receivables when they are deemed to become uncollectible. Also considering the credit enhancement available within the structure, in the form of deferred purchase consideration and the cash at bank balances the Company has sufficient liquidity to continue to meet its obligations of the interest due on the Loan Notes for a period of at least 12 months.

The Company's deficit has resulted from the recognition of significant impairment losses, in prior periods, on the Underlying Receivables acquired by the Originator, as described above. However these could be gradually reversed in the future if conditions in the Greek economy improve. The Company's notes are not due to be repaid until 2039 and an early repayment is not expected within the next twelve months. Even in the case that the Originator exercised his option to early terminate the transaction through the repurchase of the loans, according to the terms of the Offering Circular, the loan portfolio would be repurchased at gross amounts and sufficient recourses would be available to the Company to repay the notes outstanding. Taking into account the above, the directors have assessed that it is appropriate to prepare the financial statements on a going concern basis.

Standards affecting presentation and disclosure

The standard below is effective from 1 January 2019 but does not have any effect on the Company's financial statements.

Description	Effective date
IFRS 16: Leases	1 January 2019

Classification and measurement of financial assets and financial liabilities

IFRS 9 contains three principal classification categories for financial assets: measured at amortised cost, fair value through other comprehensive income ("FVOCI) and fair value through profit and loss ("FVTPL"). The classification of financial assets under IFRS 9 is generally based on the business model in which a financial asset is managed and its contractual cash flow characteristics.

Financial assets

Financial assets are measured on initial recognition at fair value. Under IFRS 9, the classification and subsequent measurement of financial assets is principally determined by the entity's business model and their contractual cash flow characteristics (whether the cash flows represent 'solely payments of principal and interest'). The standard sets out three types of business model:

- Hold to collect: the financial asset is held within a business model whose objective is to hold financial assets in order to collect contractual cash flows and the contractual terms of the financial asset give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding. These assets are accounted for at amortised cost.
- Hold to collect and sell: this model is similar to the hold to collect model, except that the entity may elect to sell some or all of the assets before maturity as circumstances change. These assets are accounted for at fair value through other comprehensive income (FVOCI).

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

- Hold to sell: the entity originates or purchases an asset with the intention of disposing of it in the short or medium term to benefit from capital appreciation. These assets are held at fair value through profit or loss (FVTPL). An entity may also designate assets at FVTPL upon initial recognition where it reduces an accounting mismatch. An entity may elect to measure certain holdings of equity instruments at FVOCI, which would otherwise have been measured at FVTPL.

The Company has assessed its business models in order to determine the appropriate IFRS 9 classification for its financial assets. Financial assets are held to collect contractual cash flows and therefore meet the criteria to remain at amortised cost. In order to be accounted for at amortised cost, it is necessary for individual instruments to have contractual cash flows that are solely payments of principal and interest. These financial assets meet this criteria and are therefore subsequently measured at amortised cost.

Financial assets and liabilities measured at amortised cost are accounted for under the effective interest rate ('EIR') method. This method of calculating the amortised cost of a financial asset or liability involves allocating interest income or expense over the relevant period. The EIR rate is the rate that exactly discounts estimated future cash flows through the expected life of the financial asset or liability, or where appropriate, a shorter period, to the gross carrying amount on initial recognition.

Derecognition of Financial Instruments

The Company derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Company neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

On derecognition of a financial asset, the difference between the carrying amount of the asset (or the carrying amount allocated to the portion of the asset derecognised) and the sum of:

- (i) the consideration received (including any new asset obtained less any new liability assumed); and
 - (ii) any cumulative gain or loss that had been recognised in other comprehensive income
- is recognised in Statement of comprehensive income. Any interest in transferred financial assets that qualify for derecognition that is created or retained by the Company is recognised as a separate asset or liability. Financial liabilities are derecognised when the Company's obligation is discharged, cancelled or expires. A financial liability (or part of it) is extinguished when the Company either:
- discharges the liability (or part of it) by paying the creditor; or
 - is legally released from primary responsibility for the liability either by process of law or the creditor.

Deemed loan to the Originator

Under IFRS 9 Financial Instruments, if a transferor retains substantially all the risks and rewards associated with the transferred assets, the transaction is accounted for as a financing transaction, notwithstanding that it is a sale transaction from a legal perspective. The Directors have concluded that the Originator has retained substantially all the risks and rewards of the securitised portfolio of loans and that it would not be appropriate for the company to recognize those receivables in its financial statements. The amounts advanced to Alpha Bank AE have thus been recognized as a loan to the originator.

The Deemed Loan to the Originator is initially recognised at fair value and subsequently carried at amortised cost. The amortised cost of a financial asset is the amount at which the financial asset is measured at initial recognition, minus principal repayments, plus or minus the cumulative amortisation using the effective interest rate method of any difference between the initial amount recognised and the maturity amount, minus any reduction for impairment.

The deemed loan to originator is presented in these financial statements net of deferred purchase consideration payable to the originator as the amounts are due to the same counterparty were entered into at the same time and in contemplation of one another, they relate to the same risk and there is no apparent economic need or substantive business purpose for structuring the transactions separately that could not also have been accomplished in a single transaction.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

Deferred consideration payable to the Originator

Under the term of the securitisation, the Company retains €1,000 at each interest payment date (“IPD”) from the beneficial interest in the portfolio of Lease Receivables. Income in excess of €1,000 per each IPD is payable to Alpha Leasing AE, the originator of the underlying portfolio of Lease Receivables and treated as a component of the Deemed Loan to the Originator. The payments of deferred consideration are strictly governed by the priority of payments that sets out how cash can be utilised. This obligation is recognized as a financial liability in these financial statements and is disclosed net with the deemed loan to originator.

Impairment losses on Deemed Loan to the Originator

The Company's Deemed Loan to the Originator as defined above, is subject to an expected credit loss model under IFRS 9.

The Company recognises expected credit loss impairment on the Deemed Loan to the Originator when it is estimated that it will not be in a position to receive all payments due. At each reporting date, an impairment loss equal to 12-month expected credit losses (allocated to stage 1) is recognised for all financial assets for which there is no significant increase in credit risk since initial recognition. For financial assets where there is a significant increase in credit risk since their initial recognition (allocated to Stage 2), and those that are credit impaired (allocated to stage 3) an impairment loss equal to lifetime expected credit losses will be recognised.

The recoverability of the Deemed Loan to the Originator is dependent on the collections from the Underlying Receivables and the credit enhancement available in the structure. If there is no enhanced credit available within the entity, (deferred purchase consideration as a balance payable to the Originator), this would result in the Deemed Loan to the Originator to be classified as Stage 2. It will be classified as stage 3 when the credit rating agencies have downgraded Alpha Bank AE to a default rating. The key assumptions for recoverability relate to estimates of the probability of any account going into default, cash flows from borrowers' accounts, their timing and expected proceeds from the sale of repossessed collateral. These key assumptions are based on observed data from historical patterns and are updated regularly as new data becomes available.

IFRS 9 does not include a definition of what constitutes a significant increase in credit risk (“SICR”). An assessment of whether credit risk has increased significantly since the initial recognition of the Deemed Loan to the Originator is performed at each reporting period by considering primarily the change in the risk of default occurring over the remaining life of the Deemed Loan to the Originator. The Company assess whether a SICR has occurred since the initial recognition based on qualitative and quantitative, reasonable and supportable forward-looking information that includes a degree of management judgement.

Purchased or originated credit-impaired (‘POCI’) financial assets represent loans that are credit-impaired at initial recognition. For these assets, all changes in lifetime ECL since initial recognition are recognised as a loss allowance with any changes recognised in profit or loss.

The default of the deemed loan is 90 days in arrears or any qualitative factors that the borrowers are unlikely to pay. For the Company, the directors will review the availability of credit enhancement and assess whether the deemed loan is in default (90 days in arrears) or any qualitative factors that the borrower are unlikely to pay.

The ECL calculation on the Deemed Loan to the Originator is based on the ECL calculation on the Underlying Receivables underpinning the Deemed Loan to the Originator after taking into account any deferred consideration payable to the Originator.

The accuracy of impairment calculations would be affected by the probability of default, significant increase in credit risk, loss given default and the macroeconomic factors. The assessment on the probability of default is performed on each reporting period taking into account the movement in their credit rating, assessment of their financial position and other qualitative factors. Loss given default is the percentage of the total exposure that the Company estimates as unlikely to recover at the time of the default.

The macroeconomic factors such as GDP, unemployment rates, house price index evolution, bankruptcy trends, loan product features, the level of interest rate, account management policies and practices, changes in laws and regulations and other influences in customer payment patterns which are used as independent variables for optimum predictive capability, are incorporated in the risk parameter models and used to calculate

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

1. PRINCIPAL ACCOUNTING POLICIES (CONTINUED)

the ECL of the underlying Receivables Portfolio which is then assessed against the deferred purchase consideration, if available.

The impairment charge recognized in the year is disclosed together with the deferred consideration as an adjustment to the interest income. As noted above the deferred consideration adjusts the interest received on the underlying portfolio of receivables. Under the terms of the securitization credit losses sustained on the portfolio are made good through the adjustment of the deferred consideration payable.

Loan notes and borrowings

Loans notes and borrowings comprise of loan notes issued by the Company through its prospectus dated 10 December 2009 and a Subordinated Loan from Alpha Bank AE. Loan notes are initially recognised at fair value net of transaction costs incurred and are subsequently stated at amortised cost using the effective interest method.

Subordinated loans are initially recognised at fair value and are subsequently stated at amortised cost using the effective interest method.

Cash and cash equivalents

For the purposes of the Statement of Cash flow, cash and cash equivalents comprise balances with less than 3 months to maturity. All withdrawals from the Company's bank accounts are restricted by the detailed priority of payments set out in the securitisation agreements and as such the cash and cash equivalents are not freely available to be used for other purposes.

Interest income and interest expense

Interest income and expense for all interest-bearing financial instruments are recognised within 'interest income' and 'interest expense' in the income statement using the effective interest method. The effective interest method is a method of calculating the amortised cost of a financial asset or a financial liability and of allocating the interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument or, when appropriate, a shorter period to the net carrying amount of the financial asset or financial liability. When calculating the effective interest rate, the Company estimates cash flows considering all contractual terms of the financial instrument (for example, prepayment options) but does not consider future credit losses that the Company may be exposed to. The calculation includes all fees and commissions paid or received between parties to the contract that are an integral part of the effective interest rate, deferred consideration payable to Originator, transaction costs and all other premiums or discounts. For financial assets originated or purchased credit-impaired (POCI) the EIR reflects the ECLs in determining the future cash flows expected to be received from the financial asset. Under IFRS 9, interest income on stage 3 impaired loans are calculated based on the net carrying amount of the loans using the effective interest rate method.

Taxation

The Company has elected to be taxed under the "permanent" tax regime for securitisation companies (contained in Statutory Instrument 2006/3296), under which the Company is taxed broadly by reference to its net cash flows during the period, and not by reference to its accounting profits, to the extent that these differ.

Comparative Financial Information

Any changes in the presentation of items in the financial statements have been reflected in the comparative amounts.

Expenditure

Expenses are included in the statement of profit & loss on an accrual basis.

Share Capital

Share capital is issued in Sterling and has been classified as equity.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

In the application of the Company's accounting policies, which are described in note 1, the directors are required to make judgements (other than those involving estimations) that have a significant impact on the amounts recognised and to make estimates and assumptions about the carrying amounts of assets and liabilities

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

that are not readily apparent from other sources. The estimates and associated assumptions are based on historical experience and other factors that are considered to be relevant. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an on-going basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised if the revision affects only that period or in the period of the revision and future periods if the revision affects both current and future periods.

The most important areas where the directors use critical accounting estimates and judgements in applying its accounting policies are as follows;

Critical accounting judgements

The assessment of the Probability of Default, “PD”, is calculated as part of the annual financial reporting and is based on criteria such as any changes in their credit rating, their financial position and qualitative factors.

The expected credit losses (“ECL”) measurement for impairment requires the Company to apply a high degree of judgement in determining the allowance for impairment losses and for the assessment of the significant increase in credit risk (“SICR”).

IFRS 9 does not include a definition of what constitutes a SICR. An assessment of whether credit risk has increased significantly since the initial recognition of the deemed loan is performed at each reporting period by considering primarily the change in the risk of default occurring over the remaining life of the Deemed Loan to the Originator. The Company assess whether a SICR has occurred since the initial recognition based on qualitative and quantitative, reasonable and supportable forward-looking information that includes a degree of management judgement. A default refers to a loan which is 90 days in arrears.

Given the nature of the Company’s activities, the applicable business model was identified as being one that holds to collect the cash flows of the deemed loan. It was then necessary to confirm that cash flows received in respect of the deemed loan represent payments of solely principal and interest (“SPPI”).

IFRS 9 does not provide specific guidance on assessing the SPPI criterion for deemed loan assets. Furthermore a deemed loan does not have a single contract which sets out its contractual terms, but instead is formed from elements of different contracts that give rise to the deemed loan. It is therefore necessary to determine what the contractual terms of the deemed loan are by considering the various contractual rights and obligations that the Deemed loan to the Originator represents. This requires consideration of the terms of the underlying assets and of the Loan notes purchased or subordinated loans provided by the Originator, as well as any associated instruments to determine which of the cash flows of the underlying assets are incorporated into the deemed loan. The directors have concluded that the Deemed Loan to the Originator does not violate the SPPI test and therefore should be measured at amortised cost under IFRS 9.

Key sources of estimation uncertainty

The use of estimates and assumptions is an integral part of recognising amounts in the financial statements that mostly relate to the following:

Impairment losses of financial assets

The impairment of the Deemed Loan to the Originator depends on the recoverability of the underlying Receivables Portfolio and the credit enhancement available in the structure.

The sale of the portfolio of loans to the Company is considered to fail the derecognition criteria of IFRS 9, Financial Instruments, in the books of Alpha Bank A.E. and therefore they are retained on the Statement of Financial Position of the Originator. As such, the Company records in its Statement of Financial Position a ‘Deemed Loan to the Originator’, rather than the Portfolio of loans it has legally purchased.

The recoverability of the Deemed Loan to the Originator is dependent on the collections from the underlying Receivables Portfolio. The Deemed Loan to the Originator is considered impaired when it is probable that the Company will be unable to collect all amounts due according to the relevant contractual terms. The key assumptions for recoverability relate to estimates of the probability of any account going into default, cash

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

flows from borrowers' accounts, their timing and expected proceeds from the sale of repossessed collateral. These key assumptions are based on observed data from historical patterns and are updated regularly as new data becomes available.

An assessment of whether credit risk has increased significantly since initial recognition of the 'Deemed loan to the Originator' is performed at each reporting period by considering primarily the change in the risk of default occurring over the remaining life of the Receivables Portfolio. However, considering that deferred consideration liability represents a credit enhancement it is assumed that there has been a significant increase

Impairment losses of financial assets (continued)

in credit risk of the Deemed loan to the Originator when deferred consideration liability is fully offset by the respective impairment losses of the underlying portfolio.

On 31 December 2019 there was an decrease in the expected credit losses on the underlying Receivables Portfolio held as collateral by €9,218,952. As there is no deferred consideration available, the movement in the ECL of the Receivables Portfolio is recognised in the Income Statement. The Deemed Loan is classified as a Stage 2 asset under IFRS 9 as a result of no credit enhancement within the structure.

When measuring ECL the Company uses reasonable and forward looking information relevant to the portfolio of receivables. For the calculation of the expected credit loss on the underlying portfolio of receivables it incorporates the following parameters:

- Probability of default (PD): the probability of default over the next 12 months is used to calculate the expected credit loss for 12 months, and the probability of default over the life of the instrument is used to calculate the lifetime expected credit losses. PD is an estimate of the likelihood of default based on estimates of the probability of any account going into default, cash flows from borrowers' accounts, their timing and expected proceeds from the sale of repossessed collateral and certain economic conditions.
- Exposure at default (EAD): EAD is the maximum loss that would result from counterparty potential default.
- Loss given default (LGD) is the percentage of the total exposure that the Company estimates as unlikely to recover at the time of the default.

These key assumptions are based on observed data from historical patterns and are updated regularly as new data becomes available. The methodology and the key assumptions used in calculating the ECL are based on observed data from historical patterns and are updated regularly as new data becomes available.

The Company also calculates the sensitivity of the ECL to changes in the estimated forward looking information, refer to note 14 for further details.

IFRS 9 stage classification of The Deemed Loan to the Originator

The Deemed Loan to the Originator is classed as stage 1 if there is enhanced credit available, in the form of deferred consideration to offset any of the ECL losses in the underlying Receivables Portfolio. If there is no enhanced credit available within the entity, (deferred purchase consideration as a balance payable to the Originator), this would result in the Deemed Loan to the Originator to be classified as Stage 2. It will be classified as stage 3 when the credit rating agencies have downgraded Alpha Bank AE to a default rating.

These key assumptions are based on observed data from historical patterns and are updated regularly as new data becomes available. The methodology and the key assumptions used in calculating the ECL are based on observed data from historical patterns and are updated regularly as new data becomes available.

Measurement of fair values

The Company's accounting policies and disclosures require measurement of fair values with regard to presentation of financial assets and liabilities. When measuring the fair value of an asset or a liability, the Company uses observable market data as far as possible. Fair values are categorised into different levels in a fair value hierarchy based on the inputs used in the valuation techniques as follows:

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY (CONTINUED)

- *Level 1*: quoted prices (unadjusted) in active markets for identical assets and liabilities;
- *Level 2*: inputs other than quoted prices included in Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- *Level 3*: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

3. SEGMENTAL REPORTING

An operating segment is a component of a Company that engages in business activities from which it may earn revenues and incur expenses. The principal asset of the Company is a portfolio of Lease Receivables underpinning the Deemed Loan to the Originator, originated in Greece which generates the Company's revenue, which is managed by the board in the United Kingdom, funded by floating rate loan notes issued and listed on Irish Stock Exchange. The Board believes that the Company has only one operating segment and operates in only one geographical area being Europe.

4. INTEREST INCOME

	2019	2018
	€	€
Interest income on Deemed loan to the Originator	<u>13,404,061</u>	<u>9,442,961</u>

Income from the Deemed Loan to the Originator is calculated using the effective interest method.

5. INTEREST EXPENSE

	2019	2018
	€	€
Amortisation of premium on loan notes	1,703,591	1,703,591
Interest on subordinated loan	<u>30,215</u>	<u>34,781</u>
	<u>1,733,806</u>	<u>1,738,372</u>

6. ADMINISTRATIVE EXPENSES

	2019	2018
	€	€
Corporate service and accountancy fees	49,218	37,415
Servicing fees	537	252
Other fees	16,000	15,000
Tax compliance services fees	2,015	2,088
Auditor's remuneration – audit of the statutory financial statements of the company	22,368	22,368
Auditor's remuneration – audit of the statutory financial statements of the company relating to prior year	<u>29,595</u>	-
	<u>119,733</u>	<u>77,123</u>

The Company has no employees (2018: Nil) and, other than the corporate services fees paid to Wilmington Trust SP Services (London) Limited, the directors received no remuneration during the year (2018: Nil). No non audit services were performed by the auditor (2018: Nil).

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

7. TAXATION

(a) Analysis of charge in the year:

	2019	2018
	€	€
Current tax:		
Corporation tax charge for the year at 19% (2018: 19%)	<u>760</u>	<u>760</u>
Total income tax charge in income statement	<u>760</u>	<u>760</u>

The UK corporation tax rate was reduced from 21% to 20% in April 2015. Further reductions to 19% (effective from 01 April 2017) and to 18% (effective 01 April 2020) were substantively enacted at the reporting date. This will reduce current tax charges accordingly. Subsequently, the UK government announced that the UK corporation tax rate will reduce further to 17% from 01 April 2020. At budget 2020, the UK government announced that the Corporation tax main rate would remain at 19% for the years starting 1 April 2020 and 2021. It has not been possible to quantify the full anticipated effect of the announced further rate reduction, although this will reduce the Company's future current tax charge accordingly.

(b) Reconciliation of effective tax rate

The tax assessed on the profit on ordinary activities for the period is equal to the standard rate of corporation tax in the UK of 19% (2018: 19%).

	2019	2018
	€	€
Profit/ (loss) on ordinary activities before tax	<u>8,829,954</u>	<u>(9,554,018)</u>
Current tax charge at 19% (2018:19%)	<u>(1,677,691)</u>	-
Accounting losses not taxed in accordance with SI 2006/3296	<u>1,676,931</u>	<u>9,554,778</u>
	<u>(760)</u>	<u>(760)</u>

The Company is taxed in accordance with the statutory instrument no. 3296: The taxation of securities companies regulation 2006 which requires that tax is charged on profits retained by the issuer. The actual profit for the year amounted to €4,000 (2018: €4,000).

8. DEEMED LOAN TO THE ORIGINATOR

	2019	2018
	€	€
Gross Deemed Loan to Originator	<u>235,693,595</u>	<u>312,799,033</u>

The balance to Originator can be analysed as follows:

	€	€
Current Assets		
Gross Deemed Loan to Originator	5,122,777	4,048,627
Non-Current Assets		
Gross Deemed Loan to Originator	<u>230,570,818</u>	<u>308,750,406</u>
	<u>235,693,595</u>	<u>312,799,033</u>

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

8. DEEMED LOAN TO THE ORIGINATOR (CONTINUED)

Deemed Loan to the Originator	Stage 1	Stage 2	Stage 3	Total
	€	€	€	€
Gross carrying amount as at 1 January 2019	-	312,799,033	-	312,799,033
Changes in the gross carrying amount attributable to:				
- Transfer from stage 1 to 2	-	-	-	-
- Transfer from stage 1 to 3	-	-	-	-
- Transfers from stage 2 to 1	-	-	-	-
- Transfers from stage 2 to 3	-	-	-	-
- Transfers from stage 3 to 2	-	-	-	-
- Transfers from stage 3 to 1	-	-	-	-
- Write offs	-	-	-	-
New receivables acquired from Originator	-	78,881,059	-	78,881,059
Total repayments of loans and loans repurchased by the Originator	-	(165,246,507)	-	(165,246,507)
Movement in interest accrued	-	41,058	-	41,058
Movement in the ECL of the underlying receivable portfolio	-	9,218,952	-	9,218,952
Deemed loan balance as at 31 December 2019	<u>-</u>	<u>235,693,595</u>	<u>-</u>	<u>235,693,595</u>

Deemed Loan to the Originator	Stage 1	Stage 2	Stage 3	Total
	€	€	€	€
Gross carrying amount as at 1 January 2018	-	333,876,088	-	333,876,088
IFRS ECL transition adjustment	-	(275,792)	-	(275,792)
Changes in the gross carrying amount attributable to:				
- Transfer from stage 1 to 2	-	-	-	-
- Transfer from stage 1 to 3	-	-	-	-
- Transfers from stage 2 to 1	-	-	-	-
- Transfers from stage 2 to 3	-	-	-	-
- Transfers from stage 3 to 2	-	-	-	-
- Transfers from stage 3 to 1	-	-	-	-
- Write offs	-	-	-	-
New receivables acquired from Originator	-	56,454,318	-	56,454,318
Total repayments of loans and loans repurchased by the Originator	-	(72,645,664)	-	(72,645,664)
Movement in interest accrued	-	(45,698)	-	(45,698)
Movement in the ECL of the underlying receivable portfolio	-	(4,564,219)	-	(4,564,219)
Deemed loan balance as at 31 December 2018	<u>-</u>	<u>312,799,033</u>	<u>-</u>	<u>312,799,033</u>

The credit quality of the Receivables Portfolio underlying the Deemed Loan to the Originator as at 31 December 2019 is summarised as follows:

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

8. DEEMED LOAN TO THE ORIGINATOR (CONTINUED)

Receivables Portfolio at amortised cost – 31 December 2019

	Stage 1 12-month ECL	Stage 2 Lifetime ECL	Stage 3 Credit impaired Lifetime ECL	Total
Loans				
Gross carrying amount	174,760,453	11,113,576	67,620,415	253,494,444
Less: ECL allowance for impairment losses	<u>(79,110)</u>	<u>(30,091)</u>	<u>(17,634,907)</u>	<u>(17,744,108)</u>
Total Net Loans	<u>174,681,343</u>	<u>11,083,485</u>	<u>49,985,508</u>	<u>235,750,336</u>
Additional ECL on lifetime basis	<u>(56,741)</u>	<u>-</u>	<u>-</u>	<u>(56,741)</u>
Adjusted total net loans	<u>174,624,602</u>	<u>11,083,485</u>	<u>49,985,508</u>	<u>235,693,595</u>

The ECL on the Underlying Receivables stage 1 assets were originally calculated on a 12 month basis in line with the Alpha Bank AE IFRS 9 model. However, the Deemed Loan to Originator is classed as a stage 2 asset resulting in the ECL on the Underlying Receivables stage 1 assets being recalculated on a lifetime basis. This resulted in an increase of the impairment charge of €56,741 as at 31 December 2019. The effect of this change reduced the carrying amount of the Deemed Loan to Originator to €56,741 as reported in the Statement of Financial Position.

Receivables Portfolio at amortised cost – 31 December 2018

	Stage 1 12-month ECL	Stage 2 Lifetime ECL	Stage 3 Credit impaired Lifetime ECL	Total
Loans				
Gross carrying amount	230,337,028	17,163,971	92,317,835	339,818,834
Less: ECL allowance for impairment losses	<u>(231,443)</u>	<u>(230,918)</u>	<u>(25,626,768)</u>	<u>(26,089,129)</u>
Total Net Loans	<u>230,105,585</u>	<u>16,933,053</u>	<u>66,691,067</u>	<u>313,729,705</u>
Additional ECL on lifetime basis	<u>(930,672)</u>	<u>-</u>	<u>-</u>	<u>(930,672)</u>
Adjusted total net loans	<u>229,174,913</u>	<u>16,933,053</u>	<u>66,691,067</u>	<u>312,799,033</u>

The portfolio of Lease Receivables is due to be repaid at various times before January 2039. The portfolio of Lease Receivables may be redeemed at any time at the option of the borrower.

In accordance with the terms of the prospectus dated 10 December 2009, the Company is able to purchase additional portfolios of Lease Receivables in accordance with eligibility criteria set out in the securitisation prospectus.

Under the term of the securitisation, the Company retains €1,000 at each interest payment date (“IPD”) from the beneficial interest in the portfolio of Lease Receivables. Income in excess of €1,000 per each IPD is payable to Alpha Leasing AE, the originator of the underlying portfolio of Lease Receivables and treated as a component of the Deemed Loan to the Originator, deferred consideration.

9. OTHER ASSETS

	2019	2018
	€	€
Amount due from Parent Company	<u>4,064</u>	<u>4,064</u>

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

10. CASH AND CASH EQUIVALENTS

All withdrawals from the Company's bank accounts are restricted by the detailed priority of payments set out in the securitisation agreements.

	2019	2018
	€	€
Cash and bank current accounts	2,462,826	5,308,409
Bank deposit accounts	206,696,182	116,163,988
Reserve Fund Account	<u>18,992,000</u>	<u>18,992,000</u>
	<u>228,151,008</u>	<u>140,464,397</u>

The Company has deposits in bank accounts held in the Company's name which meet the definition of cash and cash equivalents but their use is restricted by a detailed priority of payments set out in the securitisation transaction agreements. As the cash can only be used to meet certain specific liabilities and is not available to be used with discretion, it is viewed as restricted cash.

11. TOTAL EQUITY

Reconciliation of movement in capital and reserves

	Share capital	Retained earnings/(loss)	Total
	€	€	€
Balance as at 01 January 2018	14,269	(27,506,945)	(27,492,676)
Loss for the year	<u>-</u>	<u>(9,554,778)</u>	<u>(9,554,778)</u>
Balance as at 31 December 2018	<u>14,269</u>	<u>(37,061,723)</u>	<u>(37,047,454)</u>
Profit for the year	<u>-</u>	<u>8,829,194</u>	<u>8,829,194</u>
Balance as at 31 December 2019	<u>14,269</u>	<u>(28,232,529)</u>	<u>(28,218,260)</u>

There are 50,000 authorised ordinary shares of £1 each. The issued share capital consists of 1 fully paid ordinary share and 49,999 quarter paid ordinary shares. The holders of ordinary shares are entitled to receive dividends as declared from time to time and are entitled to one vote per share at meetings of the Company.

Irida Holdings Limited holds 50,000 shares in the Company. Wilmington Trust SP Services (London) Limited holds the entire share capital in Irida Holdings Limited under a declaration of trust for charitable purposes.

12. LOAN NOTES AND BORROWINGS

	2019	2018
	€	€
Non-current liabilities		
Class A floating rate loan notes	261,100,000	261,100,000
Class B floating rate loan notes	213,700,000	213,700,000
Unamortised premium on loan notes	<u>(1,845,557)</u>	<u>(3,549,148)</u>
	472,954,443	471,250,852
Subordinated loans	<u>18,992,000</u>	<u>18,992,000</u>
	<u>491,946,443</u>	<u>490,242,852</u>

On 10 December 2009, €474,800,000 of Floating Rate Loan Notes was issued to and continues to be held by Alpha Bank AE. As the coupon on the Class A and B loan notes was below the market rate at the time of issue, the initial fair value of the loan notes was less than the proceeds received. This 'premium on loan notes' is being amortised to the income statement as an adjustment to the effective interest expense on the loan notes.

The Asset Backed Floating Rate Loan Notes are due for repayment by January 2039 are listed on the Irish Stock Exchange, and are secured over a portfolio of Lease Receivables originated in Greece. Interest on the floating rate loan notes is payable on a quarterly basis at the three month EURIBOR plus the margin of 0.30% for the Class A notes and there is no margin on Class B notes. Class B loan note interest and principal is subordinated to the Class A loan notes.

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

12. LOAN NOTES AND BORROWINGS (CONTINUED)

Under the terms of the prospectus, the Class A and Class B loan notes are limited-recourse debt obligations of the Company. The ability of the Company to meet its obligations under the loan notes will be directly dependent primarily upon the receipt by it of principal and interest from the Obligors under the Purchased portfolio of Lease Receivables and the receipt of funds (if available to be drawn) under the Subordinated Loan Agreements. Other than any interest earned by the Company in respect of the Company Bank Accounts, the Company is not expected to have any other funds available to it to meet its obligations under the loan notes and/or any other payment obligation ranking in priority to, or pari passu with, the loan notes. Upon enforcement of the security for the loan notes, the Trustee or any receiver and the Noteholders will have recourse only to the Purchased portfolio of Lease Agreements, the Company's interest in the relevant Related Security and to any other assets of the Company then in existence as described in this document.

If there are insufficient amounts available from the charged property (i.e. the Deemed Loan to the Originator) to pay in full the Company's secured liabilities, then the secured creditors shall have no further claim against the Company in respect of any amounts owing to them which remain unpaid and such unpaid amounts shall be deemed to be discharged in full and any relevant payment rights shall be deemed to cease.

Interest on the subordinated reserve loan is paid on a quarterly basis in accordance with the priority of payments of the transaction.

Interest on the subordinated reserve loan is payable at a rate of three month EURIBOR plus a margin of 0.50%. The loan principal and any unpaid interest is due to be repaid by January 2039, the final redemption date of the floating rate loan notes, or at an earlier date if the Company's obligations to the floating rate loan notes holders have been discharged.

The Company has not had any defaults on principal, interest or any other breaches with respect to their liabilities during the year.

13. OTHER LIABILITIES

	2019	2018
	€	€
Interest payable	3,310	7,642
Accruals and deferred income	<u>115,650</u>	<u>63,690</u>
	<u>118,960</u>	<u>71,332</u>

14. FINANCIAL RISK MANAGEMENT

The principal risks and uncertainties are set out in the Strategic Report on page 2-5.

The Company's financial instruments comprise Deemed Loan to the Originator, cash and cash equivalents, interest-bearing borrowings and various receivables and payables that arise directly from its operations. It is, and has been throughout the period under review, the Company's policy that no trading in financial instruments is undertaken.

The directors have considered the financial risks affecting the Company and have included the relevant disclosures of interest rate, credit, liquidity and currency risks in the Strategic Report.

The Company, when performing impairment tests on the lease portfolio, makes estimates regarding the amount and timing of future cash flows. Given that these estimates are affected by a number of factors such as the financial position of the borrower, the net realizable value of any collateral or the historical loss ratios per portfolio, actual results may differ from those estimated.

Fair value of financial instruments and classification under IFRS 9

The fair values together with the carrying amounts shown in the balance sheet of the financial assets and financial liabilities are as follows:

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

14. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial assets:			Carrying amount 2019	Fair value 2019	Carrying amount 2018	Fair value 2018
	Note	Classification	€	€	€	€
Deemed Loan to the Originator	8	Amortised cost	235,693,595	244,319,981	312,799,033	255,093,623
Other assets	9	Amortised cost	4,064	4,064	4,064	4,064
Cash and cash equivalents	10	Amortised cost	<u>228,151,008</u>	<u>228,151,008</u>	<u>140,464,397</u>	<u>140,464,397</u>
Financial liabilities:						
Loan notes	12	Amortised cost	472,954,443	416,893,950	471,250,852	411,025,790
Subordinated loan	12	Amortised cost	18,992,000	18,992,000	18,992,000	18,992,000
Other liabilities	13	Amortised cost	<u>118,960</u>	<u>118,960</u>	<u>71,332</u>	<u>71,332</u>

The fair value of the Deemed Loan to the Originator has been based on the discounted cash flows methodology applying market rates adjusted for the appropriate fair value credit spread. Deemed Loan to the Originator was classified in Level 3 of the fair value hierarchy.

The fair value of Class A and B Notes is calculated using the relevant Bloomberg Swap curve, plus the average appropriate CDS spread for discounting the note's projected cash flows. Loan Notes and borrowings were classified in Level 3 of the fair value hierarchy. The table below presents the valuation methods used for the measurement of Level 3 fair value:

2019	Total fair value	Valuation method
	€	
Financial assets:		
Deemed Loan to the Originator	244,319,981	Discounted cash flows using the swap curve, plus the weighted average fair value credit spread 15.15% of the loans
Financial liabilities:		
Loan notes and borrowings	416,893,950	Discounted cash flows using the Bloomberg Swap S201 curve, plus the average CDS spread of 425.357bps
2018	Total fair value	Valuation method
	€	
Financial assets:		
Deemed Loan to the Originator	255,093,623	Discounted cash flows using the swap curve, plus the weighted average fair value credit spread 7.91% of the loans
Financial liabilities:		
Loan notes and borrowings	411,025,790	Discounted cash flows using the Bloomberg Swap S201 curve, plus the average CDS spread of 324.734bps

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

14. FINANCIAL RISK MANAGEMENT (CONTINUED)

Interest rate risk

The Company is exposed to interest rate risk as interest rates on the portfolio of loans will not necessarily match the rate of interest payable on the loan notes. The interest rates on the portfolio of Lease Receivables are set by Alpha Leasing AE on behalf of the Company, whereas interest on the A loan notes is calculated by reference to a margin over three month EURIBOR.

Interest rate sensitivity

The sensitivity analysis below has been determined on the Company's exposure to interest rates for interest bearing assets and liabilities at the balance sheet date and the stipulated change taking place at the beginning of the financial year and held constant throughout the reporting period in the case of instruments that have floating rates and has been based on management assessment of the possible changes in interest rates.

The sensitivity of the Company to interest rate changes, and the resulting changes in net assets attributable to equity shareholders, is limited as the Company only retains €1,000 at each interest payment date of available revenue receipts from the beneficial interest in the portfolio of loans with the resulting fluctuations being taken up by the deferred consideration due to Alpha Leasing A.E. If interest rates had been 25 basis points higher and all other variables held constant, net interest income for the period ended 31 December 2019 would have been €334,040 higher (2018: €51,515). If interest rates had been 25 basis points lower and all other variables held constant, net interest income for the year ended 31 December 2019 would have been lower by €334,040 (2018: €51,515).

Re-pricing analysis

The following table details the Company's exposure to interest rate risk by the earlier of contractual maturities or re-pricing:

	Within one year €	After one year €	Non-interest bearing €	Total €
At 31 December 2019				
Assets				
Deemed Loan to the Originator	235,235,939	457,656	-	235,693,595
Other assets	-	-	4,064	4,064
Cash and cash equivalents	<u>228,151,008</u>	<u>-</u>	<u>-</u>	<u>228,151,008</u>
Total assets	<u>463,386,947</u>	<u>457,656</u>	<u>4,064</u>	<u>463,848,667</u>
Liabilities				
Loan notes and borrowings	491,946,443	-	-	491,946,443
Other liabilities	<u>-</u>	<u>-</u>	<u>118,960</u>	<u>118,960</u>
Total liabilities	<u>491,946,443</u>	<u>-</u>	<u>118,960</u>	<u>492,065,403</u>
	Within one year €	After one year €	Non-interest bearing €	Total €
At 31 December 2018				
Assets				
Deemed Loan to the Originator	313,729,705	-	-	313,729,705
Other assets	-	-	4,064	4,064
Cash and cash equivalents	<u>140,464,397</u>	<u>-</u>	<u>-</u>	<u>140,464,397</u>
Total assets	<u>454,194,102</u>	<u>-</u>	<u>4,064</u>	<u>454,198,166</u>
Liabilities				
Loan notes and borrowings	490,242,852	-	-	490,242,852
Other liabilities	<u>-</u>	<u>-</u>	<u>71,332</u>	<u>71,332</u>
Total liabilities	<u>490,242,852</u>	<u>-</u>	<u>71,332</u>	<u>490,314,184</u>

Foreign currency risk

The Company's assets and liabilities are denominated in Euros and are not exposed to any material currency fluctuations to any material transactions that are denominated in currencies other than Euros. Accordingly, the currency risk for the Company as a whole is considered to be low.

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

14. FINANCIAL RISK MANAGEMENT (CONTINUED)

Liquidity risk

The Company's policy is to manage liquidity risk through the use of its subordinated loan. As the length of the loan notes is designed to match the length of the portfolio of Lease Receivables, there are deemed to be limited liquidity risks facing the Company.

Payments made by the Company are made in accordance with the priority of payments as set out in the offering circular issued in connection with the issue of the floating rate notes. Under these terms, payments are made quarterly on 3rd day of January, April, July and October. The repayment of the liabilities evidenced by paper is determined by the collection of principal on the underlying receivables.

The following table details the Company's liquidity analysis for its financial liabilities at 31 December. The interest payable on the loan notes and subordinated loans is estimated based on the outstanding principal and interest rates at the period end calculated up to the expected redemption date.

At 31 December 2019	Carrying Amount	Gross nominal outflow	Less than 1 month	1 to 3 months	3 to 12 months	1 to 5 years	More than 5 years
	€	€	€	€	€	€	€
Liabilities							
Loan notes	472,954,443	474,800,000	-	-	-	474,800,000	-
Subordinated loans	18,992,000	18,992,000	-	-	-	18,992,000	-
Interest payable	3,310	17,196	1,161	2,248	10,303	3,484	-
Accruals	115,578	115,578	115,578	-	-	-	-
Total liabilities	493,065,331	493,924,774	116,739	2,248	10,303	493,795,484	-

At 31 December 2018	Carrying Amount	Gross nominal outflow	Less than 1 Month	1 to 3 months	3 to 12 months	1 to 5 years	More than 5 years
	€	€	€	€	€	€	€
Liabilities							
Loan notes	471,250,852	474,800,000	-	-	-	474,800,000	-
Subordinated loans	18,992,000	18,992,000	-	-	-	18,992,000	-
Interest payable	7,642	7,642	7,642	-	-	-	-
Accruals	63,690	63,690	63,690	-	-	-	-
Total liabilities	490,314,184	493,863,332	71,332	-	-	493,792,000	-

The maturity analysis in the table above assumes no Event of Default during the life of the loan notes. If an Event of Default is triggered, then the loan notes, under the terms of the offering circular, may become due and payable. The key Event of Default triggers are if the payment of principal or interest delayed for more than three or five days respectively.

Credit risk

The maximum exposure to Credit risk is considered by the directors to be the carrying value of the Deemed Loan to the Originator and the cash and cash equivalents which are also held by the Originator. The credit risk is ultimately borne by Alpha Bank AE as it retains the portfolio of underlying receivables on the Statement of Financial Position. The credit rating of Alpha Bank AE performed by three international credit ratings agencies is as follows:

Moody's: Caa2

Fitch Ratings: CCC+

Standard & Poor's: B-

The Originator has been affected by the high degree of uncertainty that characterises the Greek economic environment in recent years, as a result of the prolonged recession of the Greek economy, which led to a significant deterioration in the creditworthiness of corporate and individuals and therefore to the recognition of significant impairment losses by the Originator and by the Greek banking system in general. In August 2018 the Hellenic Republic officially exited the international bail-out programme and this is expected to contribute to the decrease of uncertainty and to the enhancement of business community and investors' confidence in Greece.

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

14. FINANCIAL RISK MANAGEMENT (CONTINUED)

The Originator has developed and implemented, a Model Validation Framework (“MVF”), consisting of Policy, Methodologies and technical specifications, regarding the credit risk model and more particularly the IFRS 9 models. Credit loss impairment has been measured at amortised cost. Please refer to note 1 for more details on credit risk measurement.

The Originator calculates Expected Credit Losses based on the weighted probability of three alternative scenarios. More specifically, the Economic Research Division produces forecasts for the possible evolution of macroeconomic variables that affect the level of Expected Credit Losses of loan portfolios under a baseline and under two alternative macroeconomic scenarios (an upside and an adverse one) and also produces the cumulative probabilities associated with these scenarios. The macroeconomic variables affecting the level of expected credit losses are the Gross Domestic product (GDP), the unemployment rate and forward looking prices of residential and commercial real estates.

The cumulative probabilities of the macroeconomic scenarios for the Greek economy will indicate that the economy performs better or worse than forecasts of the baseline scenario and the alternative scenarios, i.e. the upside and downside scenario. For each one of the alternative scenarios, the expected credit loss is calculated and weighted against the probability of each scenario in order to calculate the weighted expected credit loss. The cumulative probability assigned to the base scenario is 60%, while cumulative probability assigned to the adverse and upside scenario is 20% for each of the scenario. If the assigned cumulative probability of the adverse scenario was increased from 20% to 40%, Expected Credit Losses would increase by €348,328. If the assigned cumulative probability of the upside scenario was increased from 20% to 40%, Expected Credit Losses would decrease by €348,328. In the event of either scenario occurring the Net Equity and Deemed Loan to the Originator would be affected by the same amount.

The credit quality of underlying portfolio of loans is summarised as follows:

As at 31 December 2019

	<u>Stage 1</u>	<u>Stage 2</u>	<u>Stage 3</u>	<u>Total</u>
	€	€	€	€
Not Past Due	173,334,177	9,047,082	58,908,539	241,289,798
Past due	<u>1,426,276</u>	<u>2,066,494</u>	<u>8,711,876</u>	<u>12,204,646</u>
Carrying amount (before provision for impairment losses)	174,760,453	11,113,576	67,620,415	253,494,444
Expected credit losses	<u>(79,110)</u>	<u>(30,091)</u>	<u>(17,634,907)</u>	<u>(17,744,108)</u>
Total net loans	174,681,343	11,083,485	49,985,508	235,750,336
Additional ECL on lifetime basis	<u>(56,741)</u>	-	-	<u>(56,741)</u>
Adjusted total net loans	<u>174,624,602</u>	<u>11,083,485</u>	<u>49,985,508</u>	<u>235,693,595</u>
Value of collateral	167,351,276	11,004,154	54,382,238	232,737,668

The ECL on the Underlying Receivables stage 1 assets were originally calculated on a 12 month basis in line with the Alpha Bank AE IFRS 9 model. However, the Deemed Loan to Originator is classed as a stage 2 asset resulting in the ECL on the Underlying Receivables stage 1 assets being recalculated on a lifetime basis. This resulted in an increase of the impairment charge of €56,741 as at 31 December 2019. The effect of this change reduced the carrying amount of the Deemed loan to Originator to €56,741 as reported in the Statement of Financial Position.

When loans are transferred from the Originator the collateral attached to the loans are also transferred.

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

14. FINANCIAL RISK MANAGEMENT (CONTINUED)

As at 31 December 2018

	<u>Stage 1</u>	<u>Stage 2</u>	<u>Stage 3</u>	<u>Total</u>
	€	€	€	€
Not Past Due	212,454,546	8,117,266	50,330,760	270,902,572
Past due	<u>17,882,482</u>	<u>9,046,705</u>	<u>41,987,075</u>	<u>68,916,262</u>
Carrying amount (before provision for impairment losses)	230,337,028	17,163,971	92,317,835	339,818,834
Expected credit losses	<u>(231,443)</u>	<u>(230,918)</u>	<u>(25,626,768)</u>	<u>(26,089,129)</u>
Total net loans	230,105,585	16,933,053	66,691,067	313,729,705
Additional ECL on lifetime basis	<u>(930,672)</u>	-	-	<u>(930,672)</u>
Adjusted total net loans	<u>229,174,913</u>	<u>16,933,053</u>	<u>66,691,067</u>	<u>312,799,033</u>
Value of collateral	<u>228,072,409</u>	<u>16,159,134</u>	<u>73,001,258</u>	<u>317,232,801</u>

Credit quality of underlying portfolio

As at 31 December 2019

	<u>Stage 1</u>	<u>Stage 2</u>	<u>Stage 3</u>	<u>Total</u>
	€	€	€	€
Strong	66,506,057	-	-	66,506,057
Satisfactory	79,485,801	2,578,354	459,620	82,523,775
Watch list	28,768,595	8,535,222	2,504,804	39,808,621
Default	-	-	<u>64,655,991</u>	<u>64,655,991</u>
Carrying amount (before impairment)	174,760,453	11,113,576	67,620,415	253,494,444
Expected credit losses	<u>(79,110)</u>	<u>(30,091)</u>	<u>(17,634,907)</u>	<u>(17,744,108)</u>
Net carrying amount	174,681,343	11,083,485	49,985,508	235,750,336
Additional ECL on lifetime basis	<u>(56,741)</u>	-	-	<u>(56,741)</u>
Adjusted total net loans	<u>174,624,602</u>	<u>11,083,485</u>	<u>49,985,508</u>	<u>235,693,595</u>
Value of collateral	167,351,276	11,004,154	54,382,238	232,737,668

The ECL on the Underlying Receivables stage 1 assets were originally calculated on a 12 month basis in line with the Alpha Bank AE IFRS 9 model. However, the Deemed Loan to Originator is classed as a stage 2 asset resulting in the ECL on the Underlying Receivables stage 1 assets being recalculated on a lifetime basis. This resulted in an increase of the impairment charge of €56,741 as at 31 December 2019. The effect of this change reduced the carrying amount of the Deemed loan to Originator to €56,741 as reported in the Statement of Financial Position.

The categories strong, satisfactory and watch list are based on a 12 month probability of default which is derived from a range of probabilities and calculated by the Originator. Receivables on the watchlist have a probability of default of 16% and above.

As at 31 December 2018	<u>Stage 1</u>	<u>Stage 2</u>	<u>Stage 3</u>	<u>Total</u>
	€	€	€	€
Strong	47,446,245	-	-	47,446,245
Satisfactory	146,946,475	2,228,753	661,250	149,836,478
Watch list	35,944,308	14,935,218	1,559,361	52,438,887
Default	-	-	<u>90,097,224</u>	<u>90,097,224</u>
Carrying amount (before impairment)	230,337,028	17,163,971	92,317,835	339,818,834
Expected credit losses	<u>(231,443)</u>	<u>(230,918)</u>	<u>(25,626,768)</u>	<u>(26,089,129)</u>
Net carrying amount	<u>230,105,585</u>	<u>16,933,053</u>	<u>66,691,067</u>	<u>313,729,705</u>
Additional ECL on lifetime basis	<u>(930,672)</u>	-	-	<u>(930,672)</u>
Adjusted total net loans	<u>229,174,913</u>	<u>16,933,053</u>	<u>66,691,067</u>	<u>312,799,033</u>
Value of collateral	228,072,409	16,159,134	73,001,258	317,232,801

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

14. FINANCIAL RISK MANAGEMENT (CONTINUED)

Ageing analysis by IFRS 9 stage after ECL impairment As at 31 December 2019

	Stage 1	Stage 2	Stage 3	Total
	€	€	€	€
Current	173,334,177	9,047,082	58,908,539	241,289,798
1-30 days	1,426,276	1,459,283	2,795,283	5,680,842
31 - 89 days past due	-	607,211	5,164,782	5,771,993
> 90 days past due	-	-	751,811	751,811
Carrying amount (before impairment)	<u>174,760,453</u>	<u>11,113,576</u>	<u>67,620,415</u>	<u>253,494,444</u>
Expected credit losses	(79,110)	(30,091)	(17,634,907)	(17,744,108)
Net carrying amount	<u>174,681,343</u>	<u>11,083,485</u>	<u>49,985,508</u>	<u>235,750,336</u>
Additional ECL on lifetime basis	<u>(56,741)</u>	-	-	<u>(56,741)</u>
Adjusted total net loans	<u>174,624,602</u>	<u>11,083,485</u>	<u>49,985,508</u>	<u>235,693,595</u>
Value of collateral	167,351,276	11,004,154	54,382,238	232,737,668

The ECL on the Underlying Receivables stage 1 assets were originally calculated on a 12 month basis in line with the Alpha Bank AE IFRS 9 model. However, the Deemed Loan to Originator is classed as a stage 2 asset resulting in the ECL on the Underlying Receivables stage 1 assets being recalculated on a lifetime basis. This resulted in an increase of the impairment charge of €56,741 as at 31 December 2019. The effect of this change reduced the carrying amount of the Deemed loan to Originator to €56,741 as reported in the Statement of Financial Position.

As at 31 December 2018

	Stage 1	Stage 2	Stage 3	Total
	€	€	€	€
Current	212,235,183	8,103,988	30,518,037	250,857,208
1-30 days	17,870,402	5,456,309	9,960,648	33,287,359
31 - 89 days past due	-	3,372,756	23,724,033	27,096,789
> 90 days past due	-	-	2,488,349	2,488,349
Total	<u>230,105,585</u>	<u>16,933,053</u>	<u>66,691,067</u>	<u>313,729,705</u>
Additional ECL on lifetime basis	<u>(930,672)</u>	-	-	<u>(930,672)</u>
Adjusted total net loans	<u>229,174,913</u>	<u>16,933,053</u>	<u>66,691,067</u>	<u>312,799,033</u>
Value of collateral	228,072,409	16,159,134	73,001,258	317,232,801

As set out in the policy on going concern, the current economic conditions in Greece may have an impact on the credit quality of the portfolio of leases which could result in a significant additional impairment provision. However, the credit risk is ultimately borne by the Originator since the Notes are held by the Originator and the transaction is structured as limited recourse, such that the ability of the Company to meet its obligations under the loan notes will directly depend upon receipt of funds from the Originator, which is in turn dependant on the ability of underlying borrowers to service their loans.

The key assumptions for recoverability relate to estimates of the probability of any account going into default, cash flow from borrowers' accounts, their timing and expected proceeds from the sale of repossessed collateral. These key assumptions are based on observable data from historical patterns and are updated regularly as new data becomes available.

In addition, the directors consider how appropriate past trends and patterns could impact the current economic climate and may make any adjustments they believe are necessary to reflect the current economic and market conditions.

The accuracy of impairment calculations would therefore be affected by unexpected changes to the economic situation, variances between the models used and the actual results, or assumptions which differ from the actual outcomes.

IRIDA PLC

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FOR THE YEAR ENDED 31 DECEMBER 2019

14. FINANCIAL RISK MANAGEMENT (CONTINUED)

Capital risk management

The Company's objectives when managing capital are to safeguard the Company's ability to continue as a going concern in order to provide returns for the shareholder and benefits for other stakeholders and to maintain an optimal capital structure to reduce the cost of capital. The Company is not subject to any external capital requirements except for the minimum requirement under the Companies Act 2006. The Company has not breached the minimum requirement.

15. RELATED PARTY TRANSACTIONS

The Company has identified the following transactions which are required to be disclosed under the terms of IAS 24 Related Party Disclosures.

During the period administration and accounting services were provided by Wilmington Trust SP Services (London) Limited for which Wilmington Trust SP Services (London) Limited earned €49,217 (2018: €37,415) including irrecoverable VAT and expenses. Mr D J Wynne, a director of the Company is also a director of Wilmington Trust SP Services (London) Limited.

Under the terms of the securitisation transaction, the Company is able to purchase additional portfolios of Lease Receivables under certain conditions. During 2019, €76,373,082 (2018: €56,454,318) of additional portfolios of Lease Receivables were acquired.

During 2019 Alpha Leasing AE made cash transfers to the Company of €142,644,697 (2018: €72,645,664) of principal and €11,330,292 (2018: €12,614,297) of interest in relation to the servicing of the portfolio of Lease Receivables. Alpha Leasing AE earned €537 (2018: €252) in servicing fees for acting as the portfolio of Lease Receivables servicer of which €73 (2018: €76) was outstanding at 31 December 2019 and included in accruals and deferred income.

As part of the securitisation in 2009, Alpha Bank AE granted a subordinated reserve loan of €19,967,717 to the Company. During 2019, interest on the subordinated reserve loan from Alpha Bank AE amounted to €30,215 (2018: €34,781). At 31 December 2019, the outstanding principal on the subordinated reserve loan amounted to €18,992,000 (2018: €18,992,000). Interest outstanding at the year-end amounted to €3,310 (2018: €7,642).

IRIDA Holdings Limited is a related party by virtue of being parent of the Company. At 31 December 2019, an amount of €4,064 (2018: €4,064) was receivable from the parent.

16. ULTIMATE PARENT UNDERTAKING AND CONTROLLING PARTY

Irida Holdings Limited holds 49,999 shares in the Company. The remaining one share is held under a nominee Declaration of Trust for charitable purposes. Wilmington Trust SP Services (London) Limited holds the entire share capital in Irida Holdings Limited under a declaration of trust for charitable purposes. Alpha Leasing AE has no direct ownership interest in the Company. However, in accordance with IFRS 10 Alpha Leasing controls the Company, a Company incorporated in Greece, whose principal place of business is 40 Stadiou, 102 52 Athens, Greece. It is the largest and smallest group into which the results of the Company are consolidated. The results of the Company are included in the consolidated financial statements of Alpha Bank AE, the ultimate parent Company.

17. POST BALANCE SHEET EVENT

The risks arising from the outbreak of Coronavirus (Covid-19) which has occurred since the balance sheet date are disclosed on page 3. In view of its currently evolving nature, the Directors will continue to closely monitor the impact of the decision on the market and therefore on the Company.

Loans amounting to €321,119 have been redeemed since the year end. The Company has also acquired loans amounting to €20,108,907 since the year end. There were no other significant balance sheet events.